CITY OF GLENDORA
CITY COUNCIL, SUCCESSOR AGENCY AND HOUSING AUTHORITY

AGENDA

Tuesday, June 24, 2025

5:00 PM CLOSED SESSION
7:00 PM BUSINESS SESSION
CITY HALL COUNCIL CHAMBER, 116 E. FOOTHILL BOULEVARD, GLENDORA

As a courtesy to others attending this meeting, please turn off or place in silent mode all cell phones and other communication devices while in the Council Chamber. Thank you.

MAYOR/CHAIR
David Fredendall, District 2

MAYOR PRO TEM/VICE-CHAIR
Michael Allawos, District 1

COUNCIL/COMMISSIONERS
Karen Davis, District 4
Shaunna Elias, District 3
Mendell Thompson, District 5

GUIDE TO PUBLIC MEETINGS

PARTICIPATING IN PUBLIC MEETING

MEETING MATERIALS

CALL TO ORDER

ROLL CALL

CLOSED SESSION

1. CONFERENCE WITH LABOR NEGOTIATOR

A closed session will be held, pursuant to Government Code §54957.6 to conduct labor negotiations. City Manager Adam Raymond, City Attorney Danny Aleshire, Assistant City Manager Moises Lopez, Deputy City Manager Marie Ricci, Chief of Police Mike Randazzo, and Assistant Director - Human Resources Rita Wendling and Human Resource Analyst Jaclyn Brown. Employee Organizations: Glendora Police Managers Association (GPMA), and American Federation of State, County & Municipal Employees (AFSCME)

2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

A closed session will be held, pursuant to Government Code §54956.9(d)(4), because the city is considering whether to initiate litigation in one case.

3. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

A closed session will be held, pursuant to Government Code § 54956.9(d)(2) and (e)(1) because there is a significant exposure to litigation in one (1) but which the City believes are not yet known to a potential plaintiff or plaintiffs, which facts and circumstances need not be disclosed.

4. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

A closed session will be held, pursuant to Government Code 54956.8, enable the City Council and Housing Authority to give direction to its negotiator(s) City Manager Adam Raymond, City Attorney Danny Aleshire, Assistant City Manager Moises Lopez, and Community Development Director Jeff Kugel regarding that certain real property 1762 Dale Road, APN 8631-013-023. The City's real property negotiator will seek direction from the City Council regarding Exclusive Negotiating Agreement.

INVOCATION AND PLEDGE OF ALLEGIANCE

In permitting a nonsectarian invocation, the City does not intend to proselytize, advance, or disparage any faith or belief. Neither the City nor the City Council endorses any particular belief or form of invocation.

REORDERING OF AND ADDITIONS TO THE AGENDA

PUBLIC COMMENT

Three (3) Minute speaking time limit, speaking once, unless upon motion, such time is extended by the legislative body.

Any person may request to address a legislative body during a public meeting. Speakers are limited to three (3) minutes, speaking once, on both on- and off- agenda items, unless, upon motion, such time is extended by the legislative body. Such statements shall only be allowed during the Public Comment portion of the agenda. If there are any public hearings scheduled, individuals will be given an additional opportunity to comment under said items. Speakers are not permitted to yield their time to another speaker. Public comment is limited to 30 minutes at each meeting, with the ability to extend if the legislative body so chooses by majority vote.

To ensure that the public is able to participate, the City may provide a variety of ways in which the public can submit their comment: in person, email, phone call, mail and any other method which may become available. Methods of participation may be subject to change during other such times when a State of Emergency, Health Order or State Executive Order limits in-person participation.

5. Public Comments Received

MEMBER STATEMENTS/REPORTS

CITY MANAGER AND CITY ATTORNEY STATEMENTS

PUBLIC HEARINGS

Public hearings shall conform to the protocol established to conduct of public meetings, proceedings, and business in the City of Glendora. Following presentation of the staff report, the applicant/appellant will be allowed ten (10) minutes in which to make a presentation. Following the presentation of the applicant/appellant public testimony share be called, each speaker is limited to three (3) minutes, speaking once. The Presiding Officer may permit a five (5) minute rebuttal/summation by a representative of applicant/appellant. The public hearing will then be closed, and no member of the public shall be allowed to speak further unless, upon motion, and the public hearing is reopened by the governing body. Any person desiring to provide testimony during a Public Hearing item shall make his/her presence known to the Presiding officer. Speakers are entitled to submit written or other graphic evidence. All such evidence presented shall be retained by the City Clerk as part of the Clerk's record.

PLEASE NOTE: If you challenge any of the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

6. A Public Hearing to Consider a Resolution Approving the Issuance of Bonds for the Purpose of Financing and/or Refinancing Certain Revenue Bonds for Emanate Health and Affiliates

Recommended Action for the City Council:

Conduct a public hearing under the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) in connection with the proposed bonds by the California Statewide Communities Development Authority (CSCDA) in amount not to exceed $90,000,000 for the purpose of financing and/or refinancing certain revenue bonds for Emanate Health; and

— 1. Adopt a City Council Resolution entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING THE ISSUANCE OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY REVENUE BONDS (EMANATE HEALTH) SERIES 2025 IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED $90,000,000 FOR THE PURPOSE OF FINANCING AND/OR REFINANCING THE ACQUISITION, CONSTRUCTION, EQUIPPING, IMPROVEMENT, RENOVATION, REHABILITATION AND/OR REMODELING (INCLUDING BY REIMBURSING EXPENDITURES MADE FOR SUCH PURPOSES) OF HOSPITAL, HEALTH CARE AND RELATED FACILITIES AND CERTAIN OTHER MATTERS RELATING THERETO."

7. A Public Hearing to consider adopting Resolutions approving the Engineer's Report and confirming a diagram and assessment for the City of Glendora Landscape Maintenance District Number 1 for Fiscal Year 2025/26

Recommended Action for the City Council:

Conduct Public Hearing, accept evidence and testimony presented, and in the absence of testimony to the contrary consider the following:

— 1. Adopt a City Council Resolution entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA APPROVING THE ENGINEER'S REPORT FILED WITH RESPECT TO THE FISCAL YEAR 2025-26 LEVY OF THE ASSESSMENT IN CONNECTION WITH CITY OF GLENDORA LANDSCAPE MAINTENANCE DISTRICT NO. 1"; and

— 2. Adopt a City Council Resolution entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA CONFIRMING THE DIAGRAM AND ASSESSMENT FOR THE CITY OF GLENDORA LANDSCAPE MAINTENANCE DISTRICT NO. 1 FOR FISCAL YEAR 2025-26."

8. A Public Hearing to consider adopting Resolutions approving the Engineer's Report and confirming a diagram and assessment for the City of Glendora Streetlight Maintenance District Number 1 for Fiscal Year 2025/26

Recommended Action for the City Council:

Conduct Public Hearing, accept evidence and testimony presented, and in the absence of testimony to the contrary consider the following:

— 1. Adopt a City Council Resolution entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA APPROVING THE ENGINEER'S REPORT FILED WITH RESPECT TO THE FISCAL YEAR 2025-26 LEVY OF THE ASSESSMENT IN CONNECTION WITH CITY OF GLENDORA STREETLIGHT MAINTENANCE DISTRICT NO. 1"; and

— 2. Adopt a City Council Resolution entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA CONFIRMING THE DIAGRAM AND ASSESSMENT FOR THE CITY OF GLENDORA STREETLIGHT MAINTENANCE DISTRICT NO. 1 FOR FISCAL YEAR 2025-26."

CONSENT CALENDAR

Items on the Consent Calendar will be enacted by one motion without individual discussion. There will be no separate discussion of these items unless a member of the governing body requests specific item(s) be removed from the Consent Calendar for separate action. Items removed from the Consent Calendar will be considered after the Consent Calendar is approved. Anyone wishing to address a Consent Calendar item should do so during the Public Comment Period.

9. City of Glendora and Glendora Successor Agency Investment Report for May 2025

Recommended Action for the City Council and Glendora Successor Agency:

— 1. Receive and file the Monthly Investment Activity Report for May 2025.

10. Authorize Reallocation of Previously Approved State Homeland Security Program Sub-recipient Agreement for Grant Year 2021 Funds to Meridian Vehicle Barriers

Recommended Action for the City Council:

— 1. Authorize the Reallocation of the Previously Approved Funds for the 2021 State Homeland Security Program Subrecipient Agreement with County of Los Angeles for $72,000 from Flock ALPR cameras to Meridian vehicle barriers, and,

— 2. Authorize the Purchase of 3 vehicle barriers and deployment equipment from Meridian Rapid Defense Group based in Pasadena, CA for $72,000, including taxes and fees.

11. Approval of the State Homeland Security Program (SHSP) Subrecipient Agreement for Grant Year 2023 with the County of Los Angeles, and Authorization to Enter into Agreements with Flock Group, Inc. and Axon Enterprise, Inc. for the Acquisition and Development of Additional Stationary and Mobile Automated License Plate Reader (ALPR) Systems

Recommended Action for the City Council:

— 1. Approve the 2023 State Homeland Security Program Subrecipient Agreement with County of Los Angeles;

— 2. Approve a two-year agreement with Flock Group, Inc., for the use of eleven (11) additional automated license plate readers in the amount of $71,050;

— 3. Approve a 31-month agreement with Axon Enterprise, Inc., for the expansion of our existing Fleet 3 cameras, activating the existing automated license plate readers technology in eighteen (18) patrol vehicles in the amount of $33,278.94; and

— 4. Approve an increase in estimate revenues and a supplemental appropriation in the FY2024-25 Midcycle Budget from Grants Fund 280 in the amount of $100,000.

12. Authorize the transition of City Cellphone services from Verizon Wireless to T-Mobile

Recommended Action for the City Council:

— 1. Authorize the Information Technology to transition the City's cellphone service provider from Verizon Wireless to T-Mobile, utilizing already budgeted funds.

13. Approve expenditure in the amount of $86,113.70 for the replacement of the engine in Water Division vehicle No. 304, Kenworth T880 Vactor hydro-excavator

Recommended Action for the City Council:

— 1. Approve the expenditure of $86,113.70 for the replacement of the engine in Water Division Vehicle No. 304 (Kenworth T880 Vactor hydro-excavator).

14. Approval of Amendment No. 3 to the Agreement for Contractual Services between CSG Consultants, Inc. and the City of Glendora Dated July 13, 2021 for Building Plan Review and Inspection Services

Recommended Action for the City Council:

— 1. Approve an Amendment No. 3 to the Contract Services Agreement with CSG Consultants, Inc., extending the contract term by one year and increasing the contract amount by $385,000; and

— 2. Authorize the City Manager to execute the agreement.

15. Award Professional Contract Services Agreement to JMDiaz, Inc. (JMD) in an amount not to exceed $221,000 for services related to providing professional engineering and land development services

Recommended Action for the City Council:

— 1. Award Professional Contract Services Agreement to JMDiaz, Inc. (JMD) in an amount not to exceed $221,000 for services related to providing professional engineering and land development services; and

— 2. Authorize the City Manager to execute.

UNFINISHED BUSINESS

16. Approval of a Facility Use Agreement between the City of Glendora, Glendora Unified School District and Glendora American Little League

Recommended Action for the City Council:

— 1. Approve the Facility Use Agreement between the City of Glendora, Glendora Unified School District and Glendora American Little League; and

— 2. Authorize the City Manager or his designee to execute the agreement, including making non-substantive changes.

17. City Facility Capital Needs Update, Funding Options, and Election Timelines

Recommended Action for the City Council:

— 1. Receive a report on capital needs of City facilities, options to fund those needs, and election timeline; and

— 2. Provide direction to staff, as necessary.

NEW BUSINESS

18. Short Range Transit Plan

Recommended Action for the City Council:

— 1. Authorize staff to proceed with the phased implementation of the Short Range Transit Plan, including service redesign, capital improvements, and technology upgrades, contingent upon the acquisition of necessary fleet and infrastructure resources;

— 2. Direct staff to identify and pursue grant funding and other financial opportunities at the local, regional, state, and federal levels to support implementation, including vehicle procurement, bus stop enhancements, and technology systems;

— 3. Authorize staff to initiate procurement planning for transit vehicles, bus stop amenities, and related capital improvements, subject to available funding; and

— 4. Authorize staff to make necessary adjustments to the new routes as needed based on ongoing ridership trends and community feedback.

19. First Reading and Introduction of an Ordinance Updating the City's Fire Hazard Severity Zone Map

Recommended Action for the City Council:

— 1. Introduce for first reading an Ordinance entitled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GLENDORA ADOPTING THE OFFICIAL FIRE HAZARD SEVERITY ZONE MAP PREPARED BY THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION AND THE OFFICE OF THE STATE FIRE MARSHAL FOR LOCAL RESPONSIBILITY AREAS WITHIN THE CITY, PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTIONS 51175-51189."

MEMBER/STAFF CLOSING COMMENTS

ADJOURNMENT

Date Posted: June 19, 2025

STAFF REPORT

TO:	**Mayor and Council Members**	**DATE:**	**June 24, 2025**
FROM:	**Community Development**	**DISTRICT(S):**	**Citywide**

SUBJECT: **A Public Hearing to Consider a Resolution Approving the Issuance of Bonds for the Purpose of Financing and/or Refinancing Certain Revenue Bonds for Emanate Health and Affiliates**

RECOMMENDATION

That the City Council:

Conduct a public hearing under the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) in connection with the proposed bonds by the California Statewide Communities Development Authority (CSCDA) in an amount not to exceed $90,000,000 for the purpose of financing and/or refinancing certain revenue bonds for Emanate Health; and

1. Adopt a City Council Resolution entitled, “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING THE ISSUANCE OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY REVENUE BONDS (EMANATE HEALTH) SERIES 2025 IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED $90,000,000 FOR THE PURPOSE OF FINANCING AND/OR REFINANCING THE ACQUISITION, CONSTRUCTION, EQUIPPING, IMPROVEMENT, RENOVATION, REHABILITATION AND/OR REMODELING (INCLUDING BY REIMBURSING EXPENDITURES MADE FOR SUCH PURPOSES) OF HOSPITAL, HEALTH CARE AND RELATED FACILITIES AND CERTAIN OTHER MATTERS RELATING THERETO.”

STRATEGIC FOCUS AREAS

Not Applicable

EXECUTIVE SUMMARY

On behalf of Emanate Health (the “Borrower”), the City Council is being requested to hold a public hearing to consider approval of a resolution granting the CSCDA authorization and direction to issue tax-exempt bonds (the “Bonds”) to finance and/or refinance capital projects with respect to certain healthcare facilities located in the City of Glendora (the “City”) for Emanate Health and its affiliates (the “Project”).

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

The Tax Equity and Fiscal Responsibility Act (TEFRA) is a federal tax legislation intended to increase revenue through the issuance of tax-exempt bonds. Pursuant to TEFRA and the Internal Revenue Code of 1986, federal law requires a public hearing in connection with the proposed issuance of revenue bonds by the CSCDA. CSCDA may not approve the bond financing unless and until the City Council approves the bond issuance after conducting a public hearing (referred to as a “TEFRA hearing”).

TEFRA mandates a public accountability procedure involving the legislative body of a local agency in which a proposed project (to be funded with tax-exempt bonds) is located. The TEFRA hearing is intended to provide members of the community an opportunity to speak on behalf or against the proposed project. Once the TEFRA hearing has been conducted, the City Council is then asked to adopt a resolution approving the issuance of tax-exempt bonds for the Project.

DISCUSSION

Pursuant to Section 147(f) of the Internal Revenue Code of 1982, the Bonds for the Project will be issued by the CSCDA and must be approved by the City due to the Project's location within the territorial limits of the City of Glendora.

The CSCDA is a California joint exercise of powers authority established in 1988 and organized under the laws of the State of California (specifically, California Government Code Section 6500 and following), and is sponsored by the League of California Cities and the California State Association of Counties. Over 530 California cities, counties, and special districts, have entered into and executed the Agreement to become a member of the CSCDA, including the City, for the sole purpose of issuing revenue bonds for the financing of projects that promote economic development.

The CSCDA's mission is to provide local governments and private entities access to low-cost, tax-exempt financing for projects that provide a tangible public benefit, contribute to social and economic growth, and improve the overall quality of life in local communities throughout California. Since inception, the CSCDA has issued more than $70 billion in tax-exempt debt completing more than 1,600 financings, including approximately $40 billion in qualified 501(c)(3) bonds for more than 300 nonprofit organizations throughout California.

Each financing completed by the CSCDA has been structured so that the local agency completing the TEFRA hearing process has "no liability" with respect to the issuance of bonds or the repayment of any debt service relating to such bonds. More importantly, the local agency completing the TEFRA hearing process is not a party to any of the financing documents relating to the issuance of the bonds nor is it named in any of the disclosure documents describing the bonds or the proposed financing. The City of Glendora has no financial obligation and incurs no financial liability for the issuance of the Bonds.

The proceeds from the sale of the Bonds related to the City are expected to be used to for the following projects:

- **2244 East Route 66, Glendora, CA 91740**
  - Medical Administrative Office Renovation. The project is the interior renovation of an existing 19,325-square-foot building to include façade and site improvements to facilitate relocation of Emanate Health business office. The new office will include 12 private offices, mezzanine, an open area with 76 cubicles and various support spaces. Approximately 5,105 square feet of the building will remain as a shell space for future development.

- **415 West Carrol Street, Glendora, CA 91790**
  - Pediatrics and OBGYN Clinic Remodel. The project is a remodel of an existing building, encompassing 12,000 square feet, converting it into a medical office building. The first floor will be dedicated to providing OBGYN care and includes 13 exam rooms, 1 treatment room, 1 ultrasound room and support spaces. While the second floor will serve pediatric care patients and includes 12 exam rooms, 1 treatment room and support spaces.

- **250 South Grand Avenue, Glendora, CA 91741**
  - Medication and Anesthesia Automated Dispensing Equipment. This project involves system-wide upgrades to medication and anesthesia dispensing equipment. Specifically, Omnicell is used as an automated medication dispensing system in hospitals to improve efficiency and reduce errors in medication management. It automates tasks like dispensing medications, managing inventory, and tracking usage, allowing pharmacists and nurses to focus on patient care. Automated Dispensing Cabinets provide visibility of stock to prevent overstocking, waste, stock outs, automatic restock based on defined triggers. Omnicell's Digital Ecosystem delivers data intelligence with descriptive (MedXpert) and predictive and prescriptive (Insights) analytics.

The financing also encompasses projects in the cities of West Covina and Covina who are conducting their TEFRA hearings and approvals on June 17, 2025.

FISCAL IMPACT

The City will not be a party to the financing documents. Repayment of the Bonds will not be secured by any form of taxation, or be an obligation of the City. The Bonds will not represent or constitute an obligation of the City, general or otherwise. Pursuant to the governing California statutes, the City will not be responsible for the repayment of the Bonds the CSCDA issues on behalf of the Borrower.

ENVIRONMENTAL DETERMINATION

Not applicable.

Prepared By	Jeff Kugel, Community Development Director
Concurs With	Not Applicable
Reviewed By	Jeff Kugel, Community Development Director
Certified to Availability of Funds	Kyle Johnson, Finance Director/City Treasurer
Approved By	Adam Raymond, City Manager
Legal Review	Danny Aleshire, City Attorney
CEQA Review	Not Applicable

ATTACHMENTS:

A. Resolution
B. Public Hearing Notice
C. Presentation

Attachments

A. Resolutions.pdf

B. Public Hearing.pdf

C. Presentation.pdf

RESOLUTION CC 2025-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING THE ISSUANCE OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY REVENUE BONDS (EMANATE HEALTH) SERIES 2025 IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED $90,000,000 FOR THE PURPOSE OF FINANCING AND/OR REFINANCING THE ACQUISITION, CONSTRUCTION, EQUIPPING, IMPROVEMENT, RENOVATION, REHABILITATION AND/OR REMODELING (INCLUDING BY REIMBURSING EXPENDITURES MADE FOR SUCH PURPOSES) OF HOSPITAL, HEALTH CARE AND RELATED FACILITIES AND CERTAIN OTHER MATTERS RELATING THERETO

THE CITY COUNCIL
City of Glendora, California

WHEREAS, Emanate Health, a California nonprofit public benefit corporation (the "Corporation"), has requested that the California Statewide Communities Development Authority (the "Authority") participate in the issuance of one or more series of revenue bonds in an aggregate principal amount not to exceed $90,000,000 (the "Bonds") for the acquisition, construction, equipping, improvement, renovation, rehabilitation and/or remodeling of hospital, health care and related facilities (the "Facilities") to be owned and operated by the Corporation or one of its affiliates (the "Project") and located within the City of Glendora (the "City"), the City of Covina and the City of West Covina; and

WHEREAS, pursuant to Section 147(f) of the Internal Revenue Code of 1986 (the "Code"), the issuance of the Bonds by the Authority must be approved by the City because a portion of the Facilities are located or to be located within the territorial limits of the City; and

WHEREAS, the City Council of the City (the "City Council") is the elected legislative body of the City and is one of the applicable elected representatives required to approve the issuance of the Bonds under Section 147(f) of the Code; and

WHEREAS, the Authority has requested that the City Council approve the issuance of the Bonds by the Authority for the purposes of financing and/or refinancing the Project in order to satisfy the public approval requirement of Section 147(f) of the Code and the requirements of Section 9 of the Amended and Restated Joint Exercise of Powers Agreement, dated as of June 1, 1988 (the "Agreement"), among certain local agencies, including the City; and

WHEREAS, the Authority is also requesting that the City Council approve the issuance of any refunding bonds hereafter issued by the Authority for the purpose of refinancing the Bonds which financed the Facilities (the "Refunding Bonds"), but only in such cases where federal tax laws would not require additional consideration or approval by the City Council; and

WHEREAS, pursuant to Section 147(f) of the Code, the City Council has, following notice duly given, held a public hearing regarding the issuance of the Bonds, and now desires to approve the issuance of the Bonds by the Authority.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council hereby approves the issuance of the Bonds and Refunding Bonds by the Authority for the purposes of financing and/or refinancing the Project. It is the purpose and intent of the City Council that this resolution constitute approval of the issuance of the Bonds and Refunding Bonds by the Authority and of the financing and/or refinancing of the Project, for the purposes of (a) Section 147(f) of the Code by the applicable elected representative of the issuer of the Bonds and the governmental unit having jurisdiction over the area in which the Facilities are located or are to be located, in accordance with said Section 147(f) and (b) Section 9 of the Agreement.

SECTION 2. The City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

SECTION 3. The officers of the City are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents which they deem necessary or advisable in order to carry out, give effect to and comply with the terms and intent of this resolution and the financing transaction approved hereby.

APPROVED and **PASSED** by the City Council of the City of Glendora this ____ day of June, 2025.

BY: _____
DAVID FREDENDALL
Mayor

APPROVED AS TO FORM:
Aleshire & Wynder, LLP

_____
DANNY ALESHIRE
City Attorney

CERTIFICATION

I, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Glendora at a regular meeting held on the 24th day of June, 2025, by the following vote:

AYES: MEMBERS:
NOES: MEMBERS:
ABSENT: MEMBERS:
ABSTAIN: MEMBERS:

I further certify that said Resolution was published as required by law in a newspaper of general circulation in the City of Glendora, California on the 24th day of June, 2025.

Dated:

_____

KATHLEEN R. SESSMAN,
City Clerk/Communications Director

NOTICE OF PUBLIC HEARING
YOU MAY BE AFFECTED BY THE FOLLOWING:

NOTICE IS HEREBY GIVEN that a public hearing will be held as required by Section 147(f) of the Internal Revenue Code of 1986 in the City Council Chambers of City Hall, 116 E. Foothill Boulevard, Glendora, California, on Tuesday, June 24, 2025 at 7:00pm.

A public hearing will be held with respect to the proposed issuance by the California Statewide Communities Development Authority (the "Issuer") of qualified 501(c)(3) bonds, as defined in Section 145 of the Code, for hospital or other health care and related facilities in one or more series in an amount not to exceed $90,000,000 (the "Bonds"). Proceeds of the Bonds in an amount not to exceed $13,000,000 is expected to be used to finance and/or refinance the acquisition, construction, equipping, improvement, renovation, rehabilitation and/or remodeling (including by reimbursing expenditures made for such purposes) of hospital, health care and related facilities located generally at 2244 East Route 66, 415 West Carrol Street, and 250 South Grand Avenue, each in Glendora, California. The facilities are to be owned and operated by Emanate Health or one of its affiliates, each a nonprofit public benefit corporation and an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986.

The remainder of the proceeds of the Bonds will be used by Emanate Health or one of its affiliates to finance or refinance projects located in the City of Covina and the City of West Covina.

The Bonds will be special limited obligations of the Issuer payable solely from the loan repayments to be made by Emanate Health to the Issuer, and certain funds and accounts established by the bond indenture for the Bonds.

Interested persons wishing to express their views on the issuance of the Bonds or on the nature and location of the facilities proposed to be financed and/or refinanced may attend the public hearing and submit comments using one of the following methods:

OPTION 1: E-MAIL
Public comments can be submitted via email to publiccomment@cityofglendora.gov with the subject "Public Comment". The City Clerk will read emails received out loud (up to 3 minutes) into the public record if received in real time and prior to the commencement of Public Comment Period or Public Hearing. Otherwise, it will be read into the record at the end of the meeting.

OPTION 2: MAIL
Public comments may be mailed to 116 E. Foothill Boulevard, Glendora, California 91741 ATTN: City Clerk's Department-Public Comment. The City Clerk will read public comments received out loud (up to 3 minutes) into the public record if received before [5 p.m.] on the date of the meeting. Otherwise, public comments will be considered late correspondence and incorporated into the meeting minute record.

In compliance with the American with Disabilities Act, if you need special assistance to participate in the meeting, please contact the City of Glendora's City Clerk's Office at (626) 914-8210. Notification 48 hours prior to the June 24, 2025 City Council meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting.

If you challenge this action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered at, or prior to, the public hearing.

Additional information concerning the above matter may be obtained from and written comments should be addressed to City Clerk, City of Glendora, 116 E. Foothill Blvd, Glendora, California, 91741 or by email at city_clerk@cityofglendora.gov.

Kathleen R. Sessman, MMC
City Clerk

Published in San Gabriel Valley Examiner: June 12, 2025

PUBLIC HEARING TO CONSIDER A RESOLUTION APPROVING THE ISSUANCE OF BONDS FOR FINANCING AND/OR REFINANCING CERTAIN REVENUE BONDS FOR EMANATE HEALTH

COMMUNITY DEVELOPMENT

CITY COUNCIL

JUNE 24, 2025

TIFFANY CHEW, ECONOMIC DEVELOPMENT AND HOUSING MANAGER

REQUEST

- City Council conduct a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing to fund revenue bonds for Emanate Health to be used for capital projects located in the City of Glendora.

- There is no fiscal impact to the City. Section 147(f) of the Internal Revenue Code requires any issuance of private revenue bonds be approved by the local government entity within which the project is located.

PROPOSED PROJECTS

- 2244 East Route 66 – Medical Administrative Office Renovation
- 415 West Carrol Street – Medical Clinic Remodel
- 250 South Grand Avenue – Medical Equipment Upgrades

PUBLIC NOTICE

- JUNE 12, 2025 – Notice was published in the San Gabriel Valley Examiner.

RECOMMENDATION

That the City Council:

1. Adopt a City Council Resolution entitled, “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING THE ISSUANCE OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY REVENUE BONDS (EMANATE HEALTH) SERIES 2025 IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED $90,000,000 FOR THE PURPOSE OF FINANCING AND/OR REFINANCING THE ACQUISITION, CONSTRUCTION, EQUIPPING, IMPROVEMENT, RENOVATION, REHABILITATION AND/OR REMODELING (INCLUDING BY REIMBURSING EXPENDITURES MADE FOR SUCH PURPOSES) OF HOSPITAL, HEALTH CARE AND RELATED FACILITIES AND CERTAIN OTHER MATTERS RELATING THERETO.”

STAFF REPORT

TO:	**Mayor and Council Members**	**DATE:**	**June 24, 2025**
FROM:	**Public Works**	**DISTRICT(S):**	**3, 5**

SUBJECT: **A Public Hearing to consider adopting Resolutions approving the Engineer's Report and confirming a diagram and assessment for the City of Glendora Landscape Maintenance District Number 1 for Fiscal Year 2025/26**

RECOMMENDATION

That the City Council:

Conduct Public Hearing, accept evidence and testimony presented, and in the absence of testimony to the contrary consider the following:

1. Adopt a City Council Resolution entitled, “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA APPROVING THE ENGINEER’S REPORT FILED WITH RESPECT TO THE FISCAL YEAR 2025-26 LEVY OF THE ASSESSMENT IN CONNECTION WITH CITY OF GLENDORA LANDSCAPE MAINTENANCE DISTRICT NO. 1”; and
2. Adopt a City Council Resolution entitled, “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA CONFIRMING THE DIAGRAM AND ASSESSMENT FOR THE CITY OF GLENDORA LANDSCAPE MAINTENANCE DISTRICT NO. 1 FOR FISCAL YEAR 2025-26."

STRATEGIC FOCUS AREAS

Goal 2: Maintain Financial Stability and Sustainability (MFSS)

Goal 5: Improve and Maintain the City’s Infrastructure and Facilities (IMCIF)

EXECUTIVE SUMMARY

The City levies and collects special assessments each fiscal year to fund landscape maintenance and repairs in Landscape Maintenance District No. 1 (the District), which currently consists of seven zones. Resolution 03-20 allows for six of the seven zones to be adjusted annually as high as the preceding year’s Consumer Price Index (CPI) ratio for the Los Angeles-Long Beach-Anaheim Area for All Urban Consumers, up to a maximum of 5%, without being considered a rate increase that would require a Proposition 218 hearing. The March 2024 to March 2025 CPI ratio was 3.02%, and the levies for the seven zones allowing an increase will be adjusted by this amount. The zone with no CPI-adjustment allowance will remain the same.

At their regular meeting on May 13, 2025, in accordance with Section 22624 of the California Streets and Highways Code, City Council adopted three resolutions which initiated the proceedings for the annual assessment levy, approved the preliminary engineer’s report, and stated its intention to levy the assessment.

As a last step before submitting the assessments to Los Angeles County for placement on property tax bills, staff now recommends that City Council open and conduct a public hearing, accept evidence and testimony presented, and in the absence of testimony to the contrary adopt the resolutions approving the engineer’s report, and confirming a diagram and assessment for the District.

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

The Landscaping and Lighting Act of 1972 permits cities to establish assessment districts for the purpose of installing and/or constructing new public improvements, or servicing and maintaining certain existing public improvements within the proposed district. The City of Glendora established its first Landscape and Streetlight Maintenance District in 1976.

California Proposition 218 of 1996, also known as the “Right to Vote on Taxes Act,” amended the California Constitution and limited the methods by which local governments can create or increase taxes, fees and charges without taxpayer consent. With regard to assessment districts, Proposition 218 requires a property-owner protest hearing to determine whether there is an objection from a majority of property owners subject to an assessment increase.

City Council adopted Resolution 03-20 on February 25, 2003 following a Proposition 218 ballot proceeding, which allows for six of the seven current zones to be adjusted annually as high as the March to- March CPI ratio for the Los Angeles-Long Beach-Anaheim Area for All Urban Consumers, up to a maximum of 5%. Such an adjustment for these six zones is thus not considered a rate increase, and City council may levy the annual assessment without further approval by the property owners. The assessment rate for Zone 5 may not be adjusted by the CPI.

At its May 13, 2025 meeting, in accordance with Section 22624 of the California Streets and Highways Code, City Council adopted the following three resolutions:

- Resolution CC 2025-08 – initiating the proceedings for the annual assessment.
- Resolution CC 2025-09 – approving the preliminary engineer’s report.
- Resolution CC 2025-10 –stating the City’s intention to levy the assessment and set a place and time for a public hearing.

DISCUSSION

The District consists of seven zones, with six that may be adjusted annually as high as the March-to-March CPI ratio for the Los Angeles-Long Beach-Anaheim Area for All Urban Consumers in an amount not to exceed 5%. CPI for March 2025 was 340.678 compared to 330.670 for March 2024, which allows for a rate adjustment of 3.02% per Equivalent Benefit Unit (EBU). Below are the landscape improvements and levies for each zone.

Benefit Zone	Improvements	FY 2024/25 Levy/EBU	FY 2025/26 Levy/EBU	Increase
Zone 1 – Highland Dr. & Oak Knoll Dr.	35,750 sq. ft. of groundcover, shrubs & trees.	$522.37	$538.13	$15.76
Zone 4 – Glendora Mountain Rd. & E. Palm Dr.	55,860 sq. ft. of groundcover, shrubs & trees.	$373.35	$384.61	$11.26
Zone 5 – E. Hampton St. & E. Gladstone St./S. Sunflower Ave.	5,600 sq. ft. of groundcover, shrubs & trees, divided by the wash.	$75.00	$75.00	$0 (No CPI)
Zone 7 – N. Loraine Ave. & E. Palm Dr.	Three median islands on N. Loraine Ave. with 5,400 sq. ft. of groundcover.	$40.57	$41.80	$1.23
Zone 8 – Glendora Mountain Rd. & Boulder Springs Dr.	22,380 sq. ft. of groundcover, shrubs & trees.	$221.66	$228.35	$6.69
Zone 12 – Glendora Bougainvilleas & 437 E. Bennett Ave.	23 trellised bougainvillea plants.	$145.91	$150.31	$4.40
Zone 16 – Hidden Springs Ln.	8,800 sq. ft. of shrubs & groundcover, including one median island on Fountain Springs Ln. & one median island on Hidden Springs Ln.	$57.90	$59.65	$1.75

Tonight’s Public Hearing and adoption of the resolutions approving the engineer’s report and confirming a diagram and assessment for the District are the last necessary steps before submitting the assessments to Los Angeles County before the August deadline, providing a final opportunity to receive public testimony regarding the proposed levies. City Council will accept all public comments and written protest regarding the District and annual levy and assessments, and based on those may order amendments to the report, or confirm it as submitted. The assessments as approved are then submitted to the Los Angeles County Auditor/Controller for inclusion on the property tax roll for each parcel.

FISCAL IMPACT

Use of Landscape Assessment Fund 203 and collected levies are restricted for paying the annual costs of the District's operations and maintenance. Any unspent funds are reserved for potential future annual shortages between the levy and maintenance costs or capital improvements. Zones operating at a deficit are subsidized as needed by the General Fund. All EBUs within Glendora's District are individual parcels.

Benefit Zone	EBUs	Maximum Levy	O & M Costs	Subsidy* (Other Funds)
Zone 1 – Highland Dr. & Oak Knoll Dr.	10	$5,381	$6,795	$1,414
Zone 4 – Glendora Mountain Rd. & E. Palm Dr.	31	$11,923	$25,505	$13,582
Zone 5 – E. Hampton St. & E. Gladstone St./S. Sunflower	8	$600	$4,995	$4,395
Zone 7 – N. Loraine Ave. & E. Palm Dr.	33	$1,379	$6,345	$4,966
Zone 8 – Glendora Mountain Rd. & Boulder Springs Dr.	33	$7,535	$9,685	$2,149
Zone 12 – Glendora Bougainvilleas & 437 E. Bennett Ave.	85	$12,776	$19,145	$6,369
Zone 16 – Hidden Springs Ln.	126	$7,515	$13,405	$5,889
Totals	**326**	**$47,111**	**$85,875**	**$38,764**

* LMD 1 has been operating at a deficit for over ten years and is subsidized as needed by the General Fund. The estimated subsidy for FY 2025/26 is $38,764 which is approximately 45% of the operations and maintenance cost.

The estimated revenue and appropriations will be included in the Fiscal Year 2025-2027 Two-Year Proposed Budget.

ENVIRONMENTAL DETERMINATION

This activity is not a "project" as defined by Section 21065 of the Public Resources Code or Sections 15060(c)(2), 15060(c)(3), and 15378 of the CEQA Guidelines.

Prepared By	Paul Fisher, Business Services Manager
Concurs With	Not Applicable
Reviewed By	William Wittkopf, Public Works Director
Certified to Availability of Funds	Marie Ricci, Deputy City Manager
Approved By	Adam Raymond, City Manager
Legal Review	Danny Aleshire, City Attorney
CEQA Review	Not Applicable

ATTACHMENTS:

A. Engineer's Report with Assessment Roll
B. Resolution Approving Engineer's Report
C. Resolution Confirming Diagram and Assessment
D. Presentation

Attachments

A. Engineer's Report with Assessment Roll.pdf

B. Resolution Approving Engineer's Report.pdf

C. Resolution Confirming Diagram and Assessment.pdf

D. Presentation.pdf

CITY OF GLENDORA

Engineer's Report

Landscape Maintenance District No. 1

Engineer's Annual Report

Fiscal Year 2025/2026

Intent Meeting: May 13, 2025
Public Hearing: June 24, 2025

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WILLDAN

ENGINEER'S REPORT AFFIDAVIT

City of Glendora

Landscape Maintenance District No. 1

Annual Levy of Assessments for

Fiscal Year 2025/2026

City of Glendora,

County of Los Angeles, State of California

As part of the Resolution of Intention packet presented for the consideration of the Glendora City Council, this Report and the enclosed budgets, diagrams, and descriptions outline the improvements, estimated expenses and annual assessments to be collected on the County tax rolls in Fiscal Year 2025/2026 for the Landscape Maintenance District No. 1, which includes each lot, parcel, and subdivision of land within said District, as the same existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Los Angeles County Assessor's maps for a detailed description of the lines and dimensions of each parcel within the Landscape Maintenance District No. 1 and incorporates all subsequent subdivisions, lot-line adjustments, or parcel changes therein. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this _____ day of _____, 2025.

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Glendora

By: _____

Daniel Louie
Senior Project Manager

By: _____

Tyrone Peter
PE # C 81888

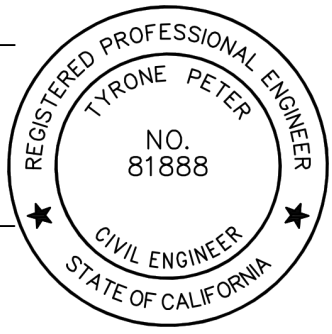


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Introduction

The City of Glendora, County of Los Angeles, State of California (the "City"), under the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "1972 Act") and the provisions of the California Constitution Article XIII D (the "Constitution"), annually levies and collects special assessments for the City's maintenance assessment district designated as:

Landscape Maintenance District No. 1

(hereafter referred to as the "District"), and established the maximum assessments determined to be necessary to support and maintain various landscaping improvements that will provide special benefits to properties within the District which includes all lots and parcels of land within the District.

In accordance with the 1972 Act, the District utilizes benefit zones ("Zones") to address variations in the nature, location, and extent of the improvements that provide special benefits to parcels in the District. Within the boundaries of the District, parcels are assigned to various Zones each of which is associated with a set of improvements and/or type of improvements that provide special benefit to properties within that Zone.

As of Fiscal Year 2025/2026, the District is comprised of seven zones.

Report Content and Annual Proceedings

This Engineer's Annual Report (the "Report") has been prepared pursuant to Chapter 1, Article 4 and Chapter 3 of the 1972 Act, and presented to the City Council for their consideration and approval of the proposed improvements and services to be provided within the District and the levy and collection of annual assessments related thereto for Fiscal Year 2025/2026.

This Report outlines the District structure, the improvements, and the proposed assessments to be levied in connection with the special benefits the properties receive from the maintenance and servicing of the District improvements for Fiscal Year 2025/2026. The annual assessments to be levied on properties within the District provide funding for the continued operation and maintenance of the landscaping improvements within the District and zones of benefit ("Zones") established herein, which provide special benefits to the properties within the District and each respective Zone.

To adequately provide and fund the landscaping improvements constructed and installed in connection with the development of properties within the District for Fiscal Year 2025/2026, the City Council has determined that it is appropriate and, in the public's, best interest to levy annual assessments on the County tax rolls for the benefit of properties therein to fund the estimated special benefit improvement costs that are considered necessary to maintain and service the improvements.

Each Zone outlined in this Report is a reflection of the various improvements and the types of improvements and services to be provided by the District for the properties that are directly associated with and benefit from those improvements. The net annual cost to provide the improvements in each Zone is based on the various improvements and the types of improvements and services to be provided by the District for the properties that are directly associated with and benefit from those improvements and the net cost of providing those improvements and services are allocated to the benefiting properties within the Zones using a weighted method of apportionment (refer to Assessment Methodology in Section II, Method of Apportionment) that calculates the proportional special benefit and assessment for each parcel as compared to other properties that benefit from the District improvements and services. The improvements to be

provided by the District and the assessments described herein are made pursuant to the 1972 Act and the provisions of the California Constitution and the District shall incorporate each parcel that receive special benefits from those improvements.

The estimated cost of the improvements and the proposed annual assessments budgeted and assessed against properties within the District and each respective Zone may include, but are not limited to the estimated expenditures for regular annual maintenance and repairs; incidental expenditures related to the operation and administration of the District; the collection of funds for operational reserves or for periodic maintenance and improvement rehabilitation projects; deficits or surpluses from prior fiscal years; and revenues from other sources as authorized by the 1972 Act. Each parcel is to be assessed proportionately for only those improvements, services and expenses for which the parcel receives special benefit. Each fiscal year, the City shall establish the District's assessments based on an estimate of the costs to maintain, operate and service the improvements for that fiscal year and available revenues including fund balances, general benefit contributions, any additional contributions from other revenue sources, and the assessment limits established for the District and Zones.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number ("APN") by the Los Angeles County Assessor's Office. The Los Angeles County Auditor/Controller uses Assessor's Parcel Numbers and specific Fund Numbers to identify properties to be assessed on the tax roll for the District assessments.

At a noticed annual Public Hearing, the City Council will accept all public comments and written protests regarding the District and the annual levy of assessments. Based on those public comments and written protests, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments the Council will, by Resolution, order the improvements to be made and confirm the levy and collection of assessments for Fiscal Year 2025/2026 pursuant to the 1972 Act. The assessments as approved will be submitted to the Los Angeles Auditor/Controller to be included on the property tax roll for each parcel.

As required by the 1972 Act, this Engineer's Report describes the improvements to be provided, maintained and serviced by the District, an estimated budget for the District improvements, and the proposed assessments to be levied upon each assessable lot or parcel within the District for Fiscal Year 2025/2026.

If any section, subsection, sentence, clause, phrase, portion, zone, or subzone of this Report is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of the Report and each section, subsection, subdivision, sentence, clause, phrase, portion, zone, or subzone thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, portions, zones, or subzones might subsequently be declared invalid or unconstitutional.

I. Plans and Specifications

IMPROVEMENT AUTHORIZED BY THE 1972 ACT

- As applicable or may be applicable to this District, the 1972 Act defines improvements to mean one or any combination of the following:
- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing, or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.
- Incidental expenses associated with the improvements including, but not limited to:
- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting, and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.
- The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:
- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

ZONES OF BENEFIT

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing various landscaping improvements, including the acquisition, construction, installation, maintenance, and servicing of those improvements and related facilities. In addition, to ensure an appropriate allocation of the estimated costs to provide various improvements based on proportional special benefits, landscaping districts often times include benefit zones ("Zones") as authorized pursuant to Chapter 1 Article 4, Section 22574 of the 1972 Act:

"The diagram and assessment may classify various areas within an assessment district into different zones where, by reason of variations in the nature, location, and extent of the improvements, the various areas will receive differing degrees of benefit from the improvements. A zone shall consist of all territory which will receive substantially the same degree of benefit from the improvements."

While the California Constitution requires that "*The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement or the maintenance and operation expenses of a public improvement…*"; it is reasonable to conclude that certain landscaping improvements may benefit the majority of the parcels within a district if not all properties, while other improvements may only provide special benefits to specific parcels, developments or portions of the district (particularly in larger districts). In addition, some improvements within a district and/or the costs associated with various public improvements are identified as providing some measure of general benefit and because these general benefit costs cannot be assessed, the overall cost of those improvements may be proportionately allocated as both special benefits and general benefit.

In accordance with the 1972 Act, it has been determined that it is appropriate and necessary to establish benefit zones (Zones) within this District to be designated in the table above. The boundaries, of each Zone is established based on the location, extent and types of improvements or similarities in the types of improvements being maintained through the District assessments as well as the particular and distinct benefits the various developments and properties derive from those improvements based on proximity to those specific improvements and the nexus between the development of the properties that required or facilitated the installation of those improvements. While some improvements may be specifically associated with specific development areas or parcels within the District, many improvements may reasonably be considered shared improvements because the overall development of the properties in the area required or necessitated those improvements. In such cases, the special benefits and cost of providing such improvements are proportionately shared by parcels in each Zone.

The net annual cost to provide the improvements for each Zone is allocated to the benefiting properties within that Zone using a weighted method of apportionment (refer to Assessment Methodology in Section II, Method of Apportionment) that calculates the proportional special benefit and assessment for each parcel as compared to other properties that benefit from the District improvements and services. The following is a brief description and summary of the Zones and improvements associated within each Zone. A visual depiction of the location and extent of the improvements and Zone boundaries are provided in the District Diagrams of this Report.

IMPROVEMENTS AND SERVICES WITHIN THE DISTRICT

The purpose of the District is to fund the maintenance and servicing of parkway landscape improvements installed in connection with development of properties within the District.

There are seven (7) zones where the landscape is managed under the Landscape Maintenance District No. 1. These properties were included in the District as a condition of development to

maintain the parkway areas. At the time, in lieu of the homeowner association maintaining the public landscape, the developer agreed to be a part of the District and pay the annual assessment.

The territory within the District consists of all lots or parcels of land within the City of Glendora. The purpose of this District is to provide in part through annual assessments, funding for the ongoing operation, maintenance, and servicing of landscaping improvements and services in various areas throughout the City. Improvements currently provided within the District generally include but are not limited to:

> Landscape improvements such as mowing, pruning, shaping, and trimming of shrubs and trees, edging of ground cover areas, pest and weed control, supporting, and replacing trees as required, maintenance of tree wells, fertilization, mulching, watering, maintenance of sprinkler systems, disease, insect, and rodent control.

In accordance with the 1972 Act, the District utilizes Zones to address variations in the nature, location, and extent of the improvements that provide special benefits to parcels in the District. Within the boundaries of the District, parcels are assigned to benefit zones each of which is associated with a set of improvements and/or type of improvements that provide special benefit to properties within that Zone.

In Fiscal Year 2025/2026 the District was comprised of the following:

Zone No.	Location
1	TR. 29765 / Highland / Oak Knoll
4	TR. 33489 / GMR-Palm
5	TR. 34114 / Hampton / Sunflower
7	TR. 37637 /Loraine-Palm
8	TR. 43011 / GMR-BS
12	TR. 44069 / Glen Bougainvillea's & 437 E. Bennett
16	Hidden Springs

DESCRIPTION OF IMPROVEMENTS

As authorized by the 1972 Act, the improvements provided by the District and associated with each Zone incorporate various landscaping improvements that are maintained and serviced for the benefit of real property within the District. The maintenance of the landscape improvements may also include various appurtenances that may include but is not limited to entry monuments; various types of fencing; retaining walls; ornamental lighting or other ornamental fixtures; signage; and irrigation, drainage, and electrical equipment. The work to be performed within each respective Zone may include but is not limited to (as applicable), the personnel, materials, equipment, electricity, water, contract services, repair and rehabilitation of the improvements and incidental expenses required to operate the District and provide the improvements and services for each Zone. The improvements provided within the District and for which parcels receive special benefits are generally described in the following.

LANDSCAPE IMPROVEMENTS

Zone 1, Highland and Oak Knoll – Landscape assessment area consisting of approximately 35,750 sqft of ground cover, shrubs and trees.

Zone 4, Glendora Mountain Road and Palm Drive – Landscape assessment area consisting of approximately 55,860 sqft of ground cover, shrubs and trees.

Zone 5, Hampton and Gladstone – Landscape assessment area consisting of approximately 5,600 sqft of ground cover, shrubs and trees, divided by the wash.

Zone 7, North Lorraine and Palm Drive – Landscape assessment area consisting of three (3) median islands on Lorraine with approximately 5,397 sqft of ground cover.

Zone 8, Glendora Mountain Road and Boulder Springs – Landscape assessment area consisting of approximately 22,378 sqft of ground cover, shrubs and trees.

Zone 12, Glendora Bougainvilleas & 437 E. Bennet – Landscape assessment area consisting of twenty-three (23) trellised bougainvillea.

Zone 16, Hidden Springs (Glendora Mountain Road and Sierra Madre) – Landscape assessment area consisting of approximately 8,800 sqft of shrubs including one (1) median island on Fountain Springs Lane and one (1) median island on Hidden Springs Lane with ground cover.

II. Method of Apportionment

Legislative Authority and Provisions

1972 Act

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, including the acquisition, construction, installation and servicing of landscaping improvements and related facilities. The 1972 Act requires that the cost of these improvements be levied according to benefit rather than assessed value:

Section 22573 defines the net amount to be assessed as follows:

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

Section 22574 provides for zones as follows:

"The diagram and assessment may classify various areas within an assessment district into different zones where, by reason of variations in the nature, location, and extent of the improvements, the various areas will receive differing degrees of benefit from the improvements. A zone shall consist of all territory which will receive substantially the same degree of benefit from the improvements."

The formulas used for calculating assessments and the designation of Zones as established herein reflect the composition of parcels within the District and the improvements and activities to be provided, and have been designed to fairly apportion the cost of providing those improvements based on a determination of the proportional special benefits to each parcel, consistent with the requirements of the 1972 Act and the provisions of Article XIII D of the California Constitution (Proposition 218).

California Constitution

The costs to operate and maintain the District improvements are identified and allocated to properties within each Zone within the District based on special benefit. The improvements provided and for which properties are to be assessed are identified as local landscaping improvements and related amenities that were installed in connection with the development of the properties and/or would otherwise be required for the development of properties within each respective Zone. The District assessments and method of apportionment is based on the premise that these improvements would otherwise not have been required without the development or planned development of those parcels.

Article XIII D Section 2d defines District as follows:

"District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service";

Article XIII D Section 2i defines Special Benefit as follows:

"Special benefit" means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit."

Article XIII D Section 4a defines proportional special benefit assessments as follows:

"An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."

BENEFIT ANALYSIS

The improvements provided by this District and for which properties are assessed have been identified as necessary, desired and/or required for the orderly development of the properties within the District to their full potential, consistent with the development plans and applicable portions of the City's General Plan.

SPECIAL BENEFIT

The ongoing maintenance of landscaped areas within the District provide aesthetic benefits to the properties within each respective Zone and a more pleasant environment to walk, drive, live, and work. The primary function of these landscape improvements and related amenities is to serve as an aesthetically pleasing enhancement and green space for the benefit of the immediately surrounding properties and developments for which the improvements were constructed and installed and/or were facilitated by the development or potential development of properties within the Zones. These improvements are an integral part of the physical environment associated with the parcels in each Zone and while some of these improvements may in part be visible to properties outside the Zone, collectively if these Zone improvements are not properly maintained, it is the parcels within the Zone that would be aesthetically burdened. Additionally, the street landscaping in these Zones serves as both a physical buffer between the roadways and the properties in the District/Zone and serve as a pleasant aesthetic amenity that enhances the approach to the parcels. As a result, the maintenance of these landscaped improvements provides particular and distinct benefits to the properties and developments within each Zone.

GENERAL BENEFIT

In reviewing the location and extent of the specific landscaped areas and improvements to be funded by District assessments and the proximity and relationship to properties to be assessed, it is evident these improvements were primarily installed in connection with the development of properties in each respective Zone or are improvements that would otherwise be shared by and required for development of properties in those Zones. It is also evident that the maintenance these improvements and the level of maintenance provided has a direct and particular impact (special benefit) only on those properties in proximity to those improvements and such maintenance beyond that which is required to ensure the safety and protection of the general public and property in general, has no quantifiable benefit to the public at large or properties outside each respective Zone.

ASSESSMENT METHODOLOGY

To calculate and identify the proportional special benefit received by each parcel and ultimately each parcel's proportionate share of the improvement costs it is necessary to consider not only the improvements and services to be provided, but the relationship each parcel has to those improvements as compared to other parcels in the District.

Article XIIID Section 4a reads in part:

"…The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement or the maintenance and operation expenses of a public improvement or for the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."

Landscaping improvements, like most public improvements, provide varying degrees of benefit (whether they be general or special) based largely on the extent of such improvements, the location of the improvements in relationship to properties associated with those improvements. To establish the proportional special benefit and ultimately the assessment obligation for each parcel, these factors need to be addressed and formulated in the method of apportionment by the use of benefit zones that reflect the extent and location of the improvements in relationship to the properties, as well as the specific use of the property and characteristics that reflects each parcel's proportional special benefit as compared to other properties that benefit from those same improvements.

The method of apportionment (method of assessment) developed for this District is based on the premise that each of the property to be assessed receives a particular and distinct benefit (special benefit) from the improvements, services and facilities to be financed by the District assessments and to assess benefits equitably it is necessary to calculate each property's relative share of the special benefits conferred by the funded improvements and service. The Equivalent Benefit Unit (EBU) method of assessment is utilized in this District and establishes a basic unit of benefit (base value) and then calculates the benefit derived by each assessed parcel as a multiple (or a fraction) of that basic unit. This EBU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology for districts formed under the 1972 Act, as the benefit to each parcel from the improvements are apportioned as a function of comparable property characteristics The base value and assessment formula utilized in each Zone may be different, but is established for each Zone to reflect the improvements and properties that benefit from those improvements utilizing property characteristics that may include but is not limited to the type of development (property land use), property's development status, and size of the property (acreage or units).

To assess benefits equitably, it is necessary to relate the different type of parcel improvements to each other. The Equivalent Benefit Unit method of apportionment uses the single-family home as the basic unit of assessment. A single-family residential property equals one Equivalent Benefit Unit ("EBU"). Every other land-use is converted to EBUs based on an assessment formula that equates the property's specific development status, type of development (land-use), and size of the property, as compared to a single-family residential property ("SFR").

Assessable parcels within each Zone are determined to receive the same special benefit from the improvements due to their similarity in size and use and their similar proximity to the improvements. Therefore, each assessable Residential parcel in a Zone is assigned 1 EBU.

Single-Family Residential -- This land use classification is defined as a fully subdivided residential home site with or without a structure. This land use may include, but is not limited to subdivided residential tract lots, condominiums, or other individual residential units or subdivided lots assigned an Assessor's Parcel Number. As previously noted, the single family residential parcel has been selected as the basic value for calculation of assessments and each is assigned 1.00 Equivalent Benefit Unit.

MAXIMUM PERMISSIBLE ASSESSMENT

Proposition 218 requires the City to ballot property owners to obtain consent for the increased assessment exceeding the anticipated maximum permissible increase per assessment formula, for example Consumer Price Index (CPI) increase.

The table below shows the list of the Zones in the District, and indicates for each zone whether an inflation adjustment is being included in the Zone assessment.

Zone No.	Location	CPI Adjustment
1	TR. 29765 / Highland / Oak Knoll	Yes
4	TR. 33489 / GMR-Palm	Yes
5	TR. 34114 / Hampton / Sunflower	No
7	TR. 37637 /Loraine-Palm	Yes
8	TR. 43011 / GMR-BS	Yes
12	TR. 44069 / Glen Bougainvilleas & 437 E. Bennett	Yes
16	Hidden Springs	Yes

As adopted by the City Council through Resolution 03-20, the maximum authorized assessment rate may be adjusted annually as high as the ratio between the March-to-March CPI for the Los Angeles-Long Beach-Anaheim Area for All Urban Consumers not to exceed 5%.

CPI for March 2024 was 330.671. CPI for March 2025 is 340.648. This results in a ratio of 1.03017 which equates to a percent of 3.02%. The inflator for this District is not to exceed 5%. The maximum assessment rates for the six areas with an CPI inflator identified above will be increased by this percentage from the maximum assessment rate for the prior year. The Maximum Assessment Rate will remain the same for the zone that does not have an inflator.

III. Estimate of Costs

Calculation Of Assessments

An assessment amount per Equivalent Benefit Unit (Assessment per EBU) is calculated by:

Taking the "Total Annual Expenses" (Total budgeted costs) and subtracting" Funding Adjustments". These various "Funding Adjustments" may include, but are not limited to:

- "District Fund Contribution", represents an amount of available existing funds from the being applied to pay a portion of the expenses for the fiscal year.
- "Contribution or Other Revenue Sources", represents an amount that is included to subsidize any shortfalls for Zones in the District.

These adjustments to the total annual expenses result in the net amount to be assessed "Balance to Levy".

Total Annual Expenses – Funding Adjustments = Balance to Levy

The amount identified as the "Balance to Levy" is divided by the total number of EBUs of parcels that receive special benefit to establish the Assessment Rate ("Assessment Per EBU"). This Assessment Rate is then applied back to each parcel's individual EBU to calculate the parcel's proportionate special benefit and assessment amount for the improvements.

Balance to Levy / Total EBU = Assessment Per EBU (Assessment Rate)

Assessment Per EBU x Parcel EBU = Parcel Assessment Amount

Zone Budgets And Assessments

The zone budgets and assessments outlined on the following page for the District are based on the City's estimate of the expenses and related funding necessary for the operation, maintenance and servicing of the District improvements identified in Part I of this Report for the zones in the District for Fiscal Year 2025/2026.

Refer to the Assessment Roll included herein as Part IV for the individual assessment amounts proposed to be levied and collected for each parcel in Fiscal Year 2025/2026.

ZONE BUDGETS & ASSESSMENTS, FISCAL YEAR 2025/2026

	ZONES							
BUDGET ITEM	**1**	**4**	**5 ***	**7**	**8**	**12**	**16**	**Total District**
	Highland / Oak Knoll	**Gmr/Palm Drive**	**Hampton / Sunflower**	**Loraine / Palm Dr.**	**Gmr / Boulder Springs**	**Glendora Bougainvillea**	**Hidden Springs**	
DIRECT COSTS								
Maintenance								
Landscape Maintenance (Contract & In-house)	$3,610	$4,060	$3,570	$4,100	$4,100	$1,810	$6,080	$27,330
Tree Maintenance	$580	$520	$290	$690	$160	$13,340	$20	$15,600
Utilities								
Electricity	$210	$210	$210	$0	$210	$0	$210	$1,050
Water	$1,920	$19,250	$540	$0	$3,660	$0	$1,160	$26,530
Miscellaneous Expenses	$0	$0	$0	$0	$0	$0	$0	$0
Direct Costs Subtotal	**$6,320**	**$24,040**	**$4,610**	**$4,790**	**$8,130**	**$15,150**	**$7,470**	**$70,510**
ADMINISTRATION COSTS								
Personnel/Overhead	$120	$380	$100	$400	$400	$1,030	$1,530	$3,960
Professional Fees	$350	$1,070	$280	$1,140	$1,140	$2,930	$4,350	$11,260
County Admin Fees	$5	$15	$5	$15	$15	$35	$55	$145
Additional Administration Expenses	$0	$0	$0	$0	$0	$0	$0	$0
Administrative Costs Subtotal	**$475**	**$1,465**	**$385**	**$1,555**	**$1,555**	**$3,995**	**$5,935**	**$15,365**
LEVY BREAKDOWN								
Total Direct and Admin. Costs	**$6,795**	**$25,505**	**$4,995**	**$6,345**	**$9,685**	**$19,145**	**$13,405**	**$85,875**
District Fund Collection (Contribution)	($1,414)	($13,582)	($4,395)	($4,966)	($2,149)	($6,369)	($5,889)	($38,764)
Contributions & Other Revenue Sources	$0	$0	$0	$0	$0	$0	$0	$0
(Sub-Total) Levy Adjustments	**($1,414)**	**($13,582)**	**($4,395)**	**($4,966)**	**($2,149)**	**($6,369)**	**($5,889)**	**($38,764)**
Balance to Levy	**$5,381.30**	**$11,922.91**	**$600.00**	**$1,379.40**	**$7,535.55**	**$12,776.35**	**$7,515.90**	**$47,111.41**
DISTRICT STATISTICS								
Total Parcels	10	31	8	33	33	85	126	**326**
Total Parcels Levied	10	31	8	33	33	85	126	**326**
Total Equivalent Benefit Units (EBUs)	10.00	31.00	8.00	33.00	33.00	85.00	126.00	**326.00**
Levy per EBU	**$538.13**	**$384.61**	**$75.00**	**$41.80**	**$228.35**	**$150.31**	**$59.65**	
Maximum Assessment Allowed	**$5,381.35**	**$11,923.10**	**$600.00**	**$1,379.41**	**$7,535.70**	**$12,777.10**	**$7,516.64**	
2025/26 Maximum Levy per EBU	**$538.135**	**$384.616**	**$75.000**	**$41.800**	**$228.354**	**$150.319**	**$59.656**	
2024/25 Maximum Levy per EBU	**$522.374**	**$373.351**	**$75.000**	**$40.576**	**$221.666**	**$145.916**	**$57.909**	
FUND INFORMATION								
Beginning District Fund Balance (July 1, 2025)	$0	$0	$0	$0	$0	$0	$0	$0
Fund Activity	0	0	0	0	0	0	0	0
Ending Fund Balance (June 30, 2026)	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

*** Current Zones with no CPI**

ASSESSMENT RANGE FORMULA

Any new or increased assessment requires certain noticing and meeting requirements by law. The Brown Act defines the terms "new or increased assessment" to exclude certain conditions. These certain conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed."

Recognizing that the cost of maintaining the improvements will increase over time due to inflation, the maximum assessment for some of the zones may be increased by the Consumer Price Index (CPI) each year.

The adoption of the maximum assessment rates and the Assessment Range Formula described herein does not mean that the annual assessments will necessarily increase each fiscal year, nor does it absolutely restrict the assessments to the adjustment maximum assessment amount. Although the maximum assessment rates that may be levied shall be adjusted (inflated) by CPI each year, the actual amount to be assessed will be based on the Balance to Levy for that fiscal year. If the calculated assessment is less than the adjusted maximum assessment, then the calculated assessment may be approved by the City Council for collection. If the calculated assessment (based on the proposed budget) is greater than the adjusted maximum assessment for that fiscal year, then the assessment would be considered an increased assessment and would require property owner approval through a protest ballot proceeding before imposing such an increase. Otherwise, it would be necessary to reduce the budget or provide a contribution from the City to reduce the Balance to Levy (amount to be assessed) to an amount that can be supported by an assessment rate less than or equal to the maximum assessment rate authorized for that fiscal year.

IV. Assessment Roll

The Assessment Roll reflects all properties currently identified within the District and their assessment amount(s) for Fiscal Year 2025/2026. Each parcel listed on the Assessment Roll is currently shown and illustrated on the County Assessor's Roll and the County Assessor's Parcel Number Maps (APN maps). These records are, by reference, made part of this Report and shall govern for all details concerning the description of the lots or parcels. All assessments presented on the assessment roll are subject to change as a result of parcel changes made by the County including parcel splits, parcel merges or development changes that occur prior to the County Assessor's Office securing the final roll and generating tax bills for Fiscal Year 2025/2026.

City of Glendora
Landscape Maintenance District No. 1
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	Situs Address	Zone	Max Tax Rate ($)	Applied Rate ($)	Assessment ($)
8636-025-034	912 N LORAINE AVE	7	$41.80	$41.80	$41.80
8636-025-035	920 N LORAINE AVE	7	41.80	41.80	41.80
8636-025-036	1112 FLAMINGO ST	7	41.80	41.80	41.80
8636-025-037	1120 FLAMINGO ST	7	41.80	41.80	41.80
8636-025-038	1128 FLAMINGO ST	7	41.80	41.80	41.80
8636-025-039	1155 FLAMINGO ST	7	41.80	41.80	41.80
8636-025-040	1147 FLAMINGO ST	7	41.80	41.80	41.80
8636-025-041	1131 FLAMINGO ST	7	41.80	41.80	41.80
8636-025-042	1123 FLAMINGO ST	7	41.80	41.80	41.80
8636-025-043	1115 FLAMINGO ST	7	41.80	41.80	41.80
8636-025-044	1208 SAGA ST	7	41.80	41.80	41.80
8636-025-045	1200 SAGA ST	7	41.80	41.80	41.80
8636-025-046	1142 SAGA ST	7	41.80	41.80	41.80
8636-025-047	1136 SAGA ST	7	41.80	41.80	41.80
8636-025-048	1128 SAGA ST	7	41.80	41.80	41.80
8636-025-049	1120 SAGA ST	7	41.80	41.80	41.80
8636-025-050	1112 SAGA ST	7	41.80	41.80	41.80
8636-025-051	940 N LORAINE AVE	7	41.80	41.80	41.80
8636-025-052	948 N LORAINE AVE	7	41.80	41.80	41.80
8636-025-053	956 N LORAINE AVE	7	41.80	41.80	41.80
8636-045-017	936 DALTON SPRINGS LN	4	384.61	384.61	384.61
8636-045-018	932 DALTON SPRINGS LN	4	384.61	384.61	384.61
8636-045-019	920 DALTON SPRINGS LN	4	384.61	384.61	384.61
8636-045-020	914 DALTON SPRINGS LN	4	384.61	384.61	384.61
8636-045-021	910 DALTON SPRINGS LN	4	384.61	384.61	384.61
8636-045-022	1340 CANYON SPRINGS DR	4	384.61	384.61	384.61
8636-045-023	1336 CANYON SPRINGS DR	4	384.61	384.61	384.61
8636-045-024	1328 CANYON SPRINGS DR	4	384.61	384.61	384.61
8636-045-025	1316 CANYON SPRINGS DR	4	384.61	384.61	384.61
8636-045-026	911 FOUNTAIN SPRINGS LN	4	384.61	384.61	384.61
8636-045-027	917 FOUNTAIN SPRINGS LN	4	384.61	384.61	384.61
8636-045-028	923 FOUNTAIN SPRINGS LN	4	384.61	384.61	384.61
8636-045-029	935 FOUNTAIN SPRINGS LN	4	384.61	384.61	384.61
8636-045-030	939 FOUNTAIN SPRINGS LN	4	384.61	384.61	384.61
8636-045-031	904 FAWN SPRINGS LN	4	384.61	384.61	384.61
8636-045-032	910 FAWN SPRINGS LN	4	384.61	384.61	384.61
8636-045-033	916 FAWN SPRINGS LN	4	384.61	384.61	384.61
8636-045-034	922 FAWN SPRINGS LN	4	384.61	384.61	384.61
8636-045-035	934 FAWN SPRINGS LN	4	384.61	384.61	384.61
8636-045-036	938 FAWN SPRINGS LN	4	384.61	384.61	384.61
8636-045-037	937 DALTON SPRINGS LN	4	384.61	384.61	384.61
8636-045-038	933 DALTON SPRINGS LN	4	384.61	384.61	384.61
8636-045-039	921 DALTON SPRINGS LN	4	384.61	384.61	384.61
8636-045-040	915 DALTON SPRINGS LN	4	384.61	384.61	384.61
8636-045-041	916 FOUNTAIN SPRINGS LN	4	384.61	384.61	384.61
8636-045-042	922 FOUNTAIN SPRINGS LN	4	384.61	384.61	384.61
8636-045-043	934 FOUNTAIN SPRINGS LN	4	384.61	384.61	384.61
8636-045-044	938 FOUNTAIN SPRINGS LN	4	384.61	384.61	384.61
8636-045-045	918 GLENDORA MOUNTAIN RD	4	384.61	384.61	384.61
8636-045-046	910 GLENDORA MOUNTAIN RD	4	384.61	384.61	384.61
8636-045-047	902 GLENDORA MOUNTAIN RD	4	384.61	384.61	384.61
8636-046-002	1005 FOUNTAIN SPRINGS LN	8	228.35	228.35	228.35
8636-046-003	1011 FOUNTAIN SPRINGS LN	8	228.35	228.35	228.35
8636-046-004	1017 FOUNTAIN SPRINGS LN	8	228.35	228.35	228.35
8636-046-005	1023 FOUNTAIN SPRINGS LN	8	228.35	228.35	228.35
8636-046-006	1029 FOUNTAIN SPRINGS LN	8	228.35	228.35	228.35
8636-046-007	1035 FOUNTAIN SPRINGS LN	8	228.35	228.35	228.35

City of Glendora
Landscape Maintenance District No. 1
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	Situs Address	Zone	Max Tax Rate ($)	Applied Rate ($)	Assessment ($)
8636-046-008	1041 FOUNTAIN SPRINGS LN	8	228.35	228.35	228.35
8636-046-009	1047 FOUNTAIN SPRINGS LN	8	228.35	228.35	228.35
8636-046-010	1053 FOUNTAIN SPRINGS LN	8	228.35	228.35	228.35
8636-046-011	1060 FOUNTAIN SPRINGS LN	8	228.35	228.35	228.35
8636-046-012	1054 FOUNTAIN SPRINGS LN	8	228.35	228.35	228.35
8636-046-013	1048 DALTON SPRINGS LN	8	228.35	228.35	228.35
8636-046-014	1042 DALTON SPRINGS LN	8	228.35	228.35	228.35
8636-046-015	1036 DALTON SPRINGS LN	8	228.35	228.35	228.35
8636-046-016	1030 DALTON SPRINGS LN	8	228.35	228.35	228.35
8636-046-017	1024 DALTON SPRINGS LN	8	228.35	228.35	228.35
8636-046-018	1018 DALTON SPRINGS LN	8	228.35	228.35	228.35
8636-046-019	1012 DALTON SPRINGS LN	8	228.35	228.35	228.35
8636-046-020	1006 DALTON SPRINGS LN	8	228.35	228.35	228.35
8636-046-021	1007 DALTON SPRINGS LN	8	228.35	228.35	228.35
8636-046-022	1011 DALTON SPRINGS LN	8	228.35	228.35	228.35
8636-046-023	1017 DALTON SPRINGS LN	8	228.35	228.35	228.35
8636-046-024	1023 DALTON SPRINGS LN	8	228.35	228.35	228.35
8636-046-025	1029 DALTON SPRINGS LN	8	228.35	228.35	228.35
8636-046-026	1035 DALTON SPRINGS LN	8	228.35	228.35	228.35
8636-046-027	1042 FOUNTAIN SPRINGS LN	8	228.35	228.35	228.35
8636-046-028	1036 FOUNTAIN SPRINGS LN	8	228.35	228.35	228.35
8636-046-029	1030 FOUNTAIN SPRINGS LN	8	228.35	228.35	228.35
8636-046-030	1024 FOUNTAIN SPRINGS LN	8	228.35	228.35	228.35
8636-046-031	1018 FOUNTAIN SPRINGS LN	8	228.35	228.35	228.35
8636-046-032	1012 FOUNTAIN SPRINGS LN	8	228.35	228.35	228.35
8636-046-033	1335 BOULDER SPRINGS DR	8	228.35	228.35	228.35
8636-046-034	1333 BOULDER SPRINGS DR	8	228.35	228.35	228.35
8636-047-003	1010 N LORAINE AVE	7	41.80	41.80	41.80
8636-047-004	1002 N LORAINE AVE	7	41.80	41.80	41.80
8636-047-007	1123 SAGA ST	7	41.80	41.80	41.80
8636-047-008	1131 SAGA ST	7	41.80	41.80	41.80
8636-047-009	1139 SAGA ST	7	41.80	41.80	41.80
8636-047-010	1147 SAGA ST	7	41.80	41.80	41.80
8636-047-011	1207 SAGA ST	7	41.80	41.80	41.80
8636-047-012	1215 SAGA ST	7	41.80	41.80	41.80
8636-047-013	1223 SAGA ST	7	41.80	41.80	41.80
8636-047-014	1231 SAGA ST	7	41.80	41.80	41.80
8636-047-015	1239 SAGA ST	7	41.80	41.80	41.80
8636-047-019	1018 N LORAINE AVE	7	41.80	41.80	41.80
8636-047-020	1115 SAGA ST	7	41.80	41.80	41.80
8642-007-035	849 E HAMPTON ST	5	75.00	75.00	75.00
8642-007-036	843 E HAMPTON ST	5	75.00	75.00	75.00
8642-007-037	837 E HAMPTON ST	5	75.00	75.00	75.00
8642-007-038	831 E HAMPTON ST	5	75.00	75.00	75.00
8642-007-039	825 E HAMPTON ST	5	75.00	75.00	75.00
8642-007-040	819 E GLADSTONE ST	5	75.00	75.00	75.00
8642-007-041	813 E GLADSTONE ST	5	75.00	75.00	75.00
8642-007-042	807 E GLADSTONE ST	5	75.00	75.00	75.00
8647-020-004	481 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-005	483 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-006	485 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-007	487 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-008	489 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-009	491 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-010	493 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-011	495 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-012	497 E BOUGAINVILLEA LN	12	150.31	150.31	150.31

City of Glendora
Landscape Maintenance District No. 1
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	Situs Address	Zone	Max Tax Rate ($)	Applied Rate ($)	Assessment ($)
8647-020-013	499 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-014	501 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-015	503 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-016	453 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-017	455 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-018	457 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-019	459 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-020	461 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-021	463 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-022	465 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-023	467 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-024	469 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-025	471 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-026	473 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-027	475 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-028	477 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-029	479 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-030	451 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-031	449 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-032	447 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-033	445 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-034	443 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-035	441 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-036	439 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-037	437 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-038	435 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-039	433 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-040	431 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-041	429 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-042	427 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-043	425 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-044	423 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-045	421 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-046	419 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-047	417 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-048	415 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-049	413 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-050	411 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-051	409 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-052	407 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-053	405 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-054	403 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-020-055	401 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-025-006	437 E BENNETT AVE	12	150.31	150.31	150.31
8647-025-007	402 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-025-008	404 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-025-009	406 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-025-010	408 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-025-011	410 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-025-012	412 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-025-013	414 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-025-014	416 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-025-015	418 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-025-016	420 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-025-017	422 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-025-018	424 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-025-019	426 E BOUGAINVILLEA LN	12	150.31	150.31	150.31

City of Glendora
Landscape Maintenance District No. 1
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	Situs Address	Zone	Max Tax Rate ($)	Applied Rate ($)	Assessment ($)
8647-025-020	428 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-025-021	430 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-025-022	432 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-025-023	434 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-025-024	436 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-025-025	438 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-025-026	440 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-025-027	442 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-025-028	444 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-025-029	446 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-025-030	448 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-025-031	450 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-025-032	452 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-025-033	454 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-025-034	456 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-025-035	458 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-025-036	460 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-025-037	462 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8647-025-038	464 E BOUGAINVILLEA LN	12	150.31	150.31	150.31
8656-001-019	1206 E PALM DR	16	59.65	59.65	59.65
8656-001-020	1218 E PALM DR	16	59.65	59.65	59.65
8656-001-021	1226 E PALM DR	16	59.65	59.65	59.65
8656-001-022	1238 E PALM DR	16	59.65	59.65	59.65
8656-001-023	1246 E PALM DR	16	59.65	59.65	59.65
8656-001-024	1258 E PALM DR	16	59.65	59.65	59.65
8656-001-025	1266 E PALM DR	16	59.65	59.65	59.65
8656-001-026	1265 INDIAN SPRINGS DR	16	59.65	59.65	59.65
8656-001-027	1257 INDIAN SPRINGS DR	16	59.65	59.65	59.65
8656-001-028	1245 INDIAN SPRINGS DR	16	59.65	59.65	59.65
8656-001-029	1237 INDIAN SPRINGS DR	16	59.65	59.65	59.65
8656-001-030	1225 INDIAN SPRINGS DR	16	59.65	59.65	59.65
8656-001-031	1217 INDIAN SPRINGS DR	16	59.65	59.65	59.65
8656-001-032	1205 INDIAN SPRINGS DR	16	59.65	59.65	59.65
8656-001-033	1143 INDIAN SPRINGS DR	16	59.65	59.65	59.65
8656-001-034	1131 INDIAN SPRINGS DR	16	59.65	59.65	59.65
8656-001-036	1118 INDIAN SPRINGS DR	16	59.65	59.65	59.65
8656-001-038	1144 INDIAN SPRINGS DR	16	59.65	59.65	59.65
8656-001-039	1204 INDIAN SPRINGS DR	16	59.65	59.65	59.65
8656-001-040	1216 INDIAN SPRINGS DR	16	59.65	59.65	59.65
8656-001-041	1224 INDIAN SPRINGS DR	16	59.65	59.65	59.65
8656-001-042	1236 INDIAN SPRINGS DR	16	59.65	59.65	59.65
8656-001-043	1244 INDIAN SPRINGS DR	16	59.65	59.65	59.65
8656-001-044	1256 INDIAN SPRINGS DR	16	59.65	59.65	59.65
8656-001-045	1264 INDIAN SPRINGS DR	16	59.65	59.65	59.65
8656-001-046	1263 HIDDEN SPRINGS LN	16	59.65	59.65	59.65
8656-001-047	1255 HIDDEN SPRINGS LN	16	59.65	59.65	59.65
8656-001-048	1243 HIDDEN SPRINGS LN	16	59.65	59.65	59.65
8656-001-049	1235 HIDDEN SPRINGS LN	16	59.65	59.65	59.65
8656-001-050	1223 HIDDEN SPRINGS LN	16	59.65	59.65	59.65
8656-001-051	1215 HIDDEN SPRINGS LN	16	59.65	59.65	59.65
8656-001-052	1203 HIDDEN SPRINGS LN	16	59.65	59.65	59.65
8656-001-053	1145 HIDDEN SPRINGS LN	16	59.65	59.65	59.65
8656-001-055	1123 HIDDEN SPRINGS LN	16	59.65	59.65	59.65
8656-001-056	1113 HIDDEN SPRINGS LN	16	59.65	59.65	59.65
8656-001-057	1103 HIDDEN SPRINGS LN	16	59.65	59.65	59.65
8656-001-067	1132 INDIAN SPRINGS DR	16	59.65	59.65	59.65
8656-001-068	1133 HIDDEN SPRINGS LN	16	59.65	59.65	59.65

City of Glendora
Landscape Maintenance District No. 1
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	Situs Address	Zone	Max Tax Rate ($)	Applied Rate ($)	Assessment ($)
8656-001-078	1121 INDIAN SPRINGS DR	16	59.65	59.65	59.65
8656-002-022	1102 HIDDEN SPRINGS LN	16	59.65	59.65	59.65
8656-002-023	1110 HIDDEN SPRINGS LN	16	59.65	59.65	59.65
8656-002-024	1120 HIDDEN SPRINGS LN	16	59.65	59.65	59.65
8656-002-025	1130 HIDDEN SPRINGS LN	16	59.65	59.65	59.65
8656-002-026	1140 HIDDEN SPRINGS LN	16	59.65	59.65	59.65
8656-002-027	1156 HIDDEN SPRINGS LN	16	59.65	59.65	59.65
8656-002-028	1202 HIDDEN SPRINGS LN	16	59.65	59.65	59.65
8656-002-029	1218 HIDDEN SPRINGS LN	16	59.65	59.65	59.65
8656-002-030	1222 HIDDEN SPRINGS LN	16	59.65	59.65	59.65
8656-002-043	1234 HIDDEN SPRINGS LN	16	59.65	59.65	59.65
8656-002-044	1242 HIDDEN SPRINGS LN	16	59.65	59.65	59.65
8656-002-045	1250 HIDDEN SPRINGS LN	16	59.65	59.65	59.65
8656-002-046	1256 HIDDEN SPRINGS LN	16	59.65	59.65	59.65
8656-002-050	1266 HIDDEN SPRINGS LN	16	59.65	59.65	59.65
8656-031-001	1342 HIDDEN SPRINGS LN	16	59.65	59.65	59.65
8656-031-002	760 FOUNTAIN SPRINGS LN	16	59.65	59.65	59.65
8656-031-003	756 FOUNTAIN SPRINGS LN	16	59.65	59.65	59.65
8656-031-004	1341 PEBBLE SPRINGS LN	16	59.65	59.65	59.65
8656-031-005	1340 PEBBLE SPRINGS LN	16	59.65	59.65	59.65
8656-031-006	1322 PEBBLE SPRINGS LN	16	59.65	59.65	59.65
8656-031-007	1320 PEBBLE SPRINGS LN	16	59.65	59.65	59.65
8656-031-008	1318 PEBBLE SPRINGS LN	16	59.65	59.65	59.65
8656-031-009	1316 PEBBLE SPRINGS LN	16	59.65	59.65	59.65
8656-031-010	1314 PEBBLE SPRINGS LN	16	59.65	59.65	59.65
8656-031-011	1312 PEBBLE SPRINGS LN	16	59.65	59.65	59.65
8656-031-012	1310 PEBBLE SPRINGS LN	16	59.65	59.65	59.65
8656-031-013	1308 PEBBLE SPRINGS LN	16	59.65	59.65	59.65
8656-031-014	1309 PEBBLE SPRINGS LN	16	59.65	59.65	59.65
8656-031-015	1311 PEBBLE SPRINGS LN	16	59.65	59.65	59.65
8656-031-016	1317 PEBBLE SPRINGS LN	16	59.65	59.65	59.65
8656-031-017	1321 PEBBLE SPRINGS LN	16	59.65	59.65	59.65
8656-031-018	1325 PEBBLE SPRINGS LN	16	59.65	59.65	59.65
8656-031-019	757 FOUNTAIN SPRINGS LN	16	59.65	59.65	59.65
8656-031-020	1324 HIDDEN SPRINGS LN	16	59.65	59.65	59.65
8656-031-021	1312 HIDDEN SPRINGS LN	16	59.65	59.65	59.65
8656-031-022	1300 HIDDEN SPRINGS LN	16	59.65	59.65	59.65
8656-031-023	1280 HIDDEN SPRINGS LN	16	59.65	59.65	59.65
8656-031-024	1270 HIDDEN SPRINGS LN	16	59.65	59.65	59.65
8656-031-025	1342 PEBBLE SPRINGS LN	16	59.65	59.65	59.65
8656-031-026	1348 PEBBLE SPRINGS LN	16	59.65	59.65	59.65
8656-031-027	1358 PEBBLE SPRINGS LN	16	59.65	59.65	59.65
8656-031-028	1360 PEBBLE SPRINGS LN	16	59.65	59.65	59.65
8656-031-029	1362 PEBBLE SPRINGS LN	16	59.65	59.65	59.65
8656-031-030	1364 PEBBLE SPRINGS LN	16	59.65	59.65	59.65
8656-031-031	1365 PEBBLE SPRINGS LN	16	59.65	59.65	59.65
8656-031-032	1363 PEBBLE SPRINGS LN	16	59.65	59.65	59.65
8656-031-033	1353 PEBBLE SPRINGS LN	16	59.65	59.65	59.65
8656-031-034	1343 PEBBLE SPRINGS LN	16	59.65	59.65	59.65
8656-031-035	1344 HIDDEN SPRINGS LN	16	59.65	59.65	59.65
8656-031-036	1350 HIDDEN SPRINGS LN	16	59.65	59.65	59.65
8656-031-037	1352 HIDDEN SPRINGS LN	16	59.65	59.65	59.65
8656-032-001	1267 HIDDEN SPRINGS LN	16	59.65	59.65	59.65
8656-032-002	1271 HIDDEN SPRINGS LN	16	59.65	59.65	59.65
8656-032-003	1279 HIDDEN SPRINGS LN	16	59.65	59.65	59.65
8656-032-004	1301 HIDDEN SPRINGS LN	16	59.65	59.65	59.65
8656-032-005	1311 HIDDEN SPRINGS LN	16	59.65	59.65	59.65

City of Glendora
Landscape Maintenance District No. 1
Fiscal Year 2025/26 Preliminary Assessment Roll

APN	Situs Address	Zone	Max Tax Rate ($)	Applied Rate ($)	Assessment ($)
8656-032-006	1323 HIDDEN SPRINGS LN	16	59.65	59.65	59.65
8656-032-007	1335 HIDDEN SPRINGS LN	16	59.65	59.65	59.65
8656-032-008	1338 INDIAN SPRINGS DR	16	59.65	59.65	59.65
8656-032-009	1326 INDIAN SPRINGS DR	16	59.65	59.65	59.65
8656-032-010	1314 INDIAN SPRINGS DR	16	59.65	59.65	59.65
8656-032-011	1302 INDIAN SPRINGS DR	16	59.65	59.65	59.65
8656-032-012	1276 INDIAN SPRINGS DR	16	59.65	59.65	59.65
8656-032-013	1272 INDIAN SPRINGS DR	16	59.65	59.65	59.65
8656-032-014	1268 INDIAN SPRINGS DR	16	59.65	59.65	59.65
8656-032-015	1269 INDIAN SPRINGS DR	16	59.65	59.65	59.65
8656-032-016	1273 INDIAN SPRINGS DR	16	59.65	59.65	59.65
8656-032-017	1277 INDIAN SPRINGS DR	16	59.65	59.65	59.65
8656-032-018	1303 INDIAN SPRINGS DR	16	59.65	59.65	59.65
8656-032-019	1315 INDIAN SPRINGS DR	16	59.65	59.65	59.65
8656-032-020	1327 INDIAN SPRINGS DR	16	59.65	59.65	59.65
8656-032-021	1339 INDIAN SPRINGS DR	16	59.65	59.65	59.65
8656-032-022	1336 E PALM DR	16	59.65	59.65	59.65
8656-032-023	1328 E PALM DR	16	59.65	59.65	59.65
8656-032-024	1316 E PALM DR	16	59.65	59.65	59.65
8656-032-025	1304 E PALM DR	16	59.65	59.65	59.65
8656-032-026	1278 E PALM DR	16	59.65	59.65	59.65
8656-032-027	1274 E PALM DR	16	59.65	59.65	59.65
8656-032-028	1272 E PALM DR	16	59.65	59.65	59.65
8656-032-029	1353 HIDDEN SPRINGS LN	16	59.65	59.65	59.65
8656-032-030	1345 HIDDEN SPRINGS LN	16	59.65	59.65	59.65
8656-032-031	1346 INDIAN SPRINGS DR	16	59.65	59.65	59.65
8656-032-032	1354 INDIAN SPRINGS DR	16	59.65	59.65	59.65
8656-032-033	1355 INDIAN SPRINGS DR	16	59.65	59.65	59.65
8656-032-034	1347 INDIAN SPRINGS DR	16	59.65	59.65	59.65
8656-032-035	1340 E PALM DR	16	59.65	59.65	59.65
8656-032-036	1356 E PALM DR	16	59.65	59.65	59.65
8659-013-019	247 OAK KNOLL DR	1	538.13	538.13	538.13
8659-013-022	223 OAK KNOLL DR	1	538.13	538.13	538.13
8659-013-023	215 OAK KNOLL DR	1	538.13	538.13	538.13
8659-013-024	210 OAK KNOLL DR	1	538.13	538.13	538.13
8659-013-025	240 OAK KNOLL DR	1	538.13	538.13	538.13
8659-013-028	448 HIGHLAND DR	1	538.13	538.13	538.13
8659-013-029	241 OAK KNOLL DR	1	538.13	538.13	538.13
8659-013-030	235 OAK KNOLL DR	1	538.13	538.13	538.13
8659-013-036	212 OAK KNOLL DR	1	538.13	538.13	538.13
8659-013-037	436 HIGHLAND DR	1	538.13	538.13	538.13
Total:					**$47,111.41**
Parcel Count:					**326**

V. District Diagrams

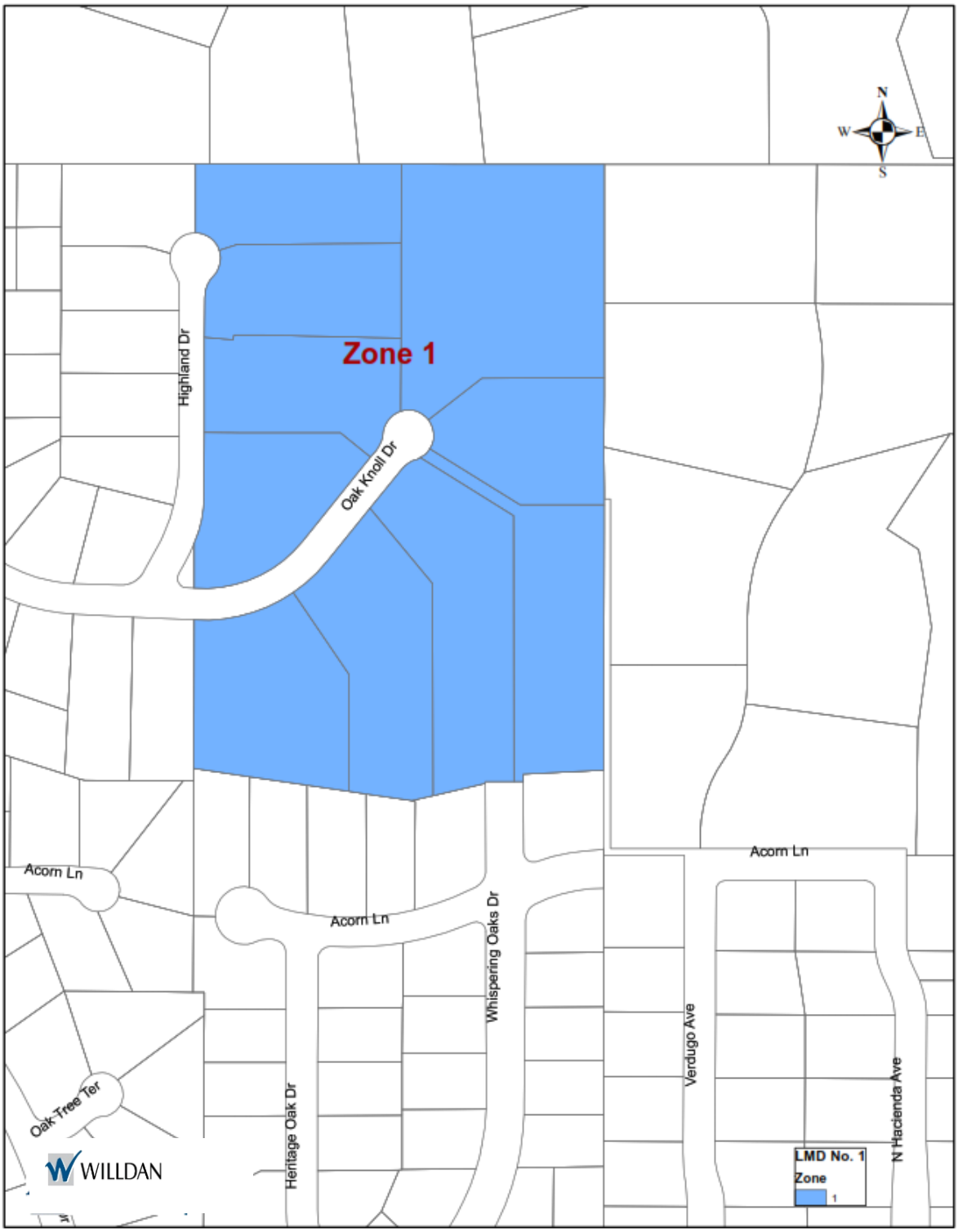
Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Los Angeles County Assessor's map for the year in which this Report is prepared.

The land use classification for each parcel has been based on the Los Angeles County Assessor's Roll. A listing of parcels assessed within this District, along with the proposed assessment amounts, has been submitted to the City Clerk, under a separate cover, and by reference is made part of this Report.

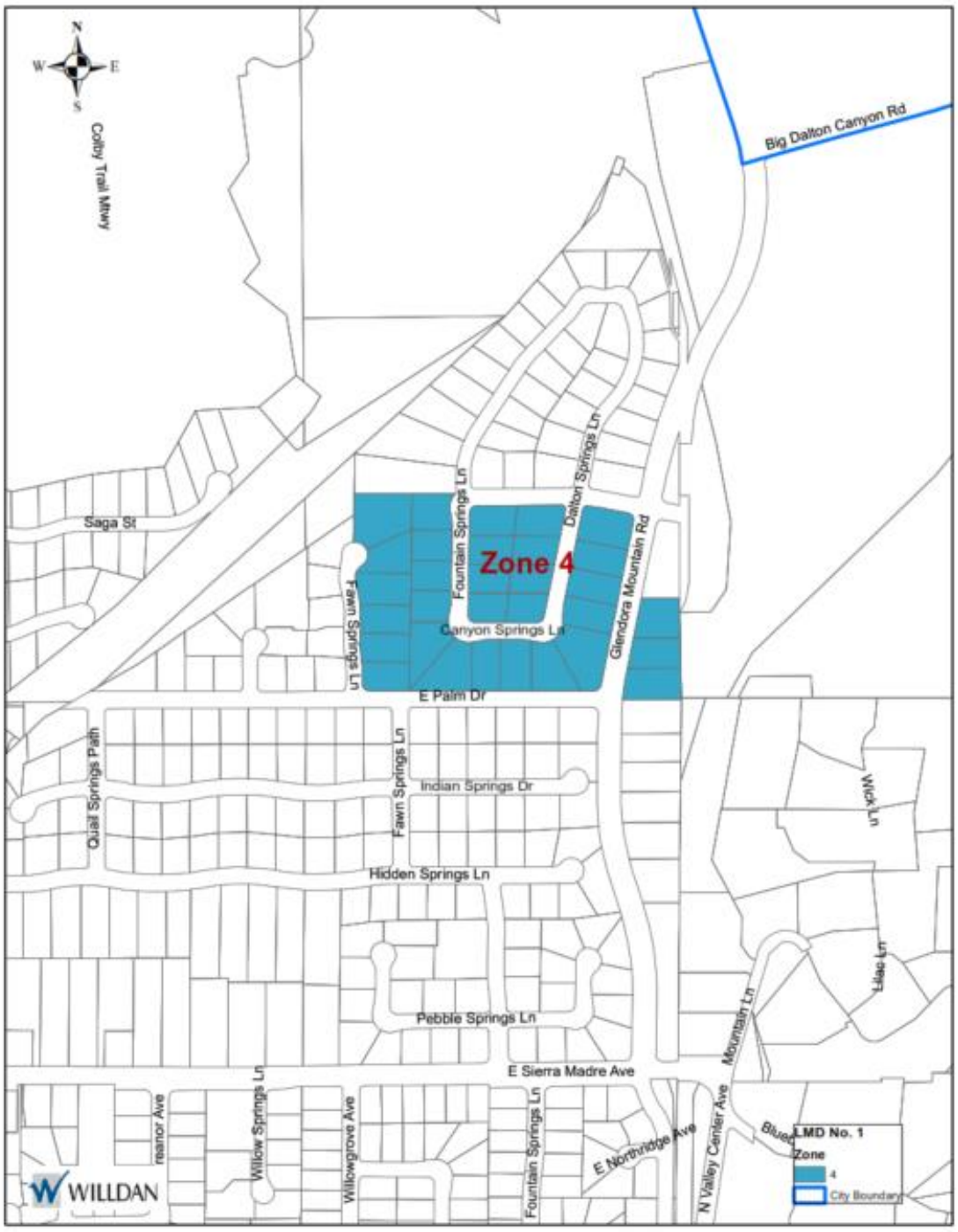
Reference is hereby made to the Los Angeles County Assessor's Parcel Maps for a detailed description of the lines and dimensions of each parcel within the Landscape Maintenance District No. 1 including all subsequent subdivisions, lot-line adjustments, or parcel changes therein.

DISTRICT DIAGRAMS – BOUNDARY AND ZONES, FISCAL YEAR 2025/2026

City of Glendora
Landscape Maintenance District No. 1



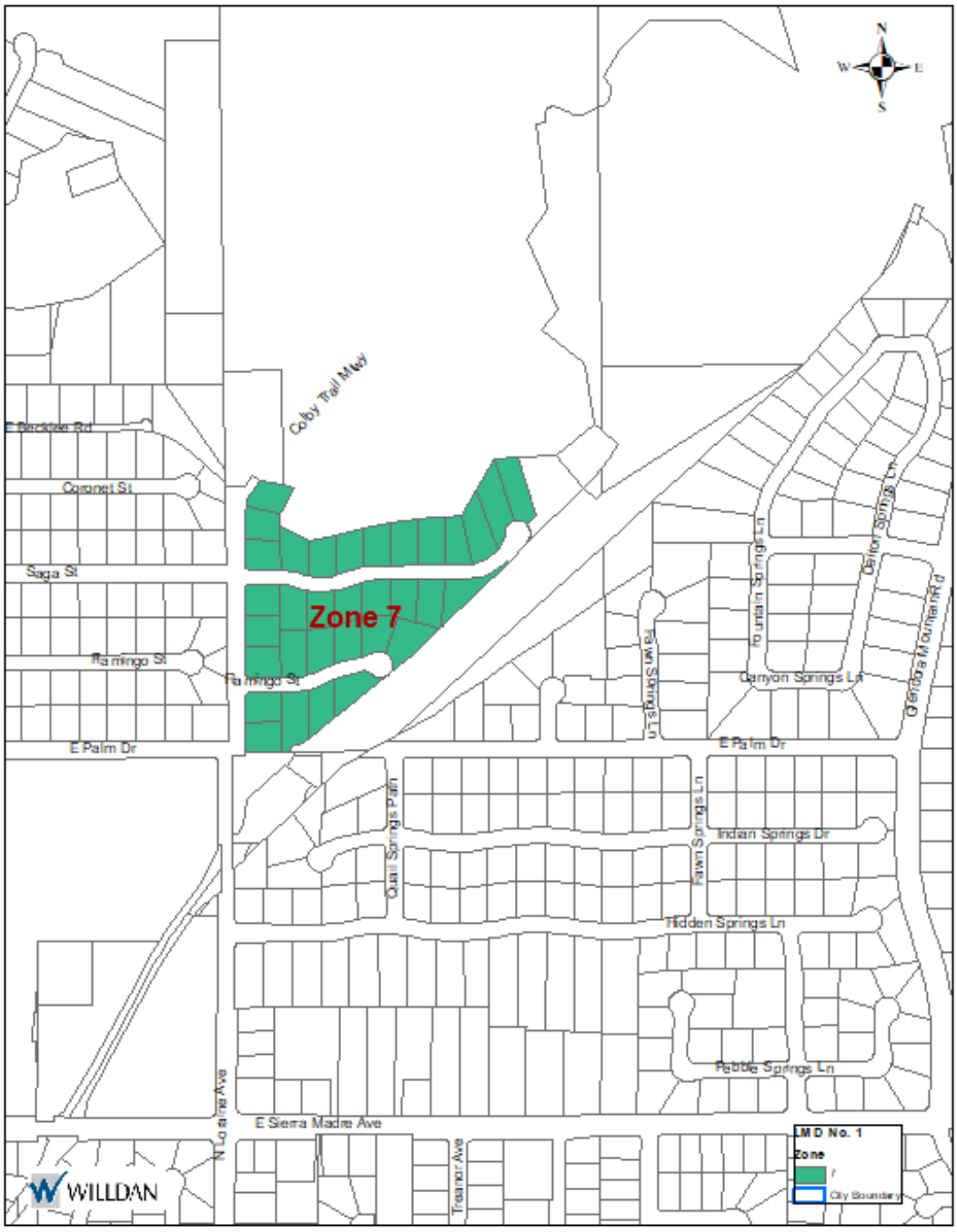
City of Glendora
Landscape Maintenance District No. 1



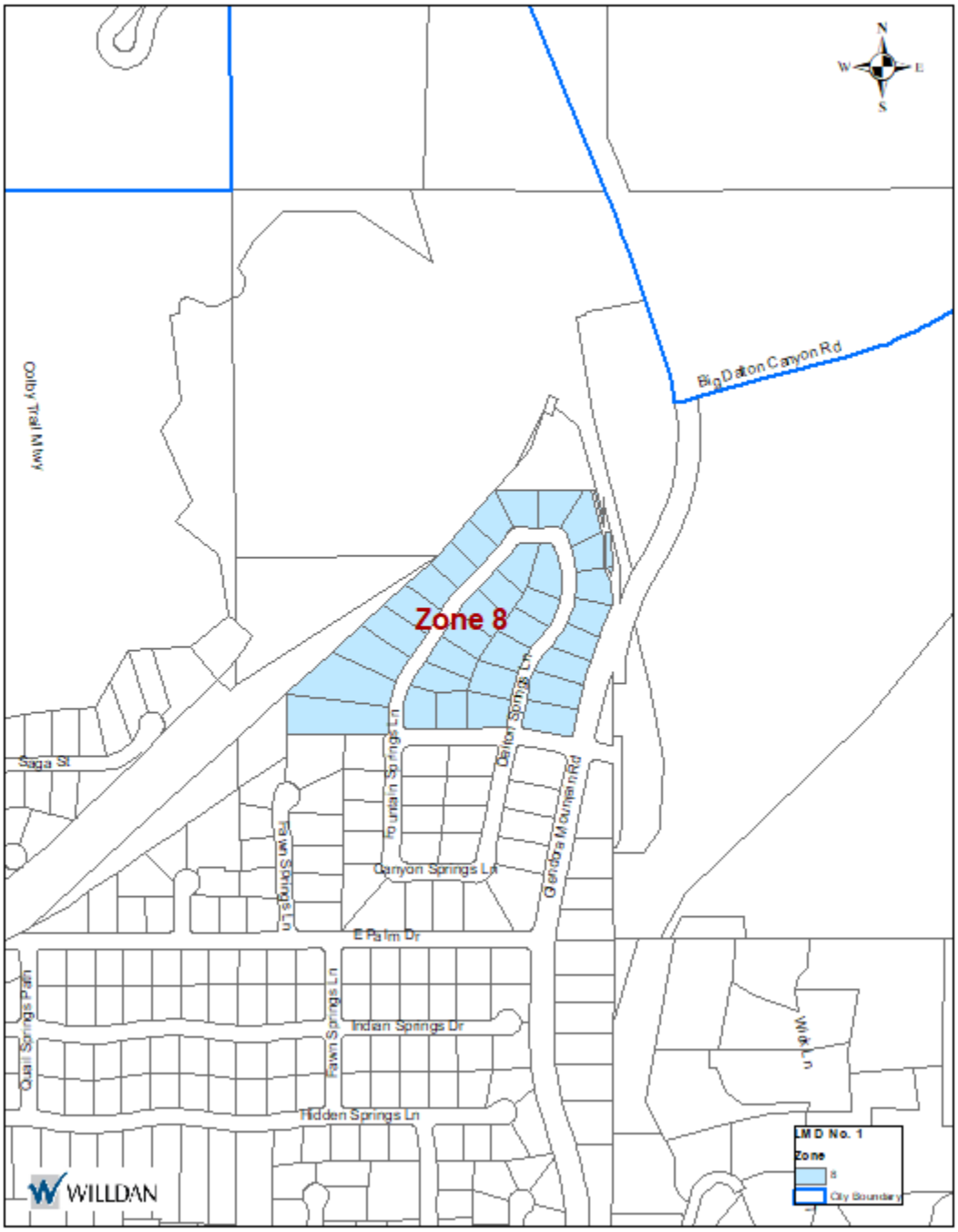
City of Glendora
Landscape Maintenance District No. 1



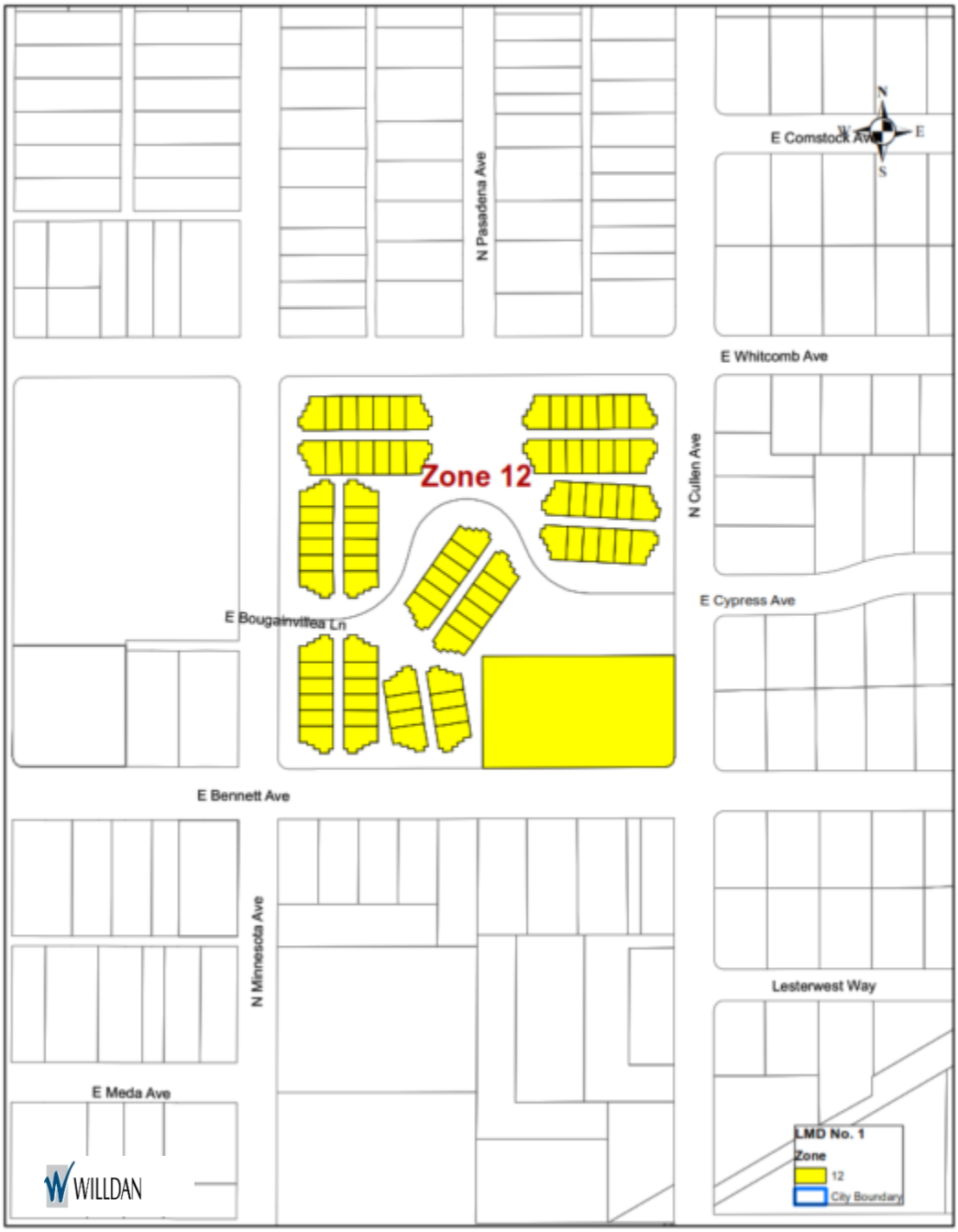
City of Glendora
Landscape Maintenance District No. 1



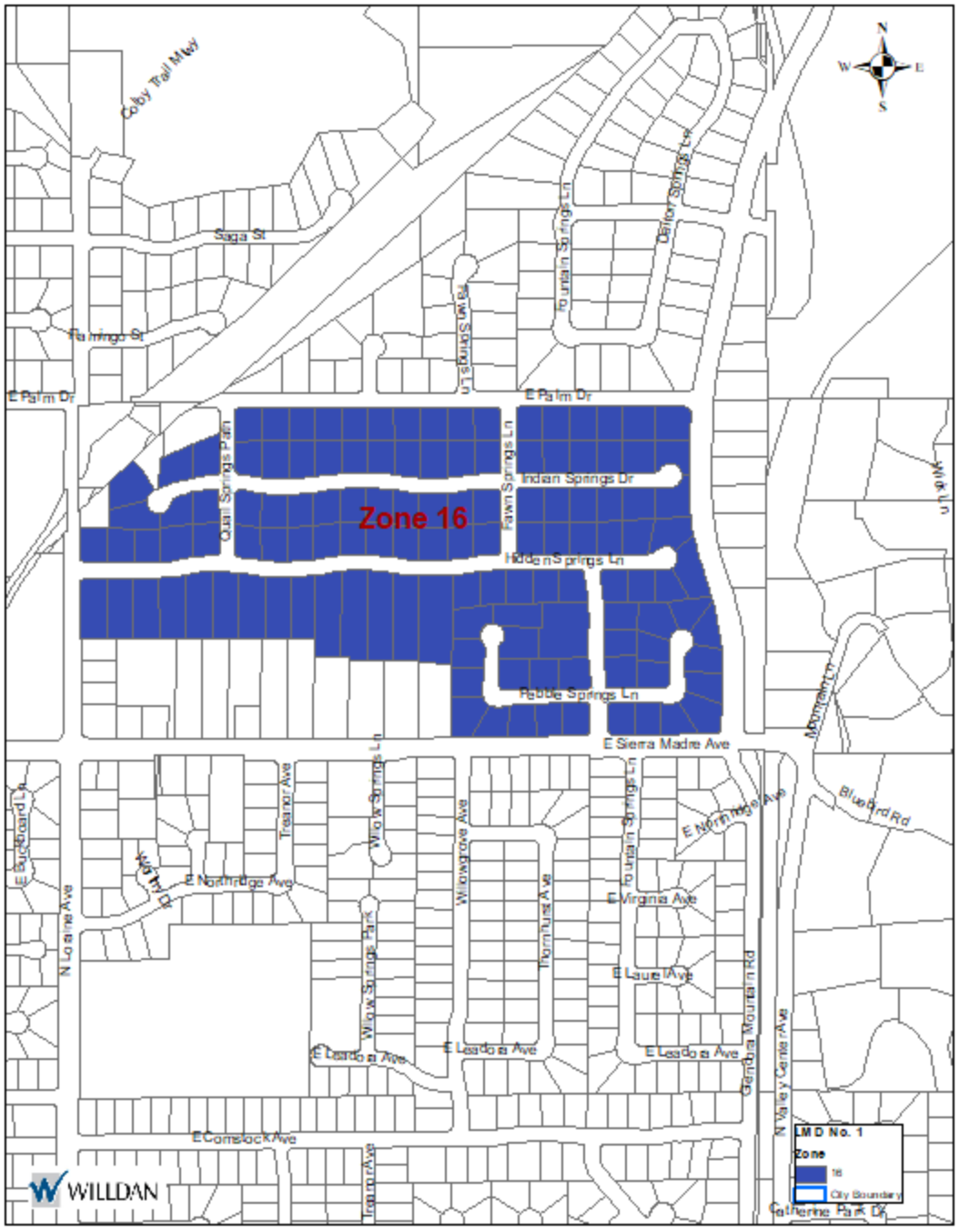
City of Glendora
Landscape Maintenance District No. 1



City of Glendora
Landscape Maintenance District No. 1



City of Glendora
Landscape Maintenance District No. 1



RESOLUTION CC 2025-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA APPROVING THE ENGINEER'S REPORT FILED WITH RESPECT TO THE FISCAL YEAR 2025-26 LEVY OF THE ASSESSMENT IN CONNECTION WITH CITY OF GLENDORA LANDSCAPE MAINTENANCE DISTRICT NO. 1

THE CITY COUNCIL
City of Glendora, California

WHEREAS, by Resolution CC 2025-08, the City Council initiated proceedings to levy the Fiscal Year 2025-26 assessment in connection with City of Glendora Landscape Maintenance District No. 1 (the "District") (formerly known as "City of Glendora Landscaping & Lighting District No. 1") pursuant to the Landscaping and Lighting Act of 1972 (California Streets & Highways Code Section 22500 *et seq.*) (the "Assessment Law"); and

WHEREAS, a report of the City Engineer, entitled "City of Glendora Engineer's Report Landscape Maintenance District No. 1, Engineer's Annual Report Fiscal Year 2025/2026" (the "Report") is on file in the Office of the City Clerk and available for public inspection; and

WHEREAS, the City Council has carefully examined and reviewed the Report as filed and desires to approve the Report as filed.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct.

SECTION 2. The City Council finds that the Report meets all requirements of Article 4 of Chapter 1 of the Assessment Law.

SECTION 3. The Report is hereby approved as filed, without modification.

SECTION 4. The City Clerk shall certify to the passage and adoption of this Resolution and shall enter the same in the Book of Original Resolutions.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Glendora this __ day of _____, 2025.

BY: _____
DAVID FREDENDALL
Mayor

APPROVED AS TO FORM:
Aleshire & Wynder, LLP

_____
DANNY ALESHIRE
City Attorney

CERTIFICATION

I, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Glendora at a regular meeting held on the ___ day of _____, 2025, by the following vote:

AYES: MEMBERS:
NOES: MEMBERS:
ABSENT: MEMBERS:
ABSTAIN: MEMBERS:

I further certify that said Resolution was published as required by law in a newspaper of general circulation in the City of Glendora, California on the 3rd day of July 2025.

Dated:

KATHLEEN R. SESSMAN
City Clerk/Communications Director

RESOLUTION CC 2025-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA CONFIRMING THE DIAGRAM AND ASSESSMENT FOR THE CITY OF GLENDORA LANDSCAPE MAINTENANCE DISTRICT NO. 1 FOR FISCAL YEAR 2025-26

THE CITY COUNCIL
City of Glendora, California

WHEREAS, by its Resolution No. 2025-10, adopted on May 13, 2025 (the "Resolution of Intention"), the City Council declared its intention to levy an assessment for Fiscal Year 2025-26 in connection with the City of Glendora Landscape Maintenance District No. 1 (the "District") pursuant to the Landscaping and Lighting Act of 1972 (California Streets & Highways Code Section 22500 *et seq.*) (the "Assessment Law"); and

WHEREAS, as directed by the Resolution of Intention, the City gave notice of a Public Hearing, scheduled for June 24, 2025; and

WHEREAS, on June 24, 2025, the City Council held a full and fair public hearing with respect to the Fiscal Year 2025-26 levy of the proposed assessment at which all interested persons were permitted to give oral testimony and written protests; and

WHEREAS, the City Council desires to move forward with the levy of the assessment in connection with the District for Fiscal Year 2025-26

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct.

SECTION 2. That upon the conclusion of the Public Hearing, written protests filed, and not withdrawn, did not represent property owners owning more than fifty per cent (50%) of the area of assessable lands within the District. Therefore, the City Council overrules all objections and protests.

SECTION 3. The Diagram and Assessment contained in the Report entitled "City of Glendora Engineer's Report Landscape Maintenance District No. 1, Engineer's Annual Report Fiscal Year 2025/2026" (the "Report"), which is on file in the Office of the City Clerk and incorporated herein by reference, is hereby approved pursuant to Section 22631 of the Assessment Law.

SECTION 4. The adoption of this Resolution constitutes the levy of the assessment within the District for Fiscal Year 2025-26.

SECTION 5. The City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

SECTION 6. The City Clerk is hereby directed to forward a copy of this Resolution to the County of Los Angeles for the submittal of the assessments.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Glendora this __ day of _____, ____.

BY: _____
DAVID FREDENDALL
Mayor

APPROVED AS TO FORM:
Aleshire & Wynder, LLP

_____
DANNY ALESHIRE
City Attorney

CERTIFICATION

I, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Glendora at a regular meeting held on the ___ day of _____, 2025, by the following vote:

AYES: MEMBERS:
NOES: MEMBERS:
ABSENT: MEMBERS:
ABSTAIN: MEMBERS:

I further certify that said Resolution was published as required by law in a newspaper of general circulation in the City of Glendora, California on the 3rd day of July 2025.

Dated:

_____
KATHLEEN R. SESSMAN
City Clerk/Communications Director

A PUBLIC HEARING TO CONSIDER RESOLUTIONS APPROVING THE ENGINEER'S REPORT & CONFIRMING DIAGRAMS & ASSESSMENTS FOR LANDSCAPE MAINTENANCE DISTRICT NO. 1 FOR FY 2025-26

PUBLIC WORKS
GLENDORA CITY COUNCIL
JUNE 24, 2025
VALERIE VELASQUEZ-SANTOYA, ASSISTANT PUBLIC WORKS DIRECTOR

LANDSCAPE MAINTENANCE DISTRICTS

Background

- Landscape Maintenance District No. 1 established in 1976
- 7 benefit zones funded by property tax assessments
- Resolution 03-20 allows annual CPI increase up to 5% for six zones
  - March 2024 to March 2025 CPI: 3.02%

Annual Renewal Process Required

- Process initiated on May 13, 2025 with City Council adoption of 3 Resolutions

Public Hearing - Final step of Renewal

- Adopt Resolutions to:
  1. Approve the Final Engineer's Report for FY 2025/26
  2. Confirm the Diagram and Assessments for LMD No. 1 for FY 2025/26

BENEFIT ZONES

Zone	Location	Current Levy	Proposed Levy	Increase
1	Highland & Oak Knoll (35,750 sq ft) Ground Cover, Shrubs & Trees	$522.37	$538.13	+$15.76
4	Glendora Mtn Rd & Palm (55,860 sq ft) Ground Cover, Shrubs & Trees	$373.35	$384.61	+$11.26
5	Hampton & Gladstone/Sunflower (5,600 sq ft) Ground Cover, Shrubs & Trees, divided by the wash	$75.00	$75.00	$0 No CPI
7	Loraine & Palm (3 medians, 5,397 sq ft) Ground Cover at 3 Medians on Loraine	$40.57	$41.80	+$1.23
8	Glendora Mtn Rd & Boulder Springs (22,378 sq ft) Ground Cover, Shrubs & Trees	$221.66	$228.35	+$6.69
12	Bougainvilleas & Bennett (23 plants) Twenty-Three (23) Trellised Bougainvillea	$145.91	$150.31	+$4.40
16	Hidden Springs Ln. (8,800 sq ft incl. medians) Shrubs and Ground Cover at 1 Median on Fountain Springs Ln & 1 Median on Hidden Springs Lane	$57.90	$59.65	+$1.75

FY 2025 CPI ratio: 3.02%

Glendora

Total Levy and Maintenance Costs

Zone	Location	EBUs	Max. Levy	O & M Costs	Difference
1	Highland & Oak Knoll (35,750 sq ft)	10	$5,381	$6,795	($1,414)
4	Glendora Mtn Rd & Palm (55,860 sq ft)	31	$11,923	$25,505	($13,582)
5	Hampton & Gladstone/Sunflower (5,600 sq ft)	8	$600	$4,995	($4,395)
7	Loraine & Palm (3 medians, 5,397 sq ft)	33	$1,379	$6,345	($4,966)
8	Glendora Mtn Rd & Boulder Springs (22,378 sq ft)	33	$7,535	$9,685	($2,149)
12	Bougainvilleas & Bennett (23 plants)	85	$12,776	$19,145	($6,369)
16	Hidden Springs Ln. (8,800 sq ft incl. medians)	126	$7,515	$13,405	($5,889)
		Totals:	**$47,111**	**$85,875**	**($38,764)***

*LMD 1 is subsidized by the General Fund and Water Operations Fund.

RECOMMENDATION:

THAT THE CITY COUNCIL:

Open and Conduct a Public Hearing, accept evidence and testimony presented, and in the absence of testimony to the contrary, consider the following:

1. **Adopt A City Council Resolution Entitled,** "A RESOLUTION OF THE CITY COUNCIL APPROVING THE ENGINEER'S REPORT FILED WITH RESPECT TO THE FISCAL YEAR 2025-26 LEVY OF THE ASSESSMENT IN CONNECTION WITH CITY OF GLENDORA LANDSCAPE MAINTENANCE DISTRICT NO. 1;" AND
2. **Adopt A City Council Resolution Entitled**, "A RESOLUTION OF THE CITY COUNCIL CONFIRMING THE DIAGRAM AND ASSESSMENT FOR THE CITY OF GLENDORA LANDSCAPE MAINTENANCE DISTRICT NO. 1 FOR FISCAL YEAR 2025-26."

STAFF REPORT

TO:	**Mayor and Council Members**	**DATE:**	**June 24, 2025**
FROM:	**Public Works**	**DISTRICT(S):**	**Citywide**

SUBJECT: **A Public Hearing to consider adopting Resolutions approving the Engineer's Report and confirming a diagram and assessment for the City of Glendora Streetlight Maintenance District Number 1 for Fiscal Year 2025/26**

RECOMMENDATION

That the City Council:

Conduct Public Hearing, accept evidence and testimony presented, and in the absence of testimony to the contrary consider the following:

1. Adopt a City Council Resolution entitled, “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA APPROVING THE ENGINEER’S REPORT FILED WITH RESPECT TO THE FISCAL YEAR 2025-26 LEVY OF THE ASSESSMENT IN CONNECTION WITH CITY OF GLENDORA STREETLIGHT MAINTENANCE DISTRICT NO. 1”; and
2. Adopt a City Council Resolution entitled, “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA CONFIRMING THE DIAGRAM AND ASSESSMENT FOR THE CITY OF GLENDORA STREETLIGHT MAINTENANCE DISTRICT NO. 1 FOR FISCAL YEAR 2025-26.

STRATEGIC FOCUS AREAS

Goal 2: Maintain Financial Stability and Sustainability (MFSS)

Goal 5: Improve and Maintain the City’s Infrastructure and Facilities (IMCIF)

EXECUTIVE SUMMARY

The City of Glendora funds a portion of public street lighting costs through its Streetlight Maintenance District No. 1 (the District). Resolution 06-60 allows for the assessments to be adjusted annually as high as the change in the Consumer Price Index (CPI) during the preceding year for the Los Angeles-Long Beach-Anaheim Area for All Urban Consumers without being considered a rate increase that would require a Proposition 218 hearing. The March 2024 to March 2025 CPI ratio was 3.02%, and the levies for the District will be adjusted by this amount.

At the regular City Council meeting on May 13, 2025, in accordance with Section 22624 of the California Streets and Highways Code, the City Council adopted three resolutions which initiated the proceedings for the annual assessment levy, approved the preliminary engineer’s report, and stated its intention to levy the assessment.

As a last step before submitting the assessments to Los Angeles County for placement on property tax bills, staff now recommends that City Council open and conduct a Public Hearing, accept evidence and testimony presented, and in the absence of testimony to the contrary, adopt the Resolutions approving the Engineer’s Report, and confirming a diagram and assessment for the District.

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

The Landscaping and Lighting Act of 1972 permits cities to establish assessment districts for the purpose of installing and/or constructing new public improvements, or servicing and maintaining certain existing improvements within the proposed district. The City of Glendora established its first Landscape and Streetlight Maintenance District in 1976.

California Proposition 218 of 1996, also known as the "Right to Vote on Taxes Act," amended the California Constitution and limited the methods by which local governments can create or increase taxes, fees and charges without taxpayer consent. With regard to assessment districts, Proposition 218 requires a property-owner protest hearing to determine whether there is an objection from a majority of property owners subject to an assessment increase.

The City Council adopted Resolution 06-60 on July 25, 2006, following a Proposition 218 ballot proceeding, which reformed the District and allowed for the maximum assessment rate to be adjusted annually as high as the preceding year's CPI ratio for the Los Angeles-Long Beach-Anaheim Area for All Urban Consumers. Based on the County's due date of August for placement on property tax bills each fiscal year, it was determined that a March-to-March CPI ratio be utilized in place of June to allow enough time for the two required meeting dates. Such an adjustment is thus not considered a rate increase, and the City Council can levy the annual assessment without further approval by the property owners.

At its regular meeting on May 13, 2025, in accordance with Section 22624 of the California Streets and Highways Code, City Council adopted the following three resolutions:

- Resolution CC 2025-11 – initiating the proceedings for the annual assessment.
- Resolution CC 2025-12 – approving the preliminary engineer's report.
- Resolution CC 2025-13 – stating the City's intention to levy the assessment and set a place and time for a public hearing.

DISCUSSION

The District includes 2,996 public streetlights, with 2,744 owned by Southern California Edison (SCE), and 252 owned by the City. Private streetlights such as those owned by homeowners' associations within gated communities, public streetlights that are obsolete and no longer in service, public safety lights positioned atop traffic signals, or traffic signals themselves are not funded by the District. The City assumes certain costs for maintaining and servicing safety lights and traffic signals as a general benefit expense, and District funds are only used to maintain and service the "special" benefit portions of public streetlights.

Parcels within the District are divided into two different "Benefit Zones." Benefit Zone B includes parcels within gated communities that are served by no public lighting other than perimeter lighting, and Benefit Zone A includes all other parcels in the District.

Each Benefit Zone A parcel where a single-family residence (Low-Medium Dwelling Density) is located is assigned 1.000 Equivalent Benefit Unit (EBU). Multi-family residences are assigned EBUs based on relative densities of all residential properties in the District at the time of formation. On average each acre of land in the City devoted to single-family residential use contained 3.871 dwelling units, while each acre of multi-family use contained 13.136 dwelling units. As such, each multi-family residence in Benefit Zone A of the District is assigned 0.295 EBU.

Parcels on non-residential Benefit Zone A properties are assigned EBUs based on average parcel size in comparison to single-family residential properties and are assigned 3.871 EBU per acre. Undeveloped parcels receive significantly less "special" benefit than developed parcels. While they receive security benefits, they typically have less need for protection from property crimes than developed parcels, and their traffic and access benefits are reduced due to minimal use. Undeveloped Benefit Zone A properties are thus assigned one-third of the EBUs that would be assigned to developed parcels of similar size, or 1.290 EBU per acre.

Parcels in Benefit Zone B derive the same types of benefits as parcels in Benefit Zone A, but only on their perimeters, and so these benefits are less. They are in turn only assigned 5% of the EBUs of similarly developed parcels in Benefit Zone A.

The District assessment rate may be adjusted annually as high as the March-to-March CPI ratio for the Los Angeles-Long Beach-Anaheim Area for All Urban Consumers. CPI for March 2025 was 340.648 compared to 330.671 for March 2024, which equates to a rate adjustment of 3.02% per EBU. The assessment rate in FY 2024/25 was $49.14 per EBU, and with the CPI adjustment, will be $50.63 per EBU in FY 2025/26.

Land Use	Assessment Rate	
	Benefit Zone "A"	Benefit Zone "B"
Single Family Residence	$50.93 / Unit	$2.53 / Unit
Multi-Family Residence	$14.93 / Unit	$0.75 / Unit
Non-Residential	$195.98 / Acre	$9.82 / Acre

Undeveloped Land	$65.31 / Acre	$3.29 / Acre

The Public Hearing and adoption of the resolutions approving the engineer's report and confirming a diagram and assessment for the District are the last necessary steps before submitting the assessments to Los Angeles County before the August deadline, providing a final opportunity to receive public testimony regarding the proposed levies. City Council will accept all public comments and written protest regarding the District and annual levy and assessments, and based on those may order amendments to the report, or confirm it as submitted. The assessments as approved are then submitted to the Los Angeles County Auditor/Controller for inclusion on the property tax roll for each parcel.

FISCAL IMPACT

Revenue

Item	Amount
101 General Fund Contribution (General Benefit)	$67,348.39
255 Gas Tax Fund Contribution (General Benefit)	$671,000.00
District Levy (Special Benefit and Operational Reserve)	$550,308.61
Total Revenue	**$1,288,657.00**

Expenses

Item	Amount
Direct Costs (All maintenance and service)	$1,159,050.00
Indirect Costs (Professional engineering services & County administration fee)	$13,702.00
Operational Reserve Collection	$115,905.00
Total Expenses	**$1,288,657.00**

ENVIRONMENTAL DETERMINATION

This activity is not a "project" as defined by Section 21065 of the Public Resources Code or Sections 15060(c)(2), 15060(c)(3), and 15378 of the CEQA Guidelines.

Prepared By	Paul Fisher, Business Services Manager
Concurs With	Not Applicable
Reviewed By	William Wittkopf, Public Works Director
Certified to Availability of Funds	Kyle Johnson, Finance Director/City Treasurer
Approved By	Adam Raymond, City Manager
Legal Review	Danny Aleshire, City Attorney
CEQA Review	Not Applicable

ATTACHMENTS:

A. Engineer's Report with Assessment Roll
B. Resolution Approving Engineer's Report
C. Resolution Confirming a Diagram and Assessment
D. Presentation

Attachments

A. Engineer's Report with Assessment Roll.pdf

B. Resolution Approving Engineer's Report.pdf

C. Resolution Confirming a Diagram and Assessment.pdf

D. Presentation.pdf

CITY OF GLENDORA

Engineer's Report

Streetlight Maintenance District No. 1

Engineer's Annual Report

Fiscal Year 2025/2026

Intent Meeting: May 13, 2025
Public Hearing: June 24, 2025

CITY OF GLENDORA
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WILLDAN

ENGINEER'S REPORT AFFIDAVIT

City of Glendora

Streetlight Maintenance District No. 1

Annual Levy of Assessments for

Fiscal Year 2025/2026

City of Glendora,

County of Los Angeles, State of California

As part of the Resolution of Intention packet presented for the consideration of the Glendora City Council, this Report and the enclosed budgets, diagrams, and descriptions outline the lighting improvements, estimated expenses and annual assessments to be collected on the County tax rolls in Fiscal Year 2025/2026 for the Streetlight Maintenance District No. 1, which includes each lot, parcel, and subdivision of land within said District, as the same existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Los Angeles County Assessor's maps for a detailed description of the lines and dimensions of each parcel within the Streetlight Maintenance District No. 1 and incorporates all subsequent subdivisions, lot-line adjustments, or parcel changes therein. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this _____ day of _____, 2025.

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Glendora

By: _____

Daniel Louie
Senior Project Manager

By: _____

Tyrone Peter
PE # C 81888



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Introduction

The City of Glendora, County of Los Angeles, State of California (the "City"), under the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "1972 Act") and the provisions of the California Constitution Article XIII D (the "Constitution"), formed the City's maintenance assessment district designated as:

Streetlight Maintenance District No. 1

(hereafter referred to as the "District"), and established the maximum assessments determined to be necessary to support and maintain various lighting improvements that provide special benefits to properties within the District which includes all lots and parcels of land within the District.

As of Fiscal Year 2025/2026, the District is comprised of two zones, "A" and "B".

Report Content And Annual Proceedings

This Engineer's Annual Report (the "Report") has been prepared pursuant to Chapter 1, Article 4 and Chapter 3 of the 1972 Act, and presented to the City Council for their consideration and approval of the lighting improvements and services to be provided within the District and the levy and collection of annual assessments related thereto for Fiscal Year 2025/2026.

This Report outlines the District structure, the lighting improvements, and the proposed assessments to be levied in connection with the special benefits the properties receive from the maintenance and servicing of the District lighting improvements for Fiscal Year 2025/2026. The annual assessments to be levied on properties within the District provides funding for the continued operation and maintenance of the lighting improvements within the District and zones of benefit ("Zones") established herein, which provide special benefits to the properties within the District and each respective Zone.

To adequately provide and fund the lighting improvements constructed and installed in connection with the development of properties within the District for Fiscal Year 2025/2026, the City Council has determined that it is appropriate and, in the public's, best interest to levy annual assessments on the County tax rolls for the benefit of properties therein to fund the estimated special benefit improvement costs that are considered necessary to maintain and service the lighting improvements. The net cost of providing lighting improvements and services are allocated to the benefiting properties within the Zones using a weighted method of apportionment (refer to Assessment Methodology in Section II, Method of Apportionment) that calculates the proportional special benefit and assessment for each parcel as compared to other properties that benefit from the District lighting improvements and services. The lighting improvements provided in the District and the assessments described herein are made pursuant to the 1972 Act and the provisions of the California Constitution and the District shall incorporate each parcel that receive special benefits from those lighting improvements.

The estimated cost of the improvements and the proposed annual assessments budgeted and assessed against properties within the District and each respective Zone may include, but are not limited to the estimated expenditures for regular annual maintenance and repairs; incidental expenditures related to the operation and administration of the District; the collection of funds for operational reserves or for periodic maintenance and improvement rehabilitation projects; deficits or surpluses from prior fiscal years; and revenues from other sources as authorized by the 1972 Act. Each parcel is to be assessed proportionately for only those improvements, services, and expenses for which the parcel receives special benefit. Each fiscal year, the City shall establish the District's assessments based on an estimate of the costs to maintain, operate, and service the lighting improvements for that fiscal year and available revenues including fund balances,

general benefit contributions, any additional contributions from other revenue sources, and the assessment limits established for the District and Zones.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number ("APN") by the Los Angeles County Assessor's Office. The Los Angeles County Auditor/Controller uses Assessor's Parcel Numbers and specific Fund Numbers to identify properties to be assessed on the tax roll for the District assessments.

At a noticed annual Public Hearing, the City Council will accept all public comments and written protests regarding the District and the annual levy of assessments. Based on those public comments and written protests, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments the Council will, by Resolution, confirm the levy and collection of assessments for Fiscal Year 2025/2026 pursuant to the 1972 Act. The assessments as approved will be submitted to the Los Angeles Auditor/Controller to be included on the property tax roll for each parcel.

As required by the 1972 Act, this Engineer's Report describes the improvements to be provided, maintained and serviced by the District, an estimated budget for the District lighting improvements, and the proposed assessments to be levied upon each assessable lot or parcel within the District for Fiscal Year 2025/2026.

If any section, subsection, sentence, clause, phrase, portion, or zone of this Report is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of the Report and each section, subsection, subdivision, sentence, clause, phrase, portion, or zone thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, portions, or zones might subsequently be declared invalid or unconstitutional.

Part I — Plans and Specifications

Improvements And Services Authorized By The 1972 Act

- As applicable or may be applicable to this District, the 1972 Act defines improvements to mean one or any combination of the following:
- The installation or construction of public lighting facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing lighting improvement otherwise authorized pursuant to this section.
- Incidental expenses associated with the lighting improvements include, but are not limited to:
- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
    - The costs of printing, advertising, and the publishing, posting, and mailing of notices;
    - Compensation payable to the County for collection of assessments;
    - Compensation of any engineer or attorney employed to render services;
    - Any other expenses incidental to the construction, installation, or maintenance and servicing of the lighting improvements;
    - Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5;
    - Costs associated with any elections held for the approval of a new or increased assessment.
- As generally defined by the 1972 Act, the improvements and the associated assessment for each Zone may include the following:
- The maintenance and operation of streets and sidewalks within the District, including the maintenance and servicing of streetlights, traffic signals, and appurtenant facilities located in and along public streets, roadways, and rights-of-way in the City.
- "Maintenance" means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of the streetlights, traffic signals and appurtenant facilities, including repair, removal or replacement of all or part of any streetlights, traffic signals, or appurtenant facilities and the cleaning, sandblasting and painting of streetlights, traffic signals, and appurtenant facilities to remove or cover graffiti.
- "Servicing" means the furnishing of electric current or energy, gas or other illuminating agent for the streetlights, traffic signals, and appurtenant facilities.

LIGHTING IMPROVEMENTS AND SERVICES WITHIN THE DISTRICT

FACILITIES MAINTAINED AND SERVICED

Streetlights

Presently the public streetlights in the City of Glendora public streets can be classified into two types:

- Southern California Edison (SCE) owned system; and,
- City owned system.

For both types, the service is provided by SCE. The rate structure for SCE owned streetlights falls under LS-1 and the rate structure for the City owned streetlights falls under LS-2. All the rate structures are generated by SCE and are subject to change.

Both the streetlighting maps of SCE and the City's records regarding public streetlights are on file and available for public inspection at the Office of the City Clerk.

All currently operating public streetlights within the City are included as facilities in connection with the District. Not included are: (i) private streetlights, such as those provided by homeowner's associations within gated communities, (ii) public streetlights that are obsolete and no longer in service (commonly known within the City as "Antique Streetlights") and (iii) safety lights positioned atop traffic signals, along with the traffic signals themselves.

The Improvements include all appurtenant facilities to each public streetlight.

The public streetlights in the City are on an ownership basis (LS-1 or LS-2). However, the cost of maintaining and furnishing electricity for all the public streetlights in the City are paid by the City to SCE. As shown in the table below, only a small percentage (7.8%) of total public streetlights are owned by the City. In the tables below HP represents Sodium Vapor lamp and MV represents Mercury Vapor lamp.

INVENTORY OF PUBLIC STREET LIGHTS – RATE BASED

Lamp Type	5HP	7HP	10 HP	15 HP	20 HP	25 HP	40 HP	17 MV	40 MV	70 MV	Incandescent 1000L	92W Series	485W Series	Total
Lumen	4000	5800	9500	16000	22000	27500	50000	7900	21000	41000	1000	1000	6000	
City owned – LS2	-	2	-	11	57	42	4	52	14	17	47	4	2	252
SCE owned – LS1	9	2,007	292	92	339	1	3	-	-	-	1	-	-	2,744
TOTAL	9	2,009	292	103	396	43	7	52	14	17	48	4	2	2,996

Inventory of the public streetlights by lamp type (lumen) and location (local/arterial) are listed in the table below:

INVENTORY OF PUBLIC STREET LIGHTS – LOCATION BASED

Lamp Type	5HP	7HP	10 HP	15 HP	20 HP	25 HP	40 HP	17 MV	40 MV	70 MV	Incandescent 1000L	92W Series	485W Series	Total
Lumen	4000	5800	9500	16000	22000	27500	50000	7900	21000	41000	1000	1000	6000	
Local Streets	9	1968	243	67	76	17	-	52	-	-	48	4	-	2,484
Arterials / Main Streets	0	41	49	36	320	26	7	-	14	17	-	-	2	512
TOTAL	**9**	**2,009**	**292**	**103**	**396**	**43**	**7**	**52**	**14**	**17**	**48**	**4**	**2**	**2,996**

Note: This information is based on the data given in SCE monthly bills and in the streetlights map of SCE.

In 2021, LA County turned over 33 streetlights to the City of Glendora. The total inventory of lamps currently does not include the 33 additional streetlights.

Safety Lights

Safety lights are public lights positioned atop traffic signals at intersections for vehicular safety and related appurtenances. Costs for furnishing electric current for safety lights in the City are paid by the City to SCE and are not currently funded by the District. For regular maintenance, repairs and replacement, the City staff or sub-contractors are used.

Traffic Signals

Traffic signals are public lights at intersections that govern and facilitate the flow of traffic and related appurtenances. Costs for furnishing electricity for safety lights in the City are paid by the City to SCE and are not currently funded by the District. The City is responsible for regular maintenance, repairs, and replacement. To provide better traffic follow and ensure safety, the City conducts traffic studies and installs new traffic signals at intersections depending on congestion and warrant studies conducted per California Manual on Uniform Traffic Control Devices (MUTCD) guidelines.

TYPES OF MAINTENANCE AND SERVICING

Maintenance

Maintenance includes the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any Improvement, including repair, removal and replacement of all or part of any of the public lighting facilities after any incident, removal of graffiti, regular painting and general maintenance.

Servicing

Servicing includes the furnishing of electric current or energy for the public lighting facilities or for the lighting or operation of appurtenant facilities.

Part II — Method of Apportionment

Legislative Authority and Provisions

1972 Act

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, including the acquisition, construction, installation and servicing of lighting improvements and related facilities. The 1972 Act requires that the cost of these improvements be levied according to benefit rather than assessed value:

Section 22573 defines the net amount to be assessed as follows:

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

Section 22574 provides for zones as follows:

"The diagram and assessment may classify various areas within an assessment district into different zones where, by reason of variations in the nature, location, and extent of the improvements, the various areas will receive differing degrees of benefit from the improvements. A zone shall consist of all territory which will receive substantially the same degree of benefit from the improvements."

The formulas used for calculating assessments and the designation of Zones as established herein reflect the composition of parcels within the District and the improvements and activities to be provided, and have been designed to fairly apportion the cost of providing those improvements based on a determination of the proportional special benefits to each parcel, consistent with the requirements of the 1972 Act and the provisions of Article XIII D of the California Constitution (Proposition 218).

California Constitution

The costs to operate and maintain the District improvements are identified and allocated to properties within each Zone within the District based on special benefit. The improvements provided and for which properties are to be assessed are identified as local lighting improvements and related amenities that were installed in connection with the development of the properties and/or would otherwise be required for the development of properties within each respective Zone. The District assessments and method of apportionment are based on the premise that these improvements would otherwise not have been required without the development or planned development of those parcels.

Article XIII D Section 2d defines District as follows:

"District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service";

Article XIII D Section 2i defines Special Benefit as follows:

"Special benefit" means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit."

Article XIII D Section 4a defines proportional special benefit assessments as follows:

"An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."

BENEFIT ANALYSIS

The lighting improvements provided by this District and for which properties are assessed have been identified as necessary, desired and/or required for the orderly development of the properties within the District to their full potential, consistent with the development plans and applicable portions of the City's General Plan.

In order to allocate special benefits for the lighting improvements to individual parcels, it is necessary to classify the streets in the City by difference in use and by difference in public street lighting, as described below.

Arterials are the main thoroughfares of public streets and serve as the principal network for through-traffic flow in the City. The City of Glendora Community Plan 2025 under "Circulation Elements" defines arterials, as "The primary function of an arterial roadway is to provide for regional, sub regional and intercity travel". Arterials take the substantial portion of the total traffic volume and operate at relatively high average speeds of travel. Considering the high traffic volume and relatively high-speed limits, these streets maintain the highest level of luminance. The City's arterials are listed below.

ARTERIAL

NAME	STRETCH
Route 66	Barranca to Cataract
Grand Avenue	Meda to Arrow
Arrow Highway	Barranca to Valley Center
Glendora Avenue	Route 66 to Bennett
Glendora Avenue	Arrow to Gladstone
Foothill Blvd.	Valencia to Vista Bonita
Lone Hill Avenue	Gladstone to Route 66
Auto Center Drive	Lone Hill to FWY 210
Sunflower Avenue	Arrow to Claraday
Bonnie Cove Ave	Arrow to Gladstone
Base Line Road	Grand to Fuchsia

All the streets in the City other than those classified as arterials are classified as ***local streets***. In general, these are the roadways used primarily for direct access to residential and non-residential property. In terms of the public lighting system, local streets maintain a lower level of luminance. This is consistent with the traffic volume and average speed of travel.

SPECIAL BENEFITS

Street lighting in the District is primarily useful for illuminating the local streets that provide access to the properties in the District as well as the sidewalks and parking lanes associated with those

properties. Traffic circulation in local areasis largely the result of local traffic to and from these properties by the property owners and guests, it is reasonable to assume that these properties derive a particular and distinct benefit from the streetlighting that support the safe access to the properties and essentially all pedestrians and parking vehicles in the lit areas will, after dark, be directly associated with the assessed properties. As a result, the maintenance of these lighting improvements is a particular and distinct benefit to the properties and developments within the District and the Zones therein.

The benefits derived from the lighting improvements are discussed briefly as follows according to the type of facility.

While it is recognized that streetlights and traffic signals serve in part to enhance traffic safety, installation and construction of these improvements are for the most part, required by the development of properties within the district these type of lighting improvements provide benefits to those properties, as described below.

PUBLIC STREET LIGHTS

- *Access Benefit*

  Public streetlights improve ingress to and egress from properties by illuminating access to properties from dusk to dawn. Access Benefit is independent of actual use and is not related with the frequency of usage. It can be equated with the facility of emergency vehicles to access the properties, irrespective of whether the emergency vehicles use the access or not.

- *Security Benefit*

  Public streetlights help reduce vandalism against properties and criminal acts on properties between dusk to dawn. Police reports clearly show that more crimes are committed in darkness or relatively poorly illuminated areas.

- *Traffic Benefit*

  Public streetlights improve safety and facilitate the flow of traffic to and from properties between dusk to dawn. It is a well-accepted fact that traffic safety is considerably reduced in darkness. Various studies have concluded that good quality street lighting reduces the accident rate by increasing the visibility as vehicle headlights are inadequate for high-speed traffic.

SAFETY LIGHTS

Safety lights are located on top of traffic signals at intersections. These lights enhance traffic safety and facilitate smooth traffic flow, thus providing Traffic Benefit only.

TRAFFIC SIGNALS

Traffic signals are located on intersections only. Their function is to enhance traffic safety and facilitate smooth traffic flow, thus providing Traffic Benefit.

ARTERIAL LIGHTS

Arterial lights compose the principal network for through traffic for the entire City. At the same time, they serve the properties located along the street in a similar manner as local street to facilitate the traffic flow and safety on arterials, a high level of luminance is used. It is appropriate to distribute the Improvement Benefit on the arterials between General and Special Benefits which is over and above the level of Traffic benefit provided by public streetlights.

Certain parcels included in the District are located within gated communities. The City does not provide public streetlights within such communities. However, the City does provide perimeter public street lighting along streets that form the entry points to such communities. These properties receive the same types of access, security and traffic benefits as other parcels in the District, but obviously not to the same extent.

ARTERIAL PUBLIC
STREET LIGHT LUMEN DISTRIBUTION

Lamp Type	Number of Lamps	Lumen Yield per Lamp	Total Lumen Yield	Lumen up to 9,500	Over 9,500 Lumen
5HP	0	4,000	0	0	0
7HP	41	5,800	237,800	237,800	0
10 HP	49	9,500	465,500	465,500	0
15 HP	36	16,000	576,000	342,000	234,000
20 HP	320	22,000	7,040,000	3,040,000	4,000,000
25 HP	26	27,500	715,000	247,000	468,000
40 HP	7	50,000	350,000	66,500	283,500
17 MV	0	7,900	0	0	0
40 MV	14	21,000	294,000	133,000	161,000
70 MV	17	41,000	697,000	161,500	535,500
Incandescent 1000L	0	1,000	0	0	0
92W Series	0	1,000	0	0	0
485W Series	2	6,000	12,000	12,000	0
TOTAL	**512**		**10,387,300**	**4,705,300**	**5,682,000**

GENERAL BENEFIT

LIGHTING GENERAL BENEFIT

The City assumes certain cost for maintaining and servicing safety lights and traffic signals as a general benefit expense, and District funds are only used to maintain and service the special benefit portions of public streetlights.

Arterial lights on the other hand have a distribute benefit between general and special as explained earlier, as they compose the principal network for through traffic for the entire City while serving the properties located along the street in a similar manner as local streets. The benefits generated by the public streetlights are also a partial general benefit. To facilitate the traffic flow and safety on arterials, a high level of luminance is used. The portion of benefit which is allocated to General Benefit is directly proportional to the high level of luminance and illuminance provided on the arterials.

ARTERIAL
BENEFIT CLASS DISTRIBUTION

Description	Benefit Class	Total Lumen Yield	Benefit Distribution
Lumen up to 9,500	**Special**	4,705,300	53.95%
Lumen over 9,500	**General**	5,682,000	46.05%
Total		**10,387,300**	**100.00%**

BENEFIT ZONES

Section 22574 of the 1972 Act permits the designation of benefit zones within any individual assessment district if "by reasons or variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvement." There are two benefit zones in the District. Benefit Zone "A" outside non-gated communities and Benefit Zone "B" parcels within gated communities that are served by no public lighting other than perimeter lighting.

Part V. of this report includes an Assessment District Diagram for FY 2025/2026 showing the boundaries of the District.

ASSESSMENT METHODOLOGY

To calculate and identify the proportional special benefit received by each parcel and ultimately each parcel's proportionate share of the improvement costs it is necessary to consider not only the lighting improvements and services to be provided, but the relationship each parcel has to those improvements as compared to other parcels in the District.

Article XIII D Section 4a reads in part:

"…The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement or the maintenance and operation expenses of a public improvement or for the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."

Lighting improvements, like most public improvements, provide varying degrees of benefit (whether they be general or special) based largely on the extent of such improvements, the location of the lighting improvements in relationship to properties associated with those improvements. To establish the proportional special benefit and ultimately the assessment obligation for each parcel, these factors need to be addressed and formulated in the method of apportionment by the use of benefit zones that reflect the extent and location of the lighting improvements in relationship to the properties, as well as the specific use of the property and characteristics that reflects each parcel's proportional special benefit as compared to other properties that benefit from those same improvements.

The method of apportionment (method of assessment) developed for this District is based on the premise that each of the property to be assessed receives a particular and distinct benefit (special benefit) from the lighting improvements, services, and facilities to be financed by the District assessments and to assess benefits equitably it is necessary to calculate each property's relative share of the special benefits conferred by the funded lighting improvements and service. The Equivalent Benefit Unit (EBU) method of assessment apportionment is utilized in this District and establishes a basic unit of benefit (base value) and then calculates the benefit derived by each assessed parcel as a multiple (or a fraction) of that basic unit. This EBU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology for districts formed under the 1972 Act, as the benefit to each parcel from the lighting improvements are apportioned as a function of comparable property characteristics The base value and assessment formula utilized in each Zone may be different, but is established for each Zone to reflect the lighting improvements and properties that benefit from those lighting improvements utilizing property characteristics that may include but is not limited to the type of development (property land use), property's development status, and size of the property (acreage or units).

For the purposes of this Engineer's Report, an EBU is the quantum of benefit derived based on a single-family residential parcel. The single-family residential parcel has been selected as the basic value for calculation of assessments since this land use represents over 98% of the parcels in the District. Thus, the "benchmark" property (the single-family residential parcel) derives one EBU of benefit and is assigned 1.00 Equivalent Benefit Unit.

The following outlines the land use classifications that are associated with or may be associated with the parcels in the District and the proportional Equivalent Benefit Units established for those land use classifications.

BENEFIT ZONES

Section 22574 of the 1972 Act permits the designation of benefit zones within any individual assessment district if "by reasons or variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvement."

There are two benefit zones in the District. Benefit Zone "A." contain all parcels outside a gated community and Benefit Zone "B" includes parcels within gated communities that are served by no public lighting other than perimeter lighting.

Part V. of this report includes an Assessment District Diagram for FY 2025/2026 showing the boundaries of the District.

ALLOCATION OF SPECIAL BENEFIT TO ASSESSED PARCELS

Section 22573 of the 1972 Act states that "The net amount to be assessed upon lands within an assessment district may be proportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefit to be received by each such lot or parcel from the improvements."

For the purpose of preparing this Engineer's Report, land use and parcel size are considered together. Los Angeles County Assessor data was used to obtain the parcel size. Land use classification was taken from the Los Angeles County Assessor Data and was further categorized based on the dwelling unit densities as described in the Glendora General Plan under "Housing Element Update 2008-2014".

As mentioned above, there are two distinct benefit zones in the Maintenance District depending on the degree of benefit received from the lighting improvements. Special Benefit is allocated to the parcels based on the number of Equivalent Benefit Units ("EBUs") assigned to each parcel. This section describes the methodology used to assign Equivalent Benefit Units ("EBUs") to the parcels in Benefit Zone "A" and Benefit Zone "B".

ALLOCATION OF SPECIAL BENEFIT TO PARCELS IN BENEFIT ZONE "A"

Special Benefit is composed of Access Benefit, Security Benefit and Traffic Benefit. All of these benefits can be related to parcel size as well as land use. Special Benefit is allocated to all of the assessed parcels in terms of EBUs, reflecting the relative amount of Special Benefit allocable to each parcel.

Each parcel in Benefit Zone "A" on which a single-family residence (Low-Medium Dwelling Density) is located, is assigned a 1.000 EBU. To determine the corresponding amount of EBUs for multi-family residence, relative densities of all of the residential properties in the Assessment District were analyzed.

At the time of district formation, on average each acre of land in the City devoted to Single Family Residential use contains 3.871 dwelling units, while each acre in Multi-Family use contains 13.136 dwelling units. By comparing the densities of single-family residence with the multi-family

residence in the Assessment District designates an EBU of 0.295 to each multi-family residence in the District.

Any property other than residential is considered "Non-residential". This includes, but is not limited to, Commercial, Industrial, Manufacturing, Retail Businesses, Medical Facilities, Churches, Cemeteries, railroad properties, City-owned properties, State or County owned properties and so on.

Parcels on non-residential properties are assigned EBUs based on parcel size in comparison with the EBUs assigned to residential properties. In Benefit Zone "A", a single-family residence is assigned 1.000 EBU, meaning that an acre developed in the average single-family density contain 3.871 EBUs. To provide equivalency for the assessment against non-residential parcels, each parcel is assigned 3.871 EBUs per acre.

Undeveloped parcels receive significantly less Special benefit than developed parcels. While such parcels receive Security Benefits, they typically have less need for protection from property crimes than developed parcels. Furthermore, Traffic Benefit and Access Benefit are reduced, due to minimal current use of undeveloped parcels. Therefore, undeveloped parcels are assigned EBUs per acre equal to one-third of EBUs that would be assigned to developed parcels of similar size.

Pursuant to Proposition 218, no exemption is taken for the properties owned by the City, or by the State, or by the Federal government or by any other agency. Every parcel in the Maintenance District is assessed. The assigned EBUs for Benefit Zone A are summarized in the table below.

EBUs By Land Use In Benefit Zone "A"

LAND USE	ASSIGNED EBUs
Single Family Residence	1.000 per Unit
Multi Family Residence	0.295 per Unit
Non-Residential	3.871 per Acre
Undeveloped	1.290 per Acre

Allocation of Special Benefit to Parcels in Benefit Zone "B"

As mentioned earlier, for the new developments, public streetlights were installed outside the gated community as condition of development to provide extra access, security and traffic benefits to the properties located inside the gated communities. Such parcels are assigned to Benefit Zone "B."

The parcels in Benefit Zone "B" derive the same types of benefits (access, security and traffic) from this perimeter lighting as parcels in Benefit Zone "A" derive from the public street lighting serving those parcels. However, because perimeter lighting is somewhat removed from the Zone "B" Parcels as compared with the lighting for Zone "A" Parcels, and because Zone "B" parcels are often served by privately owned and operated streetlights located directly in from of the parcels, these benefits are less than those received by Zone "A" Parcels. We determine that a parcel in Zone "B" receive 5% of the special benefit as a similarly developed parcel in Zone "A".

The assigned EBUs for Benefit Zone B are summarized in the table below.

EBUs BY LAND USE IN BENEFIT ZONE "B"

LAND USE	Benefit Zone "B" Percentage	Benefit Zone "B" EBUs
Single Family Residence	5.0 %	0.050 /Unit
Multi Family Residence	5.0 %	0.015 /Unit
Non-Residential	5.0 %	0.194 /Acre
Undeveloped	5.0 %	0.065 /Acre

Note: Zone B EBUs are 5% of the EBUs in Zone A

ASSESSMENT RANGE FORMULA

As approved by the property owners in July 2006, the maximum authorized assessment rate may increase annually, so that the ratio between the new authorized assessment rate and the rate for the initial year, is as high as the ratio between the then most recently published Consumer Price Index ("CPI") for all urban consumers for the Los Angeles-Long Beach-Anaheim for All Urban Consumers and such index published in June 2006.

Restated, the maximum assessment rate may increase each fiscal year based on the annual change in the CPI, during the preceding year, for All Urban Consumers, for the Los Angeles-Long Beach-Anaheim areas.

Based on the County due date of August each fiscal year it has been determined that a March CPI be utilized in place of June to allow enough time for the two required meeting dates (Intent Meeting and 10-day noticed Public Hearing). An analysis providing annual increase is available upon request. The CPI for the month of March 2025 is determined as 340.648, while the CPI for the month of March 2024 was 330.671. This results in a ratio of approximately 1.03017, or an increase of 3.02%.

ZONE A

The maximum assessment rate for FY 2024/2025 was $49.14 per EBU. Multiplied by 3.017%, the maximum assessment rate for FY 2025/2026 is in turn $50.63 per EBU. The initial rate set for the District was $31.47.

ZONE B

Maximum Assessment is five (5) percent of the designated maximum assessment rate for Zone A as stated in the table below.

MAXIMUM ASSESSMENT RATES

LAND USE	ASSESSMENT RATE	
	Benefit Zone "A"	Benefit Zone "B"
Single Family Residence	$ 50.63/ Unit	$ 2.53 / Unit
Multi-Family Residence	$ 14.93 / Unit	$ 0.75 / Unit
Non-Residential	$ 195.98 / Acre	$ 9.82 / Acre
Undeveloped	$ 65.31 / Acre	$ 3.29 / Acre
The amounts shown here are rounded to the nearest cent.		

ASSESSMENT DISTRIBUTION AMONG THE PARCELS BY USE

Parcels to be included in the Streetlight Maintenance District No. 1 are identified from the last Fiscal Year (FY 2024/2025) Secured Property Tax Roll of the County of Los Angeles based upon the tax rate areas of the City. Any change in the parcel number and land use received from the County Assessor's office from the no-match list will be corrected accordingly.

All the parcels are assigned to Benefit Zone "A" or Benefit Zone "B" on the basis previous identified on pages 11 and 12.

Part III – Estimate of Costs

Calculation Of Assessments

An assessment amount per Equivalent Benefit Unit (Assessment per EBU) is calculated by:

Taking the "Total Annual Expenses" (Total budgeted costs) and subtracting the "Total General Benefit Expenses" (Lighting General Benefit Expenses), to establish the "Total Special Benefit Expenses";

Total Annual Expenses – General Benefit Expenses = Special Benefit Expenses (Direct, Administrative and Incidental)

To the resulting "Special Benefit Expenses", various "Funding Adjustments" may be applied that may include, but are not limited to:

- "Additional City Funding", represents general benefit contribution from General Fund or Gas Tax Fund.
- "Reserve Fund Transfer/Deduction", represents an amount of available existing funds from the "Operational Reserve Fund Balances" being applied to pay a portion of the Special Benefit Expenses for the fiscal year.

These adjustments to the Special Benefit Expenses result in the net special benefit amount to be assessed "Balance to Levy";

Special Benefit Expenses - Funding Adjustments = Balance to Levy

The amount identified as the "Balance to Levy" is divided by the total number of EBUs of parcels that receive special benefit to establish the Assessment Rate ("Assessment Per EBU"). This Assessment Rate is then applied back to each parcel's individual EBU to calculate the parcel's proportionate special benefit and assessment amount for the lighting improvements.

Balance to Levy / Total EBU = Assessment Per EBU (Assessment Rate)

Assessment Per EBU x Parcel EBU = Parcel Assessment Amount

Note: The maximum assessments and proposed assessments for Fiscal Year 2025/2026 outlined in this Report are intended to fully support the expenses identified as "Special Benefit Expenses". Consequently, there are no "Funding Adjustments" reflected in the budgets the "Balance to Levy" is equal to the total "Special Benefit Expenses."

Zone Budgets And Assessments

The zone budgets and assessments outlined on the following page for the District are based on the City's estimate of the expenses and related funding necessary for the operation, maintenance and servicing of the District lighting improvements identified in Part I of this Report for Zone A and Zone B for Fiscal Year 2025/2026.

Refer to the Assessment Roll included herein as Part IV for the individual assessment amounts proposed to be levied and collected for each parcel in Fiscal Year 2025/2026.

ZONE BUDGETS & ASSESSMENTS, FISCAL YEAR 2025/2026

Streetlight Maintenance District Budget FY2025/2026	
DIRECT COSTS	
Annual Lighting Operation & Maintenance Expenses	$1,159,050.00
Total Direct Cost	**$1,159,050.00**
ADMINISTRATION	
District Administration	
Professional Services	$11,260.00
County Administration Fee	2,442.00
Total Administration	**$13,702.00**
Incidental Expenses	
Operational Reserve Collection	$115,905.00
Total Incidental	**$115,905.00**
TOTAL DIRECT COST, ADMINISTRATION & INCIDENTAL	**$1,288,657.00**
LEVY ADJUSTMENTS (General Benefit)	
General Fund Contribution	($67,348.39)
Gas Tax Fund Contribution	(671,000.00)
Reserve Fund Contribution/Collection	0.00
Total Levy Adjustments	**($738,348.39)**
BALANCE TO LEVY	**$550,308.61**
Total Parcels	9,581
Total Charged Parcels	9,568
Total EBUs	10,864.26
Maximum Assessment Rate Per EBU	**$50.63**
Reserve Fund Beginning Balance June 30, 2025	**$573,187**
Reserve Fund Transfer In	**115,905**
Reserve Fund Transfer Out	**0**
Reserve Fund Ending Balance June 30, 2026	**$689,092**

Part IV — Assessment Roll

Due to the number of parcels in the District, the Assessment Roll for Fiscal Year 2025/2026 (a listing of the parcels to be assessed within this District along with the assessment amounts) has been filed with the City Clerk in an electronic format and is, by reference, made part of this Report. The proposed Assessment Roll shall be available for public inspection in the City Clerk's Office during normal office hours.

The Assessment Roll reflects all properties currently identified within the District and their assessment amount(s) for Fiscal Year 2025/2026. Each parcel listed on the Assessment Roll is currently shown and illustrated on the County Assessor's Roll and the County Assessor's Parcel Number Maps (APN maps). These records are, by reference, part of this Report and shall govern for all details concerning the description of the lots or parcels. All assessments presented on the assessment roll are subject to change as a result of parcel changes made by the County including parcel splits, parcel merges or development changes that occur prior to the County Assessor's Office securing the final roll and generating tax bills for Fiscal Year 2025/2026.

City of Glendora
Streetlight Maintenance District No. 1
Fiscal Year 2025/2026 Preliminary Assessment Roll

ASSESSOR'S PARCEL NUMBER	SITUS ADDRESS	LAND USE	ZONE	ACREAGE	UNITS	EBU	MAX TAX RATE ($)	APPLIED RATE ($)	ASSESSMENT ($)
8386-022-011	2120 AUTO CENTRE DR	NonRes	A	4.220	0	16.336	$50.63	$50.63	$827.07
8386-022-012	1163 NICOLE CT	NonRes	A	0.870	0	3.367	50.63	50.63	170.47
8386-022-013	1175 NICOLE CT	NonRes	A	0.583	0	2.258	50.63	50.63	114.30
8386-022-014	1181 NICOLE CT	NonRes	A	0.518	0	2.005	50.63	50.63	101.50
8386-022-015	1181 NICOLE CT	NonRes	A	0.403	0	1.560	50.63	50.63	78.96
8386-022-016	1193 NICOLE CT	NonRes	A	0.568	0	2.199	50.63	50.63	111.32
8386-022-017	1186 NICOLE CT	NonRes	A	0.566	1	2.191	50.63	50.63	110.91
8386-022-022	2250 LINDSAY WAY	NonRes	A	0.674	1	2.608	50.63	50.63	132.01
8386-022-023	2246 LINDSAY WAY	NonRes	A	0.565	1	2.187	50.63	50.63	110.73
8386-022-024	2247 LINDSAY WAY	NonRes	A	0.565	0	2.187	50.63	50.63	110.73
8386-022-025	1155 AMELIA AVE	NonRes	A	0.673	1	2.605	50.63	50.63	131.88
8386-022-026	2235 AUTO CENTRE DR	NonRes	A	0.876	0	3.393	50.63	50.63	171.76
8386-022-031	2255 AUTO CENTRE DR	NonRes	A	0.572	0	2.214	50.63	50.63	112.08
8386-022-032	2275 AUTO CENTRE DR	NonRes	A	1.271	0	4.922	50.63	50.63	249.18
8386-022-272	NO SITUS AVAILABLE	UNDEV	A	2.600	0	3.354	50.63	50.63	169.81
8386-022-903	1172 NICOLE CT	NonRes	A	0.000	0	2.013	50.63	50.63	101.91
8386-022-904	1172 NICOLE CT	NonRes	A	0.000	0	0.327	50.63	50.63	16.56
8625-003-009	120 N OAKBANK DR	NonRes	B	2.373	1	0.460	50.63	50.63	23.30
8625-003-010	955 FOOTHILL BLVD	NonRes	A	0.461	1	1.784	50.63	50.63	90.31
8625-003-011	103 AMBLESIDE WAY	RES	B	0.132	1	0.050	50.63	50.63	2.53
8625-003-012	107 AMBLESIDE WAY	RES	B	0.140	1	0.050	50.63	50.63	2.53
8625-003-013	920 KESWICK PL	RES	B	0.126	1	0.050	50.63	50.63	2.53
8625-003-014	916 KESWICK PL	RES	B	0.131	1	0.050	50.63	50.63	2.53
8625-003-015	912 KESWICK PL	RES	B	0.126	1	0.050	50.63	50.63	2.53
8625-003-016	910 KESWICK PL	RES	B	0.133	1	0.050	50.63	50.63	2.53
8625-003-017	906 KESWICK PL	RES	B	0.136	1	0.050	50.63	50.63	2.53
8625-003-018	902 KESWICK PL	RES	B	0.151	1	0.050	50.63	50.63	2.53
8625-003-019	110 WINDERMERE LN	RES	B	0.126	1	0.050	50.63	50.63	2.53
8625-003-020	114 WINDERMERE LN	RES	B	0.125	1	0.050	50.63	50.63	2.53
8625-003-021	118 WINDERMERE LN	RES	B	0.125	1	0.050	50.63	50.63	2.53
8625-003-022	120 WINDERMERE LN	RES	B	0.125	1	0.050	50.63	50.63	2.53
8625-003-023	124 WINDERMERE LN	RES	B	0.135	1	0.050	50.63	50.63	2.53
8625-003-024	128 WINDERMERE LN	RES	B	0.125	1	0.050	50.63	50.63	2.53
8625-003-025	130 WINDERMERE LN	RES	B	0.125	1	0.050	50.63	50.63	2.53
8625-003-026	134 WINDERMERE LN	RES	B	0.137	1	0.050	50.63	50.63	2.53
8625-003-027	138 WINDERMERE LN	RES	B	0.127	1	0.050	50.63	50.63	2.53
8625-003-028	140 WINDERMERE LN	RES	B	0.126	1	0.050	50.63	50.63	2.53
8625-003-029	142 WINDERMERE LN	RES	B	0.126	1	0.050	50.63	50.63	2.53
8625-003-030	144 WINDERMERE LN	RES	B	0.126	1	0.050	50.63	50.63	2.53
8625-003-031	146 WINDERMERE LN	RES	B	0.131	1	0.050	50.63	50.63	2.53
8625-003-032	148 WINDERMERE LN	RES	B	0.126	1	0.050	50.63	50.63	2.53
8625-003-033	150 WINDERMERE LN	RES	B	0.126	1	0.050	50.63	50.63	2.53
8625-003-034	147 WINDERMERE LN	RES	B	0.182	1	0.050	50.63	50.63	2.53
8625-003-035	149 WINDERMERE LN	RES	B	0.146	1	0.050	50.63	50.63	2.53
8625-003-036	915 ASHWORTH PL	RES	B	0.151	1	0.050	50.63	50.63	2.53
8625-003-037	917 ASHWORTH PL	RES	B	0.144	1	0.050	50.63	50.63	2.53
8625-003-038	921 ASHWORTH PL	RES	B	0.185	1	0.050	50.63	50.63	2.53

City of Glendora
Streetlight Maintenance District No. 1
Fiscal Year 2025/2026 Preliminary Assessment Roll

ASSESSOR'S PARCEL NUMBER	SITUS ADDRESS	LAND USE	ZONE	ACREAGE	UNITS	EBU	MAX TAX RATE ($)	APPLIED RATE ($)	ASSESSMENT ($)
8625-003-039	928 ASHWORTH PL	RES	B	0.137	1	0.050	50.63	50.63	2.53
8625-003-040	924 ASHWORTH PL	RES	B	0.127	1	0.050	50.63	50.63	2.53
8625-003-041	920 ASHWORTH PL	RES	B	0.127	1	0.050	50.63	50.63	2.53
8625-003-042	916 ASHWORTH PL	RES	B	0.127	1	0.050	50.63	50.63	2.53
8625-003-043	914 ASHWORTH PL	RES	B	0.126	1	0.050	50.63	50.63	2.53
8625-003-044	910 ASHWORTH PL	RES	B	0.126	1	0.050	50.63	50.63	2.53
8625-003-045	906 ASHWORTH PL	RES	B	0.134	1	0.050	50.63	50.63	2.53
8625-003-046	907 ELLERAY PL	RES	B	0.134	1	0.050	50.63	50.63	2.53
8625-003-047	911 ELLERAY PL	RES	B	0.126	1	0.050	50.63	50.63	2.53
8625-003-048	915 ELLERAY PL	RES	B	0.126	1	0.050	50.63	50.63	2.53
8625-003-049	917 ELLERAY PL	RES	B	0.126	1	0.050	50.63	50.63	2.53
8625-003-050	921 ELLERAY PL	RES	B	0.132	1	0.050	50.63	50.63	2.53
8625-003-051	923 ELLERAY PL	RES	B	0.128	1	0.050	50.63	50.63	2.53
8625-003-052	927 ELLERAY PL	RES	B	0.137	1	0.050	50.63	50.63	2.53
8625-003-053	133 AMBLESIDE WAY	RES	B	0.139	1	0.050	50.63	50.63	2.53
8625-003-054	131 AMBLESIDE WAY	RES	B	0.131	1	0.050	50.63	50.63	2.53
8625-003-055	127 AMBLESIDE WAY	RES	B	0.131	1	0.050	50.63	50.63	2.53
8625-003-056	123 AMBLESIDE WAY	RES	B	0.141	1	0.050	50.63	50.63	2.53
8625-003-057	928 BRANTFELL PL	RES	B	0.136	1	0.050	50.63	50.63	2.53
8625-003-058	926 BRANTFELL PL	RES	B	0.126	1	0.050	50.63	50.63	2.53
8625-003-059	922 BRANTFELL PL	RES	B	0.126	1	0.050	50.63	50.63	2.53
8625-003-060	920 BRANTFELL PL	RES	B	0.126	1	0.050	50.63	50.63	2.53
8625-003-061	916 BRANTFELL PL	RES	B	0.126	1	0.050	50.63	50.63	2.53
8625-003-062	912 BRANTFELL PL	RES	B	0.126	1	0.050	50.63	50.63	2.53
8625-003-063	910 BRANTFELL PL	RES	B	0.134	1	0.050	50.63	50.63	2.53
8625-003-064	911 KESWICK PL	RES	B	0.134	1	0.050	50.63	50.63	2.53
8625-003-065	913 KESWICK PL	RES	B	0.126	1	0.050	50.63	50.63	2.53
8625-003-066	915 KESWICK PL	RES	B	0.126	1	0.050	50.63	50.63	2.53
8625-003-067	919 KESWICK PL	RES	B	0.126	1	0.050	50.63	50.63	2.53
8625-003-068	921 KESWICK PL	RES	B	0.126	1	0.050	50.63	50.63	2.53
8625-003-069	925 KESWICK PL	RES	B	0.126	1	0.050	50.63	50.63	2.53
8625-003-070	929 KESWICK PL	RES	B	0.136	1	0.050	50.63	50.63	2.53
8625-014-036	1206 FOXGLOVE CT	RES	A	0.459	1	1.000	50.63	50.63	50.63
8625-014-039	1218 FOXGLOVE CT	RES	A	0.459	1	1.000	50.63	50.63	50.63
8625-014-040	1224 FOXGLOVE CT	RES	A	0.460	1	1.000	50.63	50.63	50.63
8625-014-041	1230 FOXGLOVE CT	RES	A	0.459	1	1.000	50.63	50.63	50.63
8625-014-042	1239 FOXGLOVE CT	RES	A	0.461	1	1.000	50.63	50.63	50.63
8625-014-043	1233 FOXGLOVE CT	RES	A	0.459	1	1.000	50.63	50.63	50.63
8625-014-044	1227 FOXGLOVE CT	RES	A	0.459	1	1.000	50.63	50.63	50.63
8625-014-051	1212 FOXGLOVE CT	RES	A	0.429	1	1.000	50.63	50.63	50.63
8625-015-009	309 N BALDY VISTA AVE	RES	A	0.710	1	1.000	50.63	50.63	50.63
8625-015-010	303 N BALDY VISTA AVE	RES	A	0.600	1	1.000	50.63	50.63	50.63
8625-015-032	301 BALDY VISTA AVE	RES	A	0.462	1	1.000	50.63	50.63	50.63
8625-015-033	297 BALDY VISTA AVE	RES	A	0.467	1	1.000	50.63	50.63	50.63
8625-015-036	302 SHOREY DR	RES	A	0.460	1	1.000	50.63	50.63	50.63
8625-015-037	314 SHOREY DR	RES	A	0.460	1	1.000	50.63	50.63	50.63
8625-015-038	330 SHOREY DR	RES	A	0.460	1	1.000	50.63	50.63	50.63

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8625-015-039	NO SITUS AVAILABLE	UNDEV	A	0.650	0	0.839	50.63	50.63	42.47
8625-015-042	NO SITUS AVAILABLE	UNDEV	A	0.685	0	0.884	50.63	50.63	44.73
8625-015-045	NO SITUS AVAILABLE	UNDEV	A	0.493	1	0.636	50.63	50.63	32.17
8625-015-046	331 SHOREY DR	RES	A	0.937	1	1.000	50.63	50.63	50.63
8625-015-047	319 SHOREY DR	RES	A	0.525	1	1.000	50.63	50.63	50.63
8625-015-048	305 SHOREY DR	RES	A	0.517	1	1.000	50.63	50.63	50.63
8625-015-054	NO SITUS AVAILABLE	UNDEV	A	0.548	0	0.707	50.63	50.63	35.81
8625-015-055	NO SITUS AVAILABLE	UNDEV	A	0.960	0	1.238	50.63	50.63	62.70
8625-016-012	261 CLEMENTINE CT	RES	A	0.459	1	1.000	50.63	50.63	50.63
8625-016-013	257 CLEMENTINE CT	RES	A	0.460	1	1.000	50.63	50.63	50.63
8625-016-014	253 CLEMENTINE CT	RES	A	0.459	1	1.000	50.63	50.63	50.63
8625-016-016	240 N BALDY VISTA AVE	RES	A	0.460	1	1.000	50.63	50.63	50.63
8625-016-017	254 N BALDY VISTA AVE	RES	A	0.459	1	1.000	50.63	50.63	50.63
8625-016-018	266 N BALDY VISTA AVE	RES	A	0.459	1	1.000	50.63	50.63	50.63
8625-016-019	278 N BALDY VISTA AVE	RES	A	0.459	1	1.000	50.63	50.63	50.63
8625-016-027	283 N BALDY VISTA AVE	RES	A	0.461	1	1.000	50.63	50.63	50.63
8625-016-028	275 N BALDY VISTA AVE	RES	A	0.459	1	1.000	50.63	50.63	50.63
8625-016-029	267 N BALDY VISTA AVE	RES	A	0.459	1	1.000	50.63	50.63	50.63
8625-016-030	243 N BALDY VISTA AVE	RES	A	0.459	1	1.000	50.63	50.63	50.63
8625-016-031	246 SHOREY DR	RES	A	0.461	1	1.000	50.63	50.63	50.63
8625-016-032	262 SHOREY DR	RES	A	0.461	1	1.000	50.63	50.63	50.63
8625-016-033	276 SHOREY DR	RES	A	0.459	1	1.000	50.63	50.63	50.63
8625-016-034	288 SHOREY DR	RES	A	0.460	1	1.000	50.63	50.63	50.63
8625-016-037	287 SHORING DR	RES	A	0.477	1	1.000	50.63	50.63	50.63
8625-016-038	281 N SHOREY DR	RES	A	0.472	1	1.000	50.63	50.63	50.63
8625-016-039	275 SHOREY DR	RES	A	0.470	1	1.000	50.63	50.63	50.63
8625-016-040	261 SHOREY DR	RES	A	0.465	1	1.000	50.63	50.63	50.63
8625-016-041	245 SHOREY DR	RES	A	0.492	1	1.000	50.63	50.63	50.63
8625-016-044	271 CLEMENTINE CT	RES	A	0.527	1	1.000	50.63	50.63	50.63
8625-016-045	267 CLEMENTINE CT	RES	A	0.459	1	1.000	50.63	50.63	50.63
8625-016-046	249 CLEMENTINE CT	RES	A	0.460	1	1.000	50.63	50.63	50.63
8625-016-047	286 N BALDY VISTA AVE	RES	A	0.459	1	1.000	50.63	50.63	50.63
8625-016-048	296 N BALDY VISTA AVE	RES	A	0.460	1	1.000	50.63	50.63	50.63
8625-016-049	304 N BALDY VISTA AVE	RES	A	0.473	1	1.000	50.63	50.63	50.63
8625-016-050	295 N BALDY VISTA AVE	RES	A	0.484	1	1.000	50.63	50.63	50.63
8625-016-051	294 SHOREY DR	RES	A	0.487	1	1.000	50.63	50.63	50.63
8625-016-052	295 SHORING DR	RES	A	0.553	1	1.000	50.63	50.63	50.63
8625-017-059	1015 ELDERBERRY DR	RES	A	0.459	1	1.000	50.63	50.63	50.63
8625-017-060	1033 ELDERBERRY DR	RES	A	0.500	1	1.000	50.63	50.63	50.63
8625-017-061	248 SNAPDRAGON LN	RES	A	0.530	2	1.000	50.63	50.63	50.63
8625-017-062	256 SNAPDRAGON LN	RES	A	0.481	1	1.000	50.63	50.63	50.63
8625-017-067	320 SNAPDRAGON LN	RES	A	0.473	1	1.000	50.63	50.63	50.63
8625-017-068	332 SNAPDRAGON LN	RES	A	0.516	1	1.000	50.63	50.63	50.63
8625-017-073	349 SNAPDRAGON LN	RES	A	0.514	1	1.000	50.63	50.63	50.63
8625-017-074	412 CONWAY CT	RES	A	0.545	1	1.000	50.63	50.63	50.63
8625-017-075	438 CONWAY CT	RES	A	0.752	1	1.000	50.63	50.63	50.63
8625-017-078	417 CONWAY CT	RES	A	0.627	1	1.000	50.63	50.63	50.63

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8625-017-079	1021 DANTON DR	RES	A	0.523	1	1.000	50.63	50.63	50.63
8625-017-082	1061 DANTON DR	RES	A	0.504	1	1.000	50.63	50.63	50.63
8625-017-094	251 SNAPDRAGON LN	RES	A	0.558	1	1.000	50.63	50.63	50.63
8625-017-095	245 SNAPDRAGON LN	RES	A	0.577	1	1.000	50.63	50.63	50.63
8625-017-096	242 CLEMENTINE CT	RES	A	0.460	1	1.000	50.63	50.63	50.63
8625-017-097	250 CLEMENTINE CT	RES	A	0.467	1	1.000	50.63	50.63	50.63
8625-017-098	262 CLEMENTINE CT	RES	A	0.462	1	1.000	50.63	50.63	50.63
8625-017-108	268 SNAPDRAGON LN	RES	A	0.529	1	1.000	50.63	50.63	50.63
8625-017-109	306 SNAPDRAGON LN	RES	A	0.481	2	1.000	50.63	50.63	50.63
8625-017-110	346 SNAPDRAGON LN	RES	A	0.535	1	1.000	50.63	50.63	50.63
8625-017-111	352 SNAPDRAGON LN	RES	A	0.858	1	1.000	50.63	50.63	50.63
8625-017-112	433 CONWAY CT	RES	A	0.794	1	1.000	50.63	50.63	50.63
8625-017-113	1043 DANTON DR	RES	A	0.542	1	1.000	50.63	50.63	50.63
8625-017-114	1060 DANTON DR	RES	A	0.482	1	1.000	50.63	50.63	50.63
8625-017-115	1042 DANTON DR	RES	A	0.497	1	1.000	50.63	50.63	50.63
8625-017-116	1020 DANTON DR	RES	A	0.492	1	1.000	50.63	50.63	50.63
8625-017-117	267 SNAPDRAGON LN	RES	A	0.553	1	1.000	50.63	50.63	50.63
8625-017-118	268 CLEMENTINE CT	RES	A	0.663	1	1.000	50.63	50.63	50.63
8625-017-119	295 N OAKBANK DR	RES	A	0.537	1	1.000	50.63	50.63	50.63
8625-020-026	349 N BARRANCA AVE	RES	A	0.418	1	1.000	50.63	50.63	50.63
8625-020-027	339 N BARRANCA AVE	RES	A	0.416	1	1.000	50.63	50.63	50.63
8625-020-028	329 N BARRANCA AVE	RES	A	0.420	1	1.000	50.63	50.63	50.63
8625-020-029	317 N BARRANCA AVE	RES	A	0.420	1	1.000	50.63	50.63	50.63
8625-020-033	252 SEVILLE CT	RES	A	0.474	1	1.000	50.63	50.63	50.63
8625-020-034	260 SEVILLE CT	RES	A	0.569	1	1.000	50.63	50.63	50.63
8625-020-035	259 SEVILLE CT	RES	A	0.523	1	1.000	50.63	50.63	50.63
8625-020-036	253 SEVILLE CT	RES	A	0.462	1	1.000	50.63	50.63	50.63
8625-022-021	1122 COVENTRY PL	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-022	1120 COVENTRY PL	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-023	1118 COVENTRY PL	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-024	1116 COVENTRY PL	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-025	1121 COVENTRY PL	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-026	1119 COVENTRY PL	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-027	1117 COVENTRY PL	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-028	113 AMBER OAKS LN	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-029	115 AMBER OAKS LN	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-030	117 AMBER OAKS LN	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-031	119 AMBER OAKS LN	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-032	120 AMBER OAKS LN	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-033	118 AMBER OAKS LN	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-034	116 AMBER OAKS LN	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-035	114 AMBER OAKS LN	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-036	112 AMBER OAKS LN	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-037	110 AMBER OAKS LN	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-038	108 AMBER OAKS LN	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-039	106 AMBER OAKS LN	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-040	104 AMBER OAKS LN	RES	A	0.078	1	1.000	50.63	50.63	50.63

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8625-022-041	102 AMBER OAKS LN	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-042	103 MEADOW OAKS LN	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-043	105 MEADOW OAKS LN	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-044	107 MEADOW OAKS LN	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-045	109 MEADOW OAKS LN	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-046	111 MEADOW OAKS LN	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-047	113 MEADOW OAKS LN	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-048	115 MEADOW OAKS LN	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-049	117 MEADOW OAKS LN	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-050	119 MEADOW OAKS LN	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-051	121 MEADOW OAKS LN	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-052	120 MEADOW OAKS LN	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-053	118 MEADOW OAKS LN	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-054	116 MEADOW OAKS LN	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-055	108 MEADOW OAKS LN	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-056	106 MEADOW OAKS LN	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-057	104 MEADOW OAKS LN	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-058	102 MEADOW OAKS LN	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-059	103 AUTUMN OAKS LN	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-060	105 AUTUMN OAKS LN	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-061	107 AUTUMN OAKS LN	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-062	109 AUTUMN OAKS LN	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-063	111 AUTUMN OAKS LN	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-064	113 AUTUMN OAKS LN	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-065	115 AUTUMN OAKS LN	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-066	117 AUTUMN OAKS LN	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-067	119 AUTUMN OAKS LN	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-068	121 AUTUMN OAKS LN	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-069	123 AUTUMN OAKS LN	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-070	125 AUTUMN OAKS LN	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-071	1068 BROOKFIELD PL	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-072	1066 BROOKFIELD PL	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-073	1064 BROOKFIELD PL	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-074	1062 BROOKFIELD PL	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-075	1063 SHEFFIELD PL	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-076	1065 SHEFFIELD PL	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-077	1067 SHEFFIELD PL	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-078	1069 SHEFFIELD PL	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-079	1068 SHEFFIELD PL	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-080	1066 SHEFFIELD PL	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-081	1064 SHEFFIELD PL	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-082	1062 SHEFFIELD PL	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-083	1063 ENGLISH OAKS PL	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-084	1065 ENGLISH OAKS PL	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-085	1067 ENGLISH OAKS PL	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-086	1069 ENGLISH OAKS PL	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-087	1068 ENGLISH OAKS PL	RES	A	0.078	1	1.000	50.63	50.63	50.63

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8625-022-088	1066 ENGLISH OAKS PL	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-089	1064 ENGLISH OAKS PL	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-022-090	1062 ENGLISH OAKS PL	RES	A	0.078	1	1.000	50.63	50.63	50.63
8625-025-001	119 CALERA AVE	RES	B	0.151	1	0.050	50.63	50.63	2.53
8625-025-002	125 CALERA AVE	RES	B	0.149	1	0.050	50.63	50.63	2.53
8625-025-003	131 CALERA AVE	RES	B	0.149	1	0.050	50.63	50.63	2.53
8625-025-004	137 CALERA AVE	RES	B	0.149	1	0.050	50.63	50.63	2.53
8625-025-005	143 CALERA AVE	RES	B	0.142	1	0.050	50.63	50.63	2.53
8625-025-006	149 CALERA AVE	RES	B	0.132	1	0.050	50.63	50.63	2.53
8625-025-007	153 CALERA AVE	RES	B	0.168	1	0.050	50.63	50.63	2.53
8625-025-008	156 CALERA AVE	RES	B	0.174	1	0.050	50.63	50.63	2.53
8625-025-009	152 CALERA AVE	RES	B	0.203	1	0.050	50.63	50.63	2.53
8625-025-010	148 CALERA AVE	RES	B	0.147	1	0.050	50.63	50.63	2.53
8625-025-011	142 CALERA AVE	RES	B	0.147	1	0.050	50.63	50.63	2.53
8625-025-012	136 CALERA AVE	RES	B	0.149	1	0.050	50.63	50.63	2.53
8625-025-013	130 CALERA AVE	RES	B	0.149	1	0.050	50.63	50.63	2.53
8625-025-014	124 CALERA AVE	RES	B	0.149	1	0.050	50.63	50.63	2.53
8625-025-015	118 CALERA AVE	RES	B	0.151	1	0.050	50.63	50.63	2.53
8625-025-016	119 N GALANTO AVE	RES	B	0.139	1	0.050	50.63	50.63	2.53
8625-025-017	125 N GALANTO AVE	RES	B	0.139	1	0.050	50.63	50.63	2.53
8625-025-018	129 N GALANTO AVE	RES	B	0.138	1	0.050	50.63	50.63	2.53
8625-025-019	135 N GALANTO AVE	RES	B	0.139	1	0.050	50.63	50.63	2.53
8625-025-020	141 N GALANTO AVE	RES	B	0.139	1	0.050	50.63	50.63	2.53
8625-025-021	147 N GALANTO AVE	RES	B	0.138	1	0.050	50.63	50.63	2.53
8625-025-022	151 N GALANTO AVE	RES	B	0.137	1	0.050	50.63	50.63	2.53
8625-025-023	157 N GALANTO AVE	RES	B	0.143	1	0.050	50.63	50.63	2.53
8625-025-024	159 N GALANTO AVE	RES	B	0.139	1	0.050	50.63	50.63	2.53
8625-025-025	1042 NEWHILL ST	RES	B	0.138	1	0.050	50.63	50.63	2.53
8625-025-026	1036 NEWHILL ST	RES	B	0.138	1	0.050	50.63	50.63	2.53
8625-025-027	1034 NEWHILL ST	RES	B	0.138	1	0.050	50.63	50.63	2.53
8625-025-028	1030 NEWHILL ST	RES	B	0.138	1	0.050	50.63	50.63	2.53
8625-026-001	162 N GALANTO AVE	RES	B	0.140	1	0.050	50.63	50.63	2.53
8625-026-002	160 N GALANTO AVE	RES	B	0.176	1	0.050	50.63	50.63	2.53
8625-026-003	156 N GALANTO AVE	RES	B	0.140	1	0.050	50.63	50.63	2.53
8625-026-004	150 N GALANTO AVE	RES	B	0.145	1	0.050	50.63	50.63	2.53
8625-026-005	146 N GALANTO AVE	RES	B	0.138	1	0.050	50.63	50.63	2.53
8625-026-006	140 N GALANTO AVE	RES	B	0.139	1	0.050	50.63	50.63	2.53
8625-026-007	134 N GALANTO AVE	RES	B	0.139	1	0.050	50.63	50.63	2.53
8625-026-008	128 N GALANTO AVE	RES	B	0.139	1	0.050	50.63	50.63	2.53
8625-026-009	124 N GALANTO AVE	RES	B	0.139	1	0.050	50.63	50.63	2.53
8625-026-010	118 N GALANTO AVE	RES	B	0.139	1	0.050	50.63	50.63	2.53
8625-026-011	1022 NEWHILL ST	RES	B	0.138	1	0.050	50.63	50.63	2.53
8625-026-012	1020 NEWHILL ST	RES	B	0.138	1	0.050	50.63	50.63	2.53
8625-026-013	1016 NEWHILL ST	RES	B	0.138	1	0.050	50.63	50.63	2.53
8625-026-014	1012 NEWHILL ST	RES	B	0.138	1	0.050	50.63	50.63	2.53
8625-026-016	163 N OAKBANK DR	RES	B	0.163	1	0.050	50.63	50.63	2.53
8625-026-017	151 N OAKBANK DR	RES	B	0.160	1	0.050	50.63	50.63	2.53

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8625-026-018	147 N OAKBANK DR	RES	B	0.139	1	0.050	50.63	50.63	2.53
8625-026-019	141 N OAKBANK DR	RES	B	0.139	1	0.050	50.63	50.63	2.53
8625-026-020	135 N OAKBANK DR	RES	B	0.139	1	0.050	50.63	50.63	2.53
8625-026-021	129 N OAKBANK DR	RES	B	0.139	1	0.050	50.63	50.63	2.53
8625-026-022	125 N OAKBANK DR	RES	B	0.139	1	0.050	50.63	50.63	2.53
8625-026-023	119 N OAKBANK DR	RES	B	0.139	1	0.050	50.63	50.63	2.53
8625-026-027	167 N OAKBANK DR	RES	B	0.182	1	0.050	50.63	50.63	2.53
8625-026-029	1008 NEWHILL ST	RES	B	0.203	1	0.050	50.63	50.63	2.53
8625-028-001	1060 NEWHILL ST	RES	B	0.151	1	0.050	50.63	50.63	2.53
8625-028-002	1054 NEWHILL ST	RES	B	0.138	1	0.050	50.63	50.63	2.53
8625-028-003	1052 NEWHILL ST	RES	B	0.138	1	0.050	50.63	50.63	2.53
8625-028-004	1048 NEWHILL ST	RES	B	0.138	1	0.050	50.63	50.63	2.53
8625-028-005	1044 NEWHILL ST	RES	B	0.138	1	0.050	50.63	50.63	2.53
8625-028-006	1049 NEWHILL ST	RES	B	0.147	1	0.050	50.63	50.63	2.53
8625-028-007	1045 NEWHILL ST	RES	B	0.138	1	0.050	50.63	50.63	2.53
8625-028-008	126 RANGER DR	RES	B	0.168	1	0.050	50.63	50.63	2.53
8625-028-009	132 RANGER DR	RES	B	0.168	1	0.050	50.63	50.63	2.53
8625-028-010	138 RANGER DR	RES	B	0.163	1	0.050	50.63	50.63	2.53
8625-028-011	142 RANGER DR	RES	B	0.188	1	0.050	50.63	50.63	2.53
8625-028-012	146 RANGER DR	RES	B	0.294	1	0.050	50.63	50.63	2.53
8625-028-013	147 RANGER DR	RES	B	0.220	1	0.050	50.63	50.63	2.53
8625-028-014	143 RANGER DR	RES	B	0.187	1	0.050	50.63	50.63	2.53
8625-028-015	139 RANGER DR	RES	B	0.162	1	0.050	50.63	50.63	2.53
8625-028-016	133 RANGER DR	RES	B	0.168	1	0.050	50.63	50.63	2.53
8625-028-017	127 RANGER DR	RES	B	0.168	1	0.050	50.63	50.63	2.53
8625-028-018	1057 NEWHILL ST	RES	B	0.147	1	0.050	50.63	50.63	2.53
8625-028-019	1061 NEWHILL ST	RES	B	0.138	1	0.050	50.63	50.63	2.53
8631-002-025	1630 S BARRANCA AVE	MFR	A	20.900	178	52.510	50.63	50.63	2,658.58
8631-002-033	1601 S GRAND AVE	NonRes	A	1.810	0	7.007	50.63	50.63	354.73
8631-003-019	1401 S GRAND AVE	NonRes	A	3.840	0	14.865	50.63	50.63	752.59
8631-005-014	1717 S GRAND AVE	NonRes	A	0.800	1	3.097	50.63	50.63	156.79
8631-005-017	1735 S GRAND AVE	NonRes	A	0.575	0	2.226	50.63	50.63	112.69
8631-005-018	1739 S GRAND AVE	NonRes	A	0.575	0	2.226	50.63	50.63	112.69
8631-005-019	1741 S GRAND AVE	NonRes	A	0.575	0	2.226	50.63	50.63	112.69
8631-005-020	1743 S GRAND AVE	NonRes	A	0.575	0	2.226	50.63	50.63	112.69
8631-005-021	1751 S GRAND AVE	NonRes	A	0.575	0	2.226	50.63	50.63	112.69
8631-005-022	1755 S GRAND AVE	NonRes	A	0.575	0	2.226	50.63	50.63	112.69
8631-006-001	801 BONITA AVE	MFR	A	0.149	3	0.885	50.63	50.63	44.80
8631-006-002	807 BONITA AVE	MFR	A	0.144	3	0.885	50.63	50.63	44.80
8631-006-003	813 BONITA AVE	MFR	A	0.145	3	0.885	50.63	50.63	44.80
8631-006-004	819 BONITA AVE	MFR	A	0.145	3	0.885	50.63	50.63	44.80
8631-006-005	825 BONITA AVE	MFR	A	0.145	3	0.885	50.63	50.63	44.80
8631-006-006	831 BONITA AVE	MFR	A	0.145	3	0.885	50.63	50.63	44.80
8631-006-007	837 BONITA AVE	MFR	A	0.145	3	0.885	50.63	50.63	44.80
8631-006-008	843 BONITA AVE	MFR	A	0.148	3	0.885	50.63	50.63	44.80
8631-006-018	802 MILLBURGH AVE	RES	A	0.137	1	1.000	50.63	50.63	50.63
8631-007-016	802 W WOODCROFT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63

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8631-007-017	803 MILLBURGH AVE	RES	A	0.139	1	1.000	50.63	50.63	50.63
8631-008-001	803 W WOODCROFT AVE	RES	A	0.132	1	1.000	50.63	50.63	50.63
8631-008-018	1757 S PROSPERO DR	RES	A	0.140	1	1.000	50.63	50.63	50.63
8631-009-007	915 BONITA AVE	RES	A	0.730	1	1.000	50.63	50.63	50.63
8631-009-018	925 BONITA AVE	MFR	A	5.080	65	23.600	50.63	50.63	1,194.86
8631-009-020	1770 S BARRANCA AVE	NonRes	A	0.569	0	2.204	50.63	50.63	111.57
8631-009-021	1788 S BARRANCA AVE	NonRes	A	1.710	0	6.619	50.63	50.63	335.14
8631-009-023	1794 S BARRANCA AVE	NonRes	A	0.585	0	2.266	50.63	50.63	114.73
8631-010-003	NO SITUS AVAILABLE	UNDEV	A	0.341	0	0.440	50.63	50.63	22.26
8631-010-004	853 W ARROW HWY	NonRes	A	0.504	1	1.951	50.63	50.63	98.75
8631-010-005	901 W ARROW HWY	NonRes	A	0.397	0	1.536	50.63	50.63	77.78
8631-010-006	915 W ARROW HWY	NonRes	A	0.340	0	1.315	50.63	50.63	66.55
8631-010-007	925 W ARROW HWY	NonRes	A	0.143	0	0.552	50.63	50.63	27.94
8631-010-008	929 W ARROW HWY	NonRes	A	0.092	0	0.357	50.63	50.63	18.05
8631-010-014	931 W ARROW HWY	NonRes	A	0.128	0	0.495	50.63	50.63	25.08
8631-010-016	811 W ARROW HWY	NonRes	A	2.300	0	8.903	50.63	50.63	450.77
8631-010-017	837 W ARROW HWY	NonRes	A	0.771	0	2.983	50.63	50.63	151.00
8631-011-019	1771 S GRAND AVE	NonRes	A	2.890	0	11.187	50.63	50.63	566.38
8631-011-021	NO SITUS AVAILABLE	UNDEV	A	0.150	0	0.194	50.63	50.63	9.79
8631-011-024	NO SITUS AVAILABLE	UNDEV	A	0.050	0	0.065	50.63	50.63	3.26
8631-011-025	649 W ARROW HWY	NonRes	A	0.480	0	1.858	50.63	50.63	94.07
8631-011-026	601 W ARROW HWY	NonRes	A	0.300	0	1.161	50.63	50.63	58.79
8631-011-027	801 W ARROW HWY	NonRes	A	2.160	0	8.361	50.63	50.63	423.33
8631-011-908	NO SITUS AVAILABLE	UNDEV	A	1.070	0	1.380	50.63	50.63	69.88
8631-011-909	NO SITUS AVAILABLE	UNDEV	A	0.690	0	0.890	50.63	50.63	45.06
8631-012-001	632 W LAXFORD ST	RES	A	0.161	1	1.000	50.63	50.63	50.63
8631-012-002	638 W LAXFORD ST	RES	A	0.161	1	1.000	50.63	50.63	50.63
8631-012-003	646 W LAXFORD ST	RES	A	0.161	1	1.000	50.63	50.63	50.63
8631-012-004	652 W LAXFORD ST	RES	A	0.161	1	1.000	50.63	50.63	50.63
8631-012-005	702 W LAXFORD ST	RES	A	0.161	1	1.000	50.63	50.63	50.63
8631-012-006	708 W LAXFORD ST	RES	A	0.161	1	1.000	50.63	50.63	50.63
8631-012-007	714 W LAXFORD ST	RES	A	0.161	1	1.000	50.63	50.63	50.63
8631-012-008	722 W LAXFORD ST	RES	A	0.161	1	1.000	50.63	50.63	50.63
8631-012-009	728 W LAXFORD ST	RES	A	0.161	1	1.000	50.63	50.63	50.63
8631-012-010	736 W LAXFORD ST	RES	A	0.163	1	1.000	50.63	50.63	50.63
8631-012-013	723 W CARTER DR	RES	A	0.161	1	1.000	50.63	50.63	50.63
8631-012-014	715 W CARTER DR	RES	A	0.161	1	1.000	50.63	50.63	50.63
8631-013-005	1754 BURTON RD	RES	A	0.168	1	1.000	50.63	50.63	50.63
8631-013-006	1762 BURTON RD	RES	A	0.163	1	1.000	50.63	50.63	50.63
8631-013-007	1763 BURTON RD	RES	A	0.164	1	1.000	50.63	50.63	50.63
8631-013-008	1755 BURTON RD	RES	A	0.167	1	1.000	50.63	50.63	50.63
8631-013-015	714 W CARTER DR	RES	A	0.176	1	1.000	50.63	50.63	50.63
8631-013-016	722 W CARTER DR	RES	A	0.176	1	1.000	50.63	50.63	50.63
8631-013-901	1762 DALE RD	NonRes	A	0.000	0		49.14	49.14	49.14
8631-014-001	1760 S VECINO AVE	RES	A	0.162	1	1.000	50.63	50.63	50.63
8631-014-002	1761 DALE RD	RES	A	0.162	1	1.000	50.63	50.63	50.63
8631-014-011	1702 S VECINO AVE	RES	A	0.162	1	1.000	50.63	50.63	50.63

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8631-014-012	1710 S VECINO AVE	RES	A	0.162	1	1.000	50.63	50.63	50.63
8631-014-013	1718 S VECINO AVE	RES	A	0.162	1	1.000	50.63	50.63	50.63
8631-014-014	1724 S VECINO AVE	RES	A	0.162	1	1.000	50.63	50.63	50.63
8631-014-015	1732 S VECINO AVE	RES	A	0.162	1	1.000	50.63	50.63	50.63
8631-014-016	1738 S VECINO AVE	RES	A	0.162	1	1.000	50.63	50.63	50.63
8631-014-017	1746 S VECINO AVE	RES	A	0.162	1	1.000	50.63	50.63	50.63
8631-014-018	1752 S VECINO AVE	RES	A	0.162	1	1.000	50.63	50.63	50.63
8632-001-900	NO SITUS AVAILABLE	UNDEV	A	9.070	0	11.700	50.63	50.63	592.38
8632-002-007	1021 S PROSPERO DR	RES	A	0.179	1	1.000	50.63	50.63	50.63
8632-002-008	1035 S PROSPERO DR	RES	A	0.145	1	1.000	50.63	50.63	50.63
8632-002-009	1039 S PROSPERO DR	RES	A	0.146	1	1.000	50.63	50.63	50.63
8632-002-010	1043 S PROSPERO DR	RES	A	0.148	1	1.000	50.63	50.63	50.63
8632-002-012	783 ALFORD ST	RES	A	0.185	1	1.000	50.63	50.63	50.63
8632-002-013	779 ALFORD ST	RES	A	0.104	1	1.000	50.63	50.63	50.63
8632-005-001	778 ALFORD ST	RES	A	0.143	1	1.000	50.63	50.63	50.63
8632-005-002	774 ALFORD ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-005-003	768 ALFORD ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-005-004	762 ALFORD ST	RES	A	0.140	2	1.000	50.63	50.63	50.63
8632-005-005	754 ALFORD ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-005-006	748 ALFORD ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-005-007	744 ALFORD ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-005-008	740 ALFORD ST	RES	A	0.140	1	1.000	50.63	50.63	50.63
8632-005-009	736 ALFORD ST	RES	A	0.136	1	1.000	50.63	50.63	50.63
8632-005-010	730 ALFORD ST	RES	A	0.124	1	1.000	50.63	50.63	50.63
8632-005-015	715 W GALATEA ST	RES	A	0.141	1	1.000	50.63	50.63	50.63
8632-005-016	719 W GALATEA ST	RES	A	0.139	1	1.000	50.63	50.63	50.63
8632-005-017	723 W GALATEA ST	RES	A	0.139	1	1.000	50.63	50.63	50.63
8632-005-018	729 W GALATEA ST	RES	A	0.139	1	1.000	50.63	50.63	50.63
8632-005-019	735 W GALATEA ST	RES	A	0.139	1	1.000	50.63	50.63	50.63
8632-005-020	739 W GALATEA ST	RES	A	0.139	1	1.000	50.63	50.63	50.63
8632-005-021	743 W GALATEA ST	RES	A	0.139	1	1.000	50.63	50.63	50.63
8632-005-022	747 W GALATEA ST	RES	A	0.139	1	1.000	50.63	50.63	50.63
8632-005-023	753 W GALATEA ST	RES	A	0.139	1	1.000	50.63	50.63	50.63
8632-005-024	759 W GALATEA ST	RES	A	0.139	1	1.000	50.63	50.63	50.63
8632-005-025	765 W GALATEA ST	RES	A	0.139	1	1.000	50.63	50.63	50.63
8632-005-026	769 W GALATEA ST	RES	A	0.139	1	1.000	50.63	50.63	50.63
8632-005-027	773 W GALATEA ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-005-028	779 W GALATEA ST	RES	A	0.135	1	1.000	50.63	50.63	50.63
8632-005-030	724 ALFORD ST	RES	A	0.135	1	1.000	50.63	50.63	50.63
8632-005-031	720 ALFORD ST	RES	A	0.194	1	1.000	50.63	50.63	50.63
8632-006-001	1049 S PROSPERO DR	RES	A	0.143	1	1.000	50.63	50.63	50.63
8632-006-002	1053 S PROSPERO DR	RES	A	0.140	1	1.000	50.63	50.63	50.63
8632-006-003	1057 S PROSPERO DR	RES	A	0.139	1	1.000	50.63	50.63	50.63
8632-006-004	1061 S PROSPERO DR	RES	A	0.139	1	1.000	50.63	50.63	50.63
8632-006-005	1065 S PROSPERO DR	RES	A	0.139	1	1.000	50.63	50.63	50.63
8632-006-006	1071 S PROSPERO DR	RES	A	0.139	1	1.000	50.63	50.63	50.63
8632-006-007	1079 S PROSPERO DR	RES	A	0.143	1	1.000	50.63	50.63	50.63

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8632-006-008	1085 S PROSPERO DR	RES	A	0.141	1	1.000	50.63	50.63	50.63
8632-006-009	1091 S PROSPERO DR	RES	A	0.215	1	1.000	50.63	50.63	50.63
8632-006-010	794 ARMSTEAD ST	RES	A	0.289	1	1.000	50.63	50.63	50.63
8632-007-018	790 ARMSTEAD ST	RES	A	0.146	1	1.000	50.63	50.63	50.63
8632-007-019	788 ARMSTEAD ST	RES	A	0.140	1	1.000	50.63	50.63	50.63
8632-007-020	784 ARMSTEAD ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-007-021	780 ARMSTEAD ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-007-022	774 ARMSTEAD ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-007-023	768 ARMSTEAD ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-007-024	764 ARMSTEAD ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-007-025	758 ARMSTEAD ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-007-026	752 ARMSTEAD ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-007-027	748 ARMSTEAD ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-007-028	744 ARMSTEAD ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-007-029	730 ARMSTEAD ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-007-030	726 ARMSTEAD ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-007-031	720 ARMSTEAD ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-007-032	714 ARMSTEAD ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-007-033	680 ARMSTEAD ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-008-001	778 W GALATEA ST	RES	A	0.148	1	1.000	50.63	50.63	50.63
8632-008-002	774 W GALATEA ST	RES	A	0.152	1	1.000	50.63	50.63	50.63
8632-008-003	770 W GALATEA ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-008-004	766 W GALATEA ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-008-005	779 W CITRUS EDGE ST	RES	A	0.141	1	1.000	50.63	50.63	50.63
8632-008-006	783 W CITRUS EDGE ST	RES	A	0.166	1	1.000	50.63	50.63	50.63
8632-008-007	785 W CITRUS EDGE ST	RES	A	0.136	1	1.000	50.63	50.63	50.63
8632-008-008	789 W CITRUS EDGE ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-008-009	793 W CITRUS EDGE ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-008-010	797 W CITRUS EDGE ST	RES	A	0.135	1	1.000	50.63	50.63	50.63
8632-008-011	1082 S PROSPERO DR	RES	A	0.148	1	1.000	50.63	50.63	50.63
8632-008-012	1076 S PROSPERO DR	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-008-013	1068 S PROSPERO DR	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-008-014	1062 S PROSPERO DR	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-008-015	1060 S PROSPERO DR	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-008-016	1056 S PROSPERO DR	RES	A	0.143	1	1.000	50.63	50.63	50.63
8632-009-001	760 W GALATEA ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-009-002	754 W GALATEA ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-009-003	748 W GALATEA ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-009-004	744 W GALATEA ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-009-005	740 W GALATEA ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-009-006	736 W GALATEA ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-009-007	732 W GALATEA ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-009-008	728 W GALATEA ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-009-009	722 W GALATEA ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-009-010	716 W GALATEA ST	RES	A	0.140	1	1.000	50.63	50.63	50.63
8632-009-011	1063 FORESTDALE AVE	RES	A	0.147	1	1.000	50.63	50.63	50.63
8632-009-012	1069 FORESTDALE AVE	RES	A	0.140	1	1.000	50.63	50.63	50.63

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8632-009-013	723 W CITRUS EDGE ST	RES	A	0.211	1	1.000	50.63	50.63	50.63
8632-009-014	733 W CITRUS EDGE ST	RES	A	0.188	1	1.000	50.63	50.63	50.63
8632-009-015	743 W CITRUS EDGE ST	RES	A	0.141	1	1.000	50.63	50.63	50.63
8632-009-016	749 W CITRUS EDGE ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-009-017	755 W CITRUS EDGE ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-009-018	761 W CITRUS EDGE ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-009-019	765 W CITRUS EDGE ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-009-020	773 W CITRUS EDGE ST	RES	A	0.140	1	1.000	50.63	50.63	50.63
8632-010-001	1073 FORESTDALE AVE	RES	A	0.140	1	1.000	50.63	50.63	50.63
8632-010-002	1085 FORESTDALE AVE	RES	A	0.151	1	1.000	50.63	50.63	50.63
8632-010-003	719 ARMSTEAD ST	RES	A	0.142	1	1.000	50.63	50.63	50.63
8632-010-004	725 ARMSTEAD ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-010-005	729 ARMSTEAD ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-010-006	737 ARMSTEAD ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-010-007	747 ARMSTEAD ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-010-008	751 ARMSTEAD ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-010-009	757 ARMSTEAD ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-010-010	763 ARMSTEAD ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-010-011	767 ARMSTEAD ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-010-012	773 ARMSTEAD ST	RES	A	0.147	1	1.000	50.63	50.63	50.63
8632-010-013	772 W CITRUS EDGE ST	RES	A	0.140	1	1.000	50.63	50.63	50.63
8632-010-014	766 W CITRUS EDGE ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-010-015	762 W CITRUS EDGE ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-010-016	756 W CITRUS EDGE ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-010-017	750 W CITRUS EDGE ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-010-018	744 W CITRUS EDGE ST	RES	A	0.143	1	1.000	50.63	50.63	50.63
8632-010-019	732 W CITRUS EDGE ST	RES	A	0.158	1	1.000	50.63	50.63	50.63
8632-010-020	720 W CITRUS EDGE ST	RES	A	0.191	1	1.000	50.63	50.63	50.63
8632-011-001	671 ARMSTEAD ST	RES	A	0.140	1	1.000	50.63	50.63	50.63
8632-011-002	677 ARMSTEAD ST	RES	A	0.141	1	1.000	50.63	50.63	50.63
8632-011-003	1080 FORESTDALE AVE	RES	A	0.140	1	1.000	50.63	50.63	50.63
8632-011-004	1072 FORESTDALE AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-011-005	1070 FORESTDALE AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-011-006	1064 FORESTDALE AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-011-007	1058 FORESTDALE AVE	RES	A	0.137	1	1.000	50.63	50.63	50.63
8632-011-008	1054 FORESTDALE AVE	RES	A	0.143	1	1.000	50.63	50.63	50.63
8632-011-009	1048 FORESTDALE AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-011-010	1044 FORESTDALE AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-011-018	1049 BRIGHTVIEW DR	RES	A	0.131	2	1.000	50.63	50.63	50.63
8632-011-019	1053 BRIGHTVIEW DR	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-011-020	1059 BRIGHTVIEW DR	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-011-021	1063 BRIGHTVIEW DR	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-011-022	1069 BRIGHTVIEW DR	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-011-023	1073 BRIGHTVIEW DR	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-011-024	667 ARMSTEAD ST	RES	A	0.157	1	1.000	50.63	50.63	50.63
8632-011-025	1039 BRIGHTVIEW DR	RES	A	0.237	1	1.000	50.63	50.63	50.63
8632-011-026	1043 BRIGHTVIEW DR	RES	A	0.286	1	1.000	50.63	50.63	50.63

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8632-011-027	1038 FORESTDALE AVE	RES	A	0.199	1	1.000	50.63	50.63	50.63
8632-012-006	1045 DELAY AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-012-007	1051 DELAY AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-012-008	1055 DELAY AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-012-009	1059 DELAY AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-012-010	1065 DELAY AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-012-011	1069 DELAY AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-012-012	1075 DELAY AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-012-013	1085 DELAY AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-012-014	1082 BRIGHTVIEW DR	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-012-015	1076 BRIGHTVIEW DR	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-012-016	1070 BRIGHTVIEW DR	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-012-017	1066 BRIGHTVIEW DR	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-012-018	1060 BRIGHTVIEW DR	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-012-019	1056 BRIGHTVIEW DR	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-012-020	1050 BRIGHTVIEW DR	RES	A	0.143	1	1.000	50.63	50.63	50.63
8632-012-021	1046 BRIGHTVIEW DR	RES	A	0.137	1	1.000	50.63	50.63	50.63
8632-012-022	1042 BRIGHTVIEW DR	RES	A	0.197	1	1.000	50.63	50.63	50.63
8632-012-023	1041 DELAY AVE	RES	A	0.156	1	1.000	50.63	50.63	50.63
8632-014-001	635 ARMSTEAD ST	RES	A	0.149	1	1.000	50.63	50.63	50.63
8632-014-002	1070 DELAY AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-014-003	1066 DELAY AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-014-004	1060 DELAY AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-014-005	1056 DELAY AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-014-006	1052 DELAY AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-014-007	1046 DELAY AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-014-008	1042 DELAY AVE	RES	A	0.133	1	1.000	50.63	50.63	50.63
8632-014-015	1051 CHARVERS AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-014-016	1055 CHARVERS AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-014-017	1059 CHARVERS AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-014-018	1065 CHARVERS AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-014-019	1069 CHARVERS AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-014-020	621 ARMSTEAD ST	RES	A	0.144	1	1.000	50.63	50.63	50.63
8632-014-021	627 ARMSTEAD ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-014-024	1045 CHARVERS AVE	RES	A	0.135	1	1.000	50.63	50.63	50.63
8632-015-010	1052 CHARVERS AVE	RES	A	0.121	1	1.000	50.63	50.63	50.63
8632-015-011	1056 CHARVERS AVE	RES	A	0.121	1	1.000	50.63	50.63	50.63
8632-015-012	1060 CHARVERS AVE	RES	A	0.121	1	1.000	50.63	50.63	50.63
8632-015-013	1066 CHARVERS AVE	RES	A	0.121	1	1.000	50.63	50.63	50.63
8632-015-014	1070 CHARVERS AVE	RES	A	0.121	1	1.000	50.63	50.63	50.63
8632-015-015	1082 CHARVERS AVE	RES	A	0.118	1	1.000	50.63	50.63	50.63
8632-015-019	1044 CHARVERS AVE	RES	A	0.146	1	1.000	50.63	50.63	50.63
8632-015-020	1088 CHARVERS AVE	RES	A	0.070	1	1.000	50.63	50.63	50.63
8632-016-018	616 ARMSTEAD ST	RES	A	0.164	1	1.000	50.63	50.63	50.63
8632-016-019	620 ARMSTEAD ST	RES	A	0.137	1	1.000	50.63	50.63	50.63
8632-016-020	626 ARMSTEAD ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-016-021	632 ARMSTEAD ST	RES	A	0.138	1	1.000	50.63	50.63	50.63

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8632-016-022	638 ARMSTEAD ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-016-023	640 ARMSTEAD ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-016-024	644 ARMSTEAD ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-016-025	650 ARMSTEAD ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-016-026	656 ARMSTEAD ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-016-027	660 ARMSTEAD ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-016-028	668 ARMSTEAD ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-016-029	674 ARMSTEAD ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-016-030	610 ARMSTEAD ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-016-270	NO SITUS AVAILABLE	UNDEV	A	1.760	0	2.270	50.63	50.63	114.91
8632-017-012	645 W GLADSTONE ST	RES	A	0.466	1	1.000	50.63	50.63	50.63
8632-017-013	635 W GLADSTONE ST	RES	A	0.235	1	1.000	50.63	50.63	50.63
8632-017-014	627 W GLADSTONE ST	RES	A	0.235	1	1.000	50.63	50.63	50.63
8632-017-015	619 W GLADSTONE ST	RES	A	0.466	1	1.000	50.63	50.63	50.63
8632-017-021	1351 S GRAND AVE	NonRes	A	7.040	0	27.252	50.63	50.63	1,379.76
8632-017-022	1301 S GRAND AVE	NonRes	A	1.320	0	5.110	50.63	50.63	258.70
8632-018-001	713 W GLADSTONE ST	RES	A	0.238	1	1.000	50.63	50.63	50.63
8632-018-002	709 W GLADSTONE ST	RES	A	0.267	1	1.000	50.63	50.63	50.63
8632-018-003	1343 DELAY AVE	RES	A	0.272	1	1.000	50.63	50.63	50.63
8632-018-004	1337 DELAY AVE	RES	A	0.272	1	1.000	50.63	50.63	50.63
8632-018-005	1331 DELAY AVE	RES	A	0.272	1	1.000	50.63	50.63	50.63
8632-018-006	1325 DELAY AVE	RES	A	0.270	1	1.000	50.63	50.63	50.63
8632-018-007	1321 DELAY AVE	RES	A	0.270	1	1.000	50.63	50.63	50.63
8632-018-008	1317 DELAY AVE	RES	A	0.270	1	1.000	50.63	50.63	50.63
8632-018-009	1311 DELAY AVE	RES	A	0.345	1	1.000	50.63	50.63	50.63
8632-018-021	1305 DELAY AVE	RES	A	0.229	1	1.000	50.63	50.63	50.63
8632-018-022	1243 DELAY AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8632-018-023	1239 DELAY AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8632-018-024	1235 DELAY AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8632-018-025	1231 DELAY AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8632-018-026	1227 DELAY AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8632-018-027	1219 DELAY AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8632-018-028	1215 DELAY AVE	RES	A	0.171	1	1.000	50.63	50.63	50.63
8632-019-011	1210 DELAY AVE	RES	A	0.193	1	1.000	50.63	50.63	50.63
8632-019-012	1214 DELAY AVE	RES	A	0.185	1	1.000	50.63	50.63	50.63
8632-019-013	1218 DELAY AVE	RES	A	0.178	1	1.000	50.63	50.63	50.63
8632-019-014	1226 DELAY AVE	RES	A	0.176	1	1.000	50.63	50.63	50.63
8632-019-015	651 W GAILLARD ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8632-019-016	1223 CHARVERS AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8632-019-039	1133 S GRAND AVE	NonRes	A	0.497	1	1.925	50.63	50.63	97.48
8632-019-270	NO SITUS AVAILABLE	UNDEV	A	0.603	0	0.777	50.63	50.63	39.35
8632-019-901	NO SITUS AVAILABLE	UNDEV	A	0.500	0	0.645	50.63	50.63	32.65
8632-019-905	NO SITUS AVAILABLE	UNDEV	A	0.590	0	0.761	50.63	50.63	38.53
8632-023-028	1326 S BARRANCA AVE	RES	A	0.208	1	1.000	50.63	50.63	50.63
8632-023-029	1323 S BRIARGATE LN	RES	A	0.156	1	1.000	50.63	50.63	50.63
8632-023-030	1327 S BRIARGATE LN	RES	A	0.161	1	1.000	50.63	50.63	50.63
8632-023-031	1331 S BRIARGATE LN	RES	A	0.172	1	1.000	50.63	50.63	50.63

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8632-023-032	1330 S BRIARGATE LN	RES	A	0.174	1	1.000	50.63	50.63	50.63
8632-023-033	1326 S BRIARGATE LN	RES	A	0.161	1	1.000	50.63	50.63	50.63
8632-023-034	1324 S BRIARGATE LN	RES	A	0.156	1	1.000	50.63	50.63	50.63
8632-023-039	1348 S BARRANCA AVE	RES	A	0.312	1	1.000	50.63	50.63	50.63
8632-023-040	947 W GLADSTONE ST	RES	A	0.311	1	1.000	50.63	50.63	50.63
8632-023-041	NO SITUS AVAILABLE	UNDEV	A	0.011	0	0.014	50.63	50.63	0.73
8632-023-042	1332 S BARRANCA AVE	RES	A	0.197	1	1.000	50.63	50.63	50.63
8632-025-015	1022 S BARRANCA AVE	RES	A	0.246	1	1.000	50.63	50.63	50.63
8632-025-016	853 ALFORD ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-025-017	849 ALFORD ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-025-018	845 ALFORD ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-025-019	839 ALFORD ST	RES	A	0.140	1	1.000	50.63	50.63	50.63
8632-025-020	833 ALFORD ST	RES	A	0.142	1	1.000	50.63	50.63	50.63
8632-025-021	827 ALFORD ST	RES	A	0.147	1	1.000	50.63	50.63	50.63
8632-025-028	821 ALFORD ST	RES	A	0.226	1	1.000	50.63	50.63	50.63
8632-025-029	817 ALFORD ST	RES	A	0.179	1	1.000	50.63	50.63	50.63
8632-026-001	818 ALFORD ST	RES	A	0.171	1	1.000	50.63	50.63	50.63
8632-026-002	822 ALFORD ST	RES	A	0.141	1	1.000	50.63	50.63	50.63
8632-026-003	828 ALFORD ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8632-026-004	834 ALFORD ST	RES	A	0.141	1	1.000	50.63	50.63	50.63
8632-026-005	840 ALFORD ST	RES	A	0.145	1	1.000	50.63	50.63	50.63
8632-026-006	846 ALFORD ST	RES	A	0.146	1	1.000	50.63	50.63	50.63
8632-026-007	850 ALFORD ST	RES	A	0.146	1	1.000	50.63	50.63	50.63
8632-026-008	854 ALFORD ST	RES	A	0.146	1	1.000	50.63	50.63	50.63
8632-026-009	1036 S BARRANCA AVE	NonRes	A	0.151	1	0.585	50.63	50.63	29.59
8632-026-010	1044 S BARRANCA AVE	NonRes	A	0.146	1	0.564	50.63	50.63	28.55
8632-026-011	853 W GALATEA ST	RES	A	0.145	1	1.000	50.63	50.63	50.63
8632-026-012	849 W GALATEA ST	RES	A	0.145	1	1.000	50.63	50.63	50.63
8632-026-013	845 W GALATEA ST	RES	A	0.145	1	1.000	50.63	50.63	50.63
8632-026-014	839 W GALATEA ST	RES	A	0.145	1	1.000	50.63	50.63	50.63
8632-026-015	833 W GALATEA ST	RES	A	0.145	1	1.000	50.63	50.63	50.63
8632-026-016	827 W GALATEA ST	RES	A	0.145	1	1.000	50.63	50.63	50.63
8632-026-017	821 W GALATEA ST	RES	A	0.145	1	1.000	50.63	50.63	50.63
8632-026-018	817 W GALATEA ST	RES	A	0.145	1	1.000	50.63	50.63	50.63
8632-028-001	640 W GAILLARD ST	RES	A	0.137	1	1.000	50.63	50.63	50.63
8632-028-002	644 W GAILLARD ST	RES	A	0.180	1	1.000	50.63	50.63	50.63
8632-028-003	648 W GAILLARD ST	RES	A	0.177	1	1.000	50.63	50.63	50.63
8632-028-004	654 W GAILLARD ST	RES	A	0.187	1	1.000	50.63	50.63	50.63
8632-028-005	658 W GAILLARD ST	RES	A	0.152	1	1.000	50.63	50.63	50.63
8632-028-006	1302 DELAY AVE	RES	A	0.179	1	1.000	50.63	50.63	50.63
8632-028-007	1306 DELAY AVE	RES	A	0.288	1	1.000	50.63	50.63	50.63
8632-028-008	1310 DELAY AVE	RES	A	0.281	1	1.000	50.63	50.63	50.63
8632-028-009	1314 DELAY AVE	RES	A	0.281	1	1.000	50.63	50.63	50.63
8632-028-010	1318 DELAY AVE	RES	A	0.270	1	1.000	50.63	50.63	50.63
8632-028-011	1322 DELAY AVE	RES	A	0.270	1	1.000	50.63	50.63	50.63
8632-028-012	1326 DELAY AVE	RES	A	0.270	1	1.000	50.63	50.63	50.63
8632-028-013	1332 DELAY AVE	RES	A	0.270	1	1.000	50.63	50.63	50.63

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8632-028-014	1338 DELAY AVE	RES	A	0.270	1	1.000	50.63	50.63	50.63
8632-028-015	1344 DELAY AVE	RES	A	0.273	1	1.000	50.63	50.63	50.63
8632-028-016	657 W GLADSTONE ST	RES	A	0.264	1	1.000	50.63	50.63	50.63
8632-028-017	653 W GLADSTONE ST	RES	A	0.238	1	1.000	50.63	50.63	50.63
8632-029-021	1200 S BARRANCA AVE UNIT A	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-022	1200 S BARRANCA AVE UNIT B	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-023	1200 S BARRANCA AVE UNIT C	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-024	1200 S BARRANCA AVE UNIT D	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-025	1202 S BARRANCA AVE UNIT A	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-026	1202 S BARRANCA AVE UNIT B	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-027	1202 S BARRANCA AVE UNIT C	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-028	1202 S BARRANCA AVE UNIT D	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-029	1202 S BARRANCA AVE UNIT E	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-030	1202 S BARRANCA AVE UNIT F	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-031	1206 S BARRANCA AVE UNIT A	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-032	1206 S BARRANCA AVE UNIT B	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-033	1206 S BARRANCA AVE NO C	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-034	1206 S BARRANCA AVE UNIT D	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-035	1208 S BARRANCA AVE UNIT A	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-036	1208 S BARRANCA AVE UNIT B	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-037	1208 S BARRANCA AVE UNIT C	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-038	1208 S BARRANCA AVE UNIT D	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-039	1210 S BARRANCA AVE UNIT A	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-040	1210 S BARRANCA AVE NO B	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-041	1212 S BARRANCA AVE UNIT A	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-042	1212 S BARRANCA AVE UNIT B	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-043	1212 S BARRANCA AVE UNIT C	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-044	1212 S BARRANCA AVE UNIT D	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-045	1216 S BARRANCA AVE UNIT A	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-046	1216 S BARRANCA AVE UNIT B	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-047	1216 S BARRANCA AVE UNIT C	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-048	1216 S BARRANCA AVE UNIT D	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-049	1216 S BARRANCA AVE UNIT E	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-050	1216 S BARRANCA AVE UNIT F	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-051	1222 S BARRANCA AVE UNIT A	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-052	1222 S BARRANCA AVE UNIT B	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-053	1222 S BARRANCA AVE UNIT C	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-054	1222 S BARRANCA AVE UNIT D	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-055	1222 S BARRANCA AVE UNIT E	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-056	1222 S BARRANCA AVE UNIT F	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-057	1230 S BARRANCA AVE UNIT A	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-058	1230 S BARRANCA AVE UNIT B	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-059	1230 S BARRANCA AVE UNIT C	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-060	1230 S BARRANCA AVE UNIT D	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-061	1230 S BARRANCA AVE UNIT E	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-062	1230 S BARRANCA AVE UNIT F	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-063	1228 S BARRANCA AVE UNIT A	RES	A	0.077	1	1.000	50.63	50.63	50.63

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8632-029-064	1228 S BARRANCA AVE UNIT B	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-065	1228 S BARRANCA AVE UNIT C	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-066	1228 S BARRANCA AVE UNIT D	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-067	1226 S BARRANCA AVE UNIT A	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-068	1226 S BARRANCA AVE UNIT B	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-069	1226 S BARRANCA AVE UNIT C	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-070	1226 S BARRANCA AVE UNIT D	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-071	1224 S BARRANCA AVE UNIT A	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-072	1224 S BARRANCA AVE UNIT B	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-073	1224 S BARRANCA AVE UNIT C	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-074	1224 S BARRANCA AVE UNIT D	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-075	1224 S BARRANCA AVE UNIT E	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-076	1224 S BARRANCA AVE UNIT F	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-077	1220 S BARRANCA AVE UNIT A	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-078	1220 S BARRANCA AVE UNIT B	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-079	1220 S BARRANCA AVE UNIT C	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-080	1220 S BARRANCA AVE UNIT D	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-081	1218 S BARRANCA AVE UNIT A	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-082	1218 S BARRANCA AVE UNIT B	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-083	1214 S BARRANCA AVE APT A	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-084	1214 S BARRANCA AVE UNIT B	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-085	1204 S BARRANCA AVE UNIT A	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-086	1204 S BARRANCA AVE UNIT B	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-087	1204 S BARRANCA AVE UNIT C	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-088	1204 S BARRANCA AVE UNIT D	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-089	1204 S BARRANCA AVE UNIT E	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-090	1204 S BARRANCA AVE UNIT F	RES	A	0.077	1	1.000	50.63	50.63	50.63
8632-029-901	NO SITUS AVAILABLE	UNDEV	A	1.150	0	1.484	50.63	50.63	75.10
8633-001-002	834 W ROUTE 66	RES	A	0.185	1	1.000	50.63	50.63	50.63
8633-001-003	830 W ROUTE 66	RES	A	0.185	1	1.000	50.63	50.63	50.63
8633-001-004	826 W ROUTE 66	RES	A	0.185	1	1.000	50.63	50.63	50.63
8633-001-005	822 W ROUTE 66	RES	A	0.185	1	1.000	50.63	50.63	50.63
8633-001-006	818 W ROUTE 66	RES	A	0.185	1	1.000	50.63	50.63	50.63
8633-001-007	814 W ROUTE 66	RES	A	0.185	1	1.000	50.63	50.63	50.63
8633-001-008	810 W ROUTE 66	RES	A	0.185	1	1.000	50.63	50.63	50.63
8633-001-009	806 W ROUTE 66	RES	A	0.185	1	1.000	50.63	50.63	50.63
8633-001-010	802 W ROUTE 66	RES	A	0.185	1	1.000	50.63	50.63	50.63
8633-005-013	626 W ROUTE 66	NonRes	A	0.160	0	0.619	50.63	50.63	31.35
8633-005-014	626 W ROUTE 66	NonRes	A	0.320	0	1.238	50.63	50.63	62.69
8633-005-015	618 W ROUTE 66	NonRes	A	1.440	48	5.574	50.63	50.63	282.20
8633-005-016	616 W ROUTE 66	NonRes	A	0.480	12	1.858	50.63	50.63	94.07
8633-005-017	608 W ROUTE 66	NonRes	A	0.749	0	2.899	50.63	50.63	146.75
8633-005-020	600 W ROUTE 66	NonRes	A	0.290	0	1.122	50.63	50.63	56.79
8633-005-025	604 W ROUTE 66	NonRes	A	0.380	0	1.470	50.63	50.63	74.43
8633-005-026	602 W ROUTE 66	NonRes	A	1.304	1	5.048	50.63	50.63	255.58
8633-005-027	655 S GRAND AVE	NonRes	A	5.980	0	23.149	50.63	50.63	1,172.01
8633-005-029	640 W ROUTE 66	NonRes	A	1.352	0	5.232	50.63	50.63	264.91

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8633-006-019	725 S GRAND AVE	NonRes	A	7.670	1	29.691	50.63	50.63	1,503.23
8633-006-020	705 S GRAND AVE	NonRes	A	1.020	1	3.948	50.63	50.63	199.90
8633-007-001	601 W DUELL ST	RES	A	0.160	1	1.000	50.63	50.63	50.63
8633-007-002	603 W DUELL ST	RES	A	0.159	1	1.000	50.63	50.63	50.63
8633-007-003	605 W DUELL ST	RES	A	0.152	1	1.000	50.63	50.63	50.63
8633-007-004	609 W DUELL ST	RES	A	0.152	1	1.000	50.63	50.63	50.63
8633-007-005	611 W DUELL ST	RES	A	0.152	1	1.000	50.63	50.63	50.63
8633-007-006	613 W DUELL ST	RES	A	0.152	1	1.000	50.63	50.63	50.63
8633-007-007	612 HELENSBURG ST	RES	A	0.149	1	1.000	50.63	50.63	50.63
8633-007-008	610 HELENSBURG ST	RES	A	0.150	1	1.000	50.63	50.63	50.63
8633-007-009	608 HELENSBURG ST	RES	A	0.150	1	1.000	50.63	50.63	50.63
8633-007-010	604 HELENSBURG ST	RES	A	0.150	1	1.000	50.63	50.63	50.63
8633-007-011	602 HELENSBURG ST	RES	A	0.158	1	1.000	50.63	50.63	50.63
8633-007-012	600 HELENSBURG ST	RES	A	0.159	2	1.000	50.63	50.63	50.63
8633-007-013	609 HELENSBURG ST	RES	A	0.145	1	1.000	50.63	50.63	50.63
8633-007-014	611 HELENSBURG ST	RES	A	0.145	1	1.000	50.63	50.63	50.63
8633-007-015	816 DELAY AVE	RES	A	0.145	1	1.000	50.63	50.63	50.63
8633-007-016	608 W MAUNA LOA AVE	RES	A	0.145	1	1.000	50.63	50.63	50.63
8633-007-017	610 W MAUNA LOA AVE	RES	A	0.145	1	1.000	50.63	50.63	50.63
8633-007-018	612 W MAUNA LOA AVE	RES	A	0.145	1	1.000	50.63	50.63	50.63
8633-007-019	614 W MAUNA LOA AVE	RES	A	0.145	1	1.000	50.63	50.63	50.63
8633-007-020	618 W MAUNA LOA AVE	RES	A	0.140	1	1.000	50.63	50.63	50.63
8633-007-021	622 W MAUNA LOA AVE	RES	A	0.140	1	1.000	50.63	50.63	50.63
8633-007-022	624 W MAUNA LOA AVE	RES	A	0.140	1	1.000	50.63	50.63	50.63
8633-007-023	628 W MAUNA LOA AVE	RES	A	0.140	1	1.000	50.63	50.63	50.63
8633-007-024	630 W MAUNA LOA AVE	RES	A	0.140	1	1.000	50.63	50.63	50.63
8633-007-025	632 W MAUNA LOA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8633-007-026	802 FORESTDALE AVE	RES	A	0.145	1	1.000	50.63	50.63	50.63
8633-007-027	804 FORESTDALE AVE	RES	A	0.148	1	1.000	50.63	50.63	50.63
8633-007-028	633 HELENSBURG ST	RES	A	0.165	1	1.000	50.63	50.63	50.63
8633-007-029	631 HELENSBURG ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8633-007-030	629 HELENSBURG ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8633-007-031	627 HELENSBURG ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8633-007-032	623 HELENSBURG ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8633-007-033	621 HELENSBURG ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8633-007-034	617 HELENSBURG ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8633-007-035	615 HELENSBURG ST	RES	A	0.145	1	1.000	50.63	50.63	50.63
8633-007-036	801 S GRAND AVE	NonRes	A	0.860	0	3.329	50.63	50.63	168.56
8633-008-001	601 W BASELINE RD	RES	A	0.158	1	1.000	50.63	50.63	50.63
8633-008-002	603 W BASELINE RD	RES	A	0.153	1	1.000	50.63	50.63	50.63
8633-008-003	605 W BASELINE RD	RES	A	0.145	1	1.000	50.63	50.63	50.63
8633-008-004	609 W BASELINE RD	RES	A	0.145	1	1.000	50.63	50.63	50.63
8633-008-005	611 W BASELINE RD	RES	A	0.145	1	1.000	50.63	50.63	50.63
8633-008-006	954 DELAY AVE	RES	A	0.143	1	1.000	50.63	50.63	50.63
8633-008-007	612 W GLEN LYN DR	RES	A	0.152	1	1.000	50.63	50.63	50.63
8633-008-008	610 W GLEN LYN DR	RES	A	0.152	1	1.000	50.63	50.63	50.63
8633-008-009	608 W GLEN LYN DR	RES	A	0.152	1	1.000	50.63	50.63	50.63

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8633-008-010	604 W GLEN LYN DR	RES	A	0.152	1	1.000	50.63	50.63	50.63
8633-008-011	602 W GLEN LYN DR	RES	A	0.158	1	1.000	50.63	50.63	50.63
8633-008-012	600 W GLEN LYN DR	RES	A	0.160	1	1.000	50.63	50.63	50.63
8633-008-013	601 W GLEN LYN DR	RES	A	0.160	1	1.000	50.63	50.63	50.63
8633-008-014	603 W GLEN LYN DR	RES	A	0.158	1	1.000	50.63	50.63	50.63
8633-008-015	605 W GLEN LYN DR	RES	A	0.152	1	1.000	50.63	50.63	50.63
8633-008-016	609 W GLEN LYN DR	RES	A	0.152	1	1.000	50.63	50.63	50.63
8633-008-017	611 W GLEN LYN DR	RES	A	0.145	1	1.000	50.63	50.63	50.63
8633-008-018	613 W GLEN LYN DR	RES	A	0.140	1	1.000	50.63	50.63	50.63
8633-008-019	924 DELAY AVE	RES	A	0.146	1	1.000	50.63	50.63	50.63
8633-008-020	918 DELAY AVE	RES	A	0.152	1	1.000	50.63	50.63	50.63
8633-008-021	910 DELAY AVE	RES	A	0.152	1	1.000	50.63	50.63	50.63
8633-008-022	907 DELAY AVE	RES	A	0.151	1	1.000	50.63	50.63	50.63
8633-008-023	915 DELAY AVE	RES	A	0.153	1	1.000	50.63	50.63	50.63
8633-008-024	921 DELAY AVE	RES	A	0.156	1	1.000	50.63	50.63	50.63
8633-008-025	927 DELAY AVE	RES	A	0.156	1	1.000	50.63	50.63	50.63
8633-008-026	933 DELAY AVE	RES	A	0.156	1	1.000	50.63	50.63	50.63
8633-008-027	939 DELAY AVE	RES	A	0.156	1	1.000	50.63	50.63	50.63
8633-008-028	945 DELAY AVE	RES	A	0.156	1	1.000	50.63	50.63	50.63
8633-008-029	951 DELAY AVE	RES	A	0.156	1	1.000	50.63	50.63	50.63
8633-008-030	957 DELAY AVE	RES	A	0.156	1	1.000	50.63	50.63	50.63
8633-008-031	954 BRIGHTVIEW DR	RES	A	0.154	1	1.000	50.63	50.63	50.63
8633-008-032	950 BRIGHTVIEW DR	RES	A	0.154	1	1.000	50.63	50.63	50.63
8633-008-033	944 BRIGHTVIEW DR	RES	A	0.154	1	1.000	50.63	50.63	50.63
8633-008-034	938 BRIGHTVIEW DR	RES	A	0.154	1	1.000	50.63	50.63	50.63
8633-008-035	932 BRIGHTVIEW DR	RES	A	0.154	1	1.000	50.63	50.63	50.63
8633-008-036	926 BRIGHTVIEW DR	RES	A	0.154	1	1.000	50.63	50.63	50.63
8633-008-037	920 BRIGHTVIEW DR	RES	A	0.154	1	1.000	50.63	50.63	50.63
8633-008-038	914 BRIGHTVIEW DR	RES	A	0.154	1	1.000	50.63	50.63	50.63
8633-008-039	906 BRIGHTVIEW DR	RES	A	0.152	1	1.000	50.63	50.63	50.63
8633-008-040	904 DELAY AVE	RES	A	0.152	1	1.000	50.63	50.63	50.63
8633-008-041	612 W DUELL ST	RES	A	0.152	1	1.000	50.63	50.63	50.63
8633-008-042	610 W DUELL ST	RES	A	0.152	1	1.000	50.63	50.63	50.63
8633-008-043	608 W DUELL ST	RES	A	0.152	1	1.000	50.63	50.63	50.63
8633-008-044	604 W DUELL ST	RES	A	0.152	1	1.000	50.63	50.63	50.63
8633-008-045	602 W DUELL ST	RES	A	0.158	1	1.000	50.63	50.63	50.63
8633-008-046	600 W DUELL ST	RES	A	0.159	1	1.000	50.63	50.63	50.63
8633-008-047	863 DELAY AVE	RES	A	0.147	1	1.000	50.63	50.63	50.63
8633-008-048	901 DELAY AVE	RES	A	0.149	1	1.000	50.63	50.63	50.63
8633-008-049	900 BRIGHTVIEW DR	RES	A	0.150	1	1.000	50.63	50.63	50.63
8633-008-050	860 BRIGHTVIEW DR	RES	A	0.146	1	1.000	50.63	50.63	50.63
8633-008-051	901 S GRAND AVE	NonRes	A	1.373	2	5.314	50.63	50.63	269.05
8633-009-001	614 HELENSBURG ST	RES	A	0.152	1	1.000	50.63	50.63	50.63
8633-009-002	618 HELENSBURG ST	RES	A	0.142	1	1.000	50.63	50.63	50.63
8633-009-003	622 HELENSBURG ST	RES	A	0.142	1	1.000	50.63	50.63	50.63
8633-009-004	624 HELENSBURG ST	RES	A	0.142	1	1.000	50.63	50.63	50.63
8633-009-005	628 HELENSBURG ST	RES	A	0.142	1	1.000	50.63	50.63	50.63

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8633-009-006	630 HELENSBURG ST	RES	A	0.170	1	1.000	50.63	50.63	50.63
8633-009-007	632 HELENSBURG ST	RES	A	0.177	1	1.000	50.63	50.63	50.63
8633-009-008	844 FORESTDALE AVE	RES	A	0.164	1	1.000	50.63	50.63	50.63
8633-009-009	847 BRIGHTVIEW DR	RES	A	0.218	1	1.000	50.63	50.63	50.63
8633-009-010	627 W DUELL ST	RES	A	0.165	1	1.000	50.63	50.63	50.63
8633-009-011	623 W DUELL ST	RES	A	0.140	1	1.000	50.63	50.63	50.63
8633-009-012	617 W DUELL ST	RES	A	0.142	1	1.000	50.63	50.63	50.63
8633-009-013	849 DELAY AVE	RES	A	0.153	1	1.000	50.63	50.63	50.63
8633-009-014	901 BRIGHTVIEW DR	RES	A	0.152	1	1.000	50.63	50.63	50.63
8633-009-015	863 BRIGHTVIEW DR	RES	A	0.163	1	1.000	50.63	50.63	50.63
8633-009-016	859 BRIGHTVIEW DR	RES	A	0.144	1	1.000	50.63	50.63	50.63
8633-009-017	848 FORESTDALE AVE	RES	A	0.152	1	1.000	50.63	50.63	50.63
8633-009-018	858 FORESTDALE AVE	RES	A	0.153	1	1.000	50.63	50.63	50.63
8633-009-019	860 FORESTDALE AVE	RES	A	0.147	1	1.000	50.63	50.63	50.63
8633-009-020	900 FORESTDALE AVE	RES	A	0.143	1	1.000	50.63	50.63	50.63
8633-009-021	907 BRIGHTVIEW DR	RES	A	0.158	1	1.000	50.63	50.63	50.63
8633-009-022	915 BRIGHTVIEW DR	RES	A	0.155	1	1.000	50.63	50.63	50.63
8633-009-023	921 BRIGHTVIEW DR	RES	A	0.152	1	1.000	50.63	50.63	50.63
8633-009-024	927 BRIGHTVIEW DR	RES	A	0.152	1	1.000	50.63	50.63	50.63
8633-009-025	933 BRIGHTVIEW DR	RES	A	0.152	1	1.000	50.63	50.63	50.63
8633-009-026	939 BRIGHTVIEW DR	RES	A	0.152	1	1.000	50.63	50.63	50.63
8633-009-027	945 BRIGHTVIEW DR	RES	A	0.152	1	1.000	50.63	50.63	50.63
8633-009-028	951 BRIGHTVIEW DR	RES	A	0.152	1	1.000	50.63	50.63	50.63
8633-009-029	629 W BASELINE RD	RES	A	0.152	1	1.000	50.63	50.63	50.63
8633-009-030	954 FORESTDALE AVE	RES	A	0.154	1	1.000	50.63	50.63	50.63
8633-009-031	950 FORESTDALE AVE	RES	A	0.152	1	1.000	50.63	50.63	50.63
8633-009-032	944 FORESTDALE AVE	RES	A	0.152	1	1.000	50.63	50.63	50.63
8633-009-033	938 FORESTDALE AVE	RES	A	0.152	1	1.000	50.63	50.63	50.63
8633-009-034	932 FORESTDALE AVE	RES	A	0.152	1	1.000	50.63	50.63	50.63
8633-009-035	926 FORESTDALE AVE	RES	A	0.152	1	1.000	50.63	50.63	50.63
8633-009-036	920 FORESTDALE AVE	RES	A	0.152	1	1.000	50.63	50.63	50.63
8633-009-037	914 FORESTDALE AVE	RES	A	0.162	1	1.000	50.63	50.63	50.63
8633-009-038	906 FORESTDALE AVE	RES	A	0.151	1	1.000	50.63	50.63	50.63
8633-010-014	901 FORESTDALE AVE	RES	A	0.183	1	1.000	50.63	50.63	50.63
8633-010-015	907 FORESTDALE AVE	RES	A	0.179	1	1.000	50.63	50.63	50.63
8633-010-016	915 FORESTDALE AVE	RES	A	0.179	1	1.000	50.63	50.63	50.63
8633-010-017	921 FORESTDALE AVE	RES	A	0.179	1	1.000	50.63	50.63	50.63
8633-010-018	927 FORESTDALE AVE	RES	A	0.179	1	1.000	50.63	50.63	50.63
8633-010-019	933 FORESTDALE AVE	RES	A	0.179	1	1.000	50.63	50.63	50.63
8633-010-020	939 FORESTDALE AVE	RES	A	0.179	1	1.000	50.63	50.63	50.63
8633-010-021	947 FORESTDALE AVE	RES	A	0.179	1	1.000	50.63	50.63	50.63
8633-010-022	957 FORESTDALE AVE	RES	A	0.179	1	1.000	50.63	50.63	50.63
8633-011-001	638 W MAUNA LOA AVE	RES	A	0.164	1	1.000	50.63	50.63	50.63
8633-011-002	640 W MAUNA LOA AVE	RES	A	0.164	1	1.000	50.63	50.63	50.63
8633-011-003	642 W MAUNA LOA AVE	RES	A	0.164	1	1.000	50.63	50.63	50.63
8633-011-030	863 FORESTDALE AVE	RES	A	0.191	1	1.000	50.63	50.63	50.63
8633-011-031	859 FORESTDALE AVE	RES	A	0.203	1	1.000	50.63	50.63	50.63

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8633-011-032	855 FORESTDALE AVE	RES	A	0.198	1	1.000	50.63	50.63	50.63
8633-011-033	821 FORESTDALE AVE	RES	A	0.216	1	1.000	50.63	50.63	50.63
8633-011-034	819 FORESTDALE AVE	RES	A	0.196	1	1.000	50.63	50.63	50.63
8633-011-035	817 FORESTDALE AVE	RES	A	0.163	1	1.000	50.63	50.63	50.63
8633-011-036	805 FORESTDALE AVE	RES	A	0.153	1	1.000	50.63	50.63	50.63
8633-011-037	634 W MAUNA LOA AVE	RES	A	0.162	1	1.000	50.63	50.63	50.63
8633-011-038	847 FORESTDALE AVE	RES	A	0.191	1	1.000	50.63	50.63	50.63
8633-011-039	839 FORESTDALE AVE	RES	A	0.187	1	1.000	50.63	50.63	50.63
8633-011-040	833 FORESTDALE AVE	RES	A	0.187	1	1.000	50.63	50.63	50.63
8633-017-003	701 W BAGNALL ST	MFR	A	0.297	4	1.180	50.63	50.63	59.74
8633-017-004	709 W BAGNALL ST	MFR	A	0.215	4	1.180	50.63	50.63	59.74
8633-017-006	717 W BAGNALL ST	MFR	A	0.276	4	1.180	50.63	50.63	59.74
8633-017-008	733 W BAGNALL ST	MFR	A	0.276	4	1.180	50.63	50.63	59.74
8633-017-009	741 W BAGNALL ST	MFR	A	0.276	4	1.180	50.63	50.63	59.74
8633-017-010	749 W BAGNALL ST	MFR	A	0.275	4	1.180	50.63	50.63	59.74
8633-017-011	757 W BAGNALL ST	MFR	A	0.274	3	0.885	50.63	50.63	44.80
8633-017-013	748 W BAGNALL ST	MFR	A	0.275	4	1.180	50.63	50.63	59.74
8633-017-014	740 W BAGNALL ST	MFR	A	0.276	4	1.180	50.63	50.63	59.74
8633-017-015	732 W BAGNALL ST	MFR	A	0.276	4	1.180	50.63	50.63	59.74
8633-017-016	724 W BAGNALL ST	MFR	A	0.276	4	1.180	50.63	50.63	59.74
8633-017-017	716 W BAGNALL ST	MFR	A	0.276	4	1.180	50.63	50.63	59.74
8633-017-018	708 W BAGNALL ST	MFR	A	0.215	4	1.180	50.63	50.63	59.74
8633-017-020	700 W BAGNALL ST	MFR	A	0.297	4	1.180	50.63	50.63	59.74
8633-017-021	706 W ROUTE 66	NonRes	A	0.640	0	2.477	50.63	50.63	125.43
8633-017-022	706 W ROUTE 66	NonRes	A	0.320	0	1.239	50.63	50.63	62.71
8633-017-023	750 W ROUTE 66	NonRes	A	3.050	0	11.807	50.63	50.63	597.76
8633-017-024	725 W BAGNALL ST	MFR	A	0.276	4	1.180	50.63	50.63	59.74
8633-017-026	756 W BAGNALL ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8633-017-027	758 W BAGNALL ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8633-017-028	760 W BAGNALL ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8634-001-003	860 W FOOTHILL BLVD	NonRes	A	0.112	1	0.435	50.63	50.63	22.02
8634-001-008	114 S BARRANCA AVE	RES	A	0.158	1	1.000	50.63	50.63	50.63
8634-001-018	124 S BARRANCA AVE	RES	A	0.158	1	1.000	50.63	50.63	50.63
8634-001-019	136 S BARRANCA AVE	RES	A	0.158	1	1.000	50.63	50.63	50.63
8634-001-020	144 S BARRANCA AVE	RES	A	0.158	1	1.000	50.63	50.63	50.63
8634-001-021	140 S BARRANCA AVE	RES	A	0.158	1	1.000	50.63	50.63	50.63
8634-001-022	120 S BARRANCA AVE	RES	A	0.158	1	1.000	50.63	50.63	50.63
8634-001-023	128 S BARRANCA AVE	RES	A	0.158	1	1.000	50.63	50.63	50.63
8634-001-026	863 W CARROLL AVE	RES	A	0.127	1	1.000	50.63	50.63	50.63
8634-001-027	110 S BARRANCA AVE	RES	A	0.315	1	1.000	50.63	50.63	50.63
8634-004-005	706 W FOOTHILL BLVD	RES	A	0.143	1	1.000	50.63	50.63	50.63
8634-004-017	145 S VALENCIA AVE	RES	A	0.158	1	1.000	50.63	50.63	50.63
8634-004-018	139 S VALENCIA AVE	RES	A	0.158	1	1.000	50.63	50.63	50.63
8634-004-019	135 S VALENCIA AVE	RES	A	0.158	1	1.000	50.63	50.63	50.63
8634-004-020	129 S VALENCIA AVE	RES	A	0.158	1	1.000	50.63	50.63	50.63
8634-004-021	125 S VALENCIA AVE	RES	A	0.158	1	1.000	50.63	50.63	50.63
8634-004-022	119 S VALENCIA AVE	RES	A	0.158	1	1.000	50.63	50.63	50.63

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8634-004-024	115 S VALENCIA AVE	RES	A	0.190	1	1.000	50.63	50.63	50.63
8634-004-028	711 W CARROLL AVE	RES	A	0.140	1	1.000	50.63	50.63	50.63
8634-005-030	NO SITUS AVAILABLE	UNDEV	A	0.096	0	0.123	50.63	50.63	6.25
8634-005-033	208 S BARRANCA AVE	MFR	A	6.910	1	18.290	50.63	50.63	926.02
8634-006-011	860 W HEBER ST	RES	A	0.190	1	1.000	50.63	50.63	50.63
8634-008-055	863 W HEBER ST	RES	A	0.187	1	1.000	50.63	50.63	50.63
8634-009-025	215 FORESTDALE AVE	RES	A	0.143	1	1.000	50.63	50.63	50.63
8634-009-026	221 FORESTDALE AVE	RES	A	0.151	1	1.000	50.63	50.63	50.63
8634-009-027	235 FORESTDALE AVE	RES	A	0.160	1	1.000	50.63	50.63	50.63
8634-009-028	703 INVERGARRY ST	RES	A	0.154	1	1.000	50.63	50.63	50.63
8634-009-029	715 INVERGARRY ST	RES	A	0.152	1	1.000	50.63	50.63	50.63
8634-010-015	727 W ROUTE 66	NonRes	A	0.551	0	2.132	50.63	50.63	107.95
8634-010-018	731 W ROUTE 66	NonRes	A	0.287	0	1.110	50.63	50.63	56.20
8634-010-019	735 W ROUTE 66	NonRes	A	0.287	0	1.110	50.63	50.63	56.20
8634-010-022	825 W ROUTE 66	NonRes	A	2.399	0	9.288	50.63	50.63	470.25
8634-010-023	853 W ROUTE 66	NonRes	A	1.310	6	5.071	50.63	50.63	256.74
8634-010-033	765 W ROUTE 66	NonRes	A	1.515	1	5.865	50.63	50.63	296.94
8634-010-034	707 W ROUTE 66	NonRes	A	0.700	0	2.710	50.63	50.63	137.19
8634-010-036	753 W ROUTE 66	NonRes	A	1.148	0	4.444	50.63	50.63	224.99
8634-011-041	552 W FOOTHILL BLVD	NonRes	A	0.907	0	3.512	50.63	50.63	177.80
8634-011-042	600 W FOOTHILL BLVD	NonRes	A	1.780	0	6.890	50.63	50.63	348.85
8634-011-043	610 W FOOTHILL BLVD	NonRes	A	0.870	1	3.367	50.63	50.63	170.49
8634-011-044	620 W FOOTHILL BLVD	NonRes	A	1.400	0	5.419	50.63	50.63	274.36
8634-011-045	630 W FOOTHILL BLVD	NonRes	A	0.620	1	2.400	50.63	50.63	121.49
8634-011-048	124 S VALENCIA AVE	NonRes	A	0.791	2	3.062	50.63	50.63	155.00
8634-011-049	134 S VALENCIA AVE	NonRes	A	0.719	7	2.784	50.63	50.63	140.93
8634-011-050	144 S VALENCIA AVE	NonRes	A	0.719	2	2.784	50.63	50.63	140.97
8634-011-051	154 S VALENCIA AVE	NonRes	A	0.720	0	2.786	50.63	50.63	141.03
8634-011-052	164 S VALENCIA AVE	NonRes	A	0.735	1	2.843	50.63	50.63	143.95
8634-011-055	540 W FOOTHILL BLVD	NonRes	A	1.150	2	4.452	50.63	50.63	225.38
8634-011-056	640 W FOOTHILL BLVD	NonRes	A	0.660	0	2.555	50.63	50.63	129.35
8634-011-900	NO SITUS AVAILABLE	UNDEV	A	1.070	0	1.380	50.63	50.63	69.88
8634-012-037	603 LOCHLEVEN ST	RES	A	0.141	1	1.000	50.63	50.63	50.63
8634-012-038	609 LOCHLEVEN ST	RES	A	0.141	1	1.000	50.63	50.63	50.63
8634-012-039	611 LOCHLEVEN ST	RES	A	0.143	1	1.000	50.63	50.63	50.63
8634-012-040	617 LOCHLEVEN ST	RES	A	0.139	1	1.000	50.63	50.63	50.63
8634-012-041	621 LOCHLEVEN ST	RES	A	0.145	1	1.000	50.63	50.63	50.63
8634-012-042	164 CALDER DR	RES	A	0.140	1	1.000	50.63	50.63	50.63
8634-012-043	150 CALDER DR	RES	A	0.142	1	1.000	50.63	50.63	50.63
8634-012-044	142 CALDER DR	RES	A	0.140	1	1.000	50.63	50.63	50.63
8634-012-045	134 CALDER DR	RES	A	0.160	1	1.000	50.63	50.63	50.63
8634-012-046	133 CALDER DR	RES	A	0.230	1	1.000	50.63	50.63	50.63
8634-012-047	137 CALDER DR	RES	A	0.190	1	1.000	50.63	50.63	50.63
8634-012-048	149 CALDER DR	RES	A	0.160	1	1.000	50.63	50.63	50.63
8634-012-049	155 CALDER DR	RES	A	0.180	1	1.000	50.63	50.63	50.63
8634-012-050	159 CALDER DR	RES	A	0.190	1	1.000	50.63	50.63	50.63
8634-012-051	165 CALDER DR	RES	A	0.200	1	1.000	50.63	50.63	50.63

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8634-012-052	171 CALDER DR	RES	A	0.250	1	1.000	50.63	50.63	50.63
8634-012-053	177 CALDER DR	RES	A	0.220	1	1.000	50.63	50.63	50.63
8634-012-054	627 LOCHLEVEN ST	RES	A	0.145	1	1.000	50.63	50.63	50.63
8634-012-055	631 LOCHLEVEN ST	RES	A	0.190	1	1.000	50.63	50.63	50.63
8634-012-056	635 LOCHLEVEN ST	RES	A	0.210	1	1.000	50.63	50.63	50.63
8634-012-057	639 LOCHLEVEN ST	RES	A	0.170	1	1.000	50.63	50.63	50.63
8634-012-058	641 LOCHLEVEN ST	RES	A	0.160	1	1.000	50.63	50.63	50.63
8634-012-059	645 LOCHLEVEN ST	RES	A	0.160	1	1.000	50.63	50.63	50.63
8634-012-060	651 LOCHLEVEN ST	RES	A	0.160	1	1.000	50.63	50.63	50.63
8634-012-061	655 LOCHLEVEN ST	RES	A	0.160	1	1.000	50.63	50.63	50.63
8634-012-062	661 LOCHLEVEN ST	RES	A	0.150	1	1.000	50.63	50.63	50.63
8634-012-065	675 LOCHLEVEN ST	RES	A	0.150	1	1.000	50.63	50.63	50.63
8634-012-066	679 LOCHLEVEN ST	RES	A	0.160	1	1.000	50.63	50.63	50.63
8634-012-067	209 FORESTDALE AVE	RES	A	0.220	2	1.000	50.63	50.63	50.63
8634-012-073	665 LOCHLEVEN ST	RES	A	0.166	1	1.000	50.63	50.63	50.63
8634-012-075	669 LOCHLEVEN ST	RES	A	0.180	1	1.000	50.63	50.63	50.63
8634-013-026	603 DORNIE ST	RES	A	0.205	1	1.000	50.63	50.63	50.63
8634-013-027	611 DORNIE ST	RES	A	0.205	1	1.000	50.63	50.63	50.63
8634-013-028	615 DORNIE ST	RES	A	0.140	1	1.000	50.63	50.63	50.63
8634-013-029	625 DORNIE ST	RES	A	0.141	1	1.000	50.63	50.63	50.63
8634-013-030	631 DORNIE ST	RES	A	0.140	1	1.000	50.63	50.63	50.63
8634-013-031	633 DORNIE ST	RES	A	0.142	1	1.000	50.63	50.63	50.63
8634-013-032	635 DORNIE ST	RES	A	0.143	1	1.000	50.63	50.63	50.63
8634-013-033	637 DORNIE ST	RES	A	0.143	1	1.000	50.63	50.63	50.63
8634-013-034	641 DORNIE ST	RES	A	0.146	1	1.000	50.63	50.63	50.63
8634-013-035	645 DORNIE ST	RES	A	0.140	1	1.000	50.63	50.63	50.63
8634-013-036	654 LOCHLEVEN ST	RES	A	0.139	1	1.000	50.63	50.63	50.63
8634-013-037	650 LOCHLEVEN ST	RES	A	0.151	1	1.000	50.63	50.63	50.63
8634-013-038	646 LOCHLEVEN ST	RES	A	0.143	1	1.000	50.63	50.63	50.63
8634-013-039	644 LOCHLEVEN ST	RES	A	0.149	1	1.000	50.63	50.63	50.63
8634-013-040	640 LOCHLEVEN ST	RES	A	0.143	1	1.000	50.63	50.63	50.63
8634-013-041	638 LOCHLEVEN ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8634-013-042	634 LOCHLEVEN ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8634-013-043	630 LOCHLEVEN ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8634-013-044	628 LOCHLEVEN ST	RES	A	0.143	1	1.000	50.63	50.63	50.63
8634-013-045	622 LOCHLEVEN ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8634-013-046	616 LOCHLEVEN ST	RES	A	0.143	1	1.000	50.63	50.63	50.63
8634-013-047	614 LOCHLEVEN ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8634-013-048	205 S GRAND AVE	RES	A	0.145	1	1.000	50.63	50.63	50.63
8634-013-049	211 S GRAND AVE	RES	A	0.140	1	1.000	50.63	50.63	50.63
8634-013-050	219 S GRAND AVE	RES	A	0.140	1	1.000	50.63	50.63	50.63
8634-013-051	223 S GRAND AVE	RES	A	0.140	1	1.000	50.63	50.63	50.63
8634-014-022	231 S GRAND AVE	RES	A	0.358	1	1.000	50.63	50.63	50.63
8634-014-023	279 S GRAND AVE	RES	A	0.144	1	1.000	50.63	50.63	50.63
8634-014-024	273 S GRAND AVE	RES	A	0.144	1	1.000	50.63	50.63	50.63
8634-014-032	644 INVERGARRY ST	RES	A	0.149	1	1.000	50.63	50.63	50.63
8634-014-033	640 INVERGARRY ST	RES	A	0.140	1	1.000	50.63	50.63	50.63

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8634-014-034	636 INVERGARRY ST	RES	A	0.140	1	1.000	50.63	50.63	50.63
8634-014-035	630 INVERGARRY ST	RES	A	0.140	1	1.000	50.63	50.63	50.63
8634-014-036	626 INVERGARRY ST	RES	A	0.141	1	1.000	50.63	50.63	50.63
8634-014-037	616 INVERGARRY ST	RES	A	0.145	1	1.000	50.63	50.63	50.63
8634-014-038	610 INVERGARRY ST	RES	A	0.194	1	1.000	50.63	50.63	50.63
8634-014-039	611 INVERGARRY ST	RES	A	0.136	1	1.000	50.63	50.63	50.63
8634-014-040	615 INVERGARRY ST	RES	A	0.190	1	1.000	50.63	50.63	50.63
8634-014-041	625 INVERGARRY ST	RES	A	0.136	1	1.000	50.63	50.63	50.63
8634-014-042	631 INVERGARRY ST	RES	A	0.140	1	1.000	50.63	50.63	50.63
8634-014-043	635 INVERGARRY ST	RES	A	0.137	1	1.000	50.63	50.63	50.63
8634-014-044	637 INVERGARRY ST	RES	A	0.137	1	1.000	50.63	50.63	50.63
8634-014-045	641 INVERGARRY ST	RES	A	0.142	1	1.000	50.63	50.63	50.63
8634-014-046	645 INVERGARRY ST	RES	A	0.140	1	1.000	50.63	50.63	50.63
8634-014-047	644 DORNIE ST	RES	A	0.141	1	1.000	50.63	50.63	50.63
8634-014-048	640 DORNIE ST	RES	A	0.143	1	1.000	50.63	50.63	50.63
8634-014-049	636 DORNIE ST	RES	A	0.145	1	1.000	50.63	50.63	50.63
8634-014-050	630 DORNIE ST	RES	A	0.139	1	1.000	50.63	50.63	50.63
8634-014-051	626 DORNIE ST	RES	A	0.139	1	1.000	50.63	50.63	50.63
8634-014-052	616 DORNIE ST	RES	A	0.139	1	1.000	50.63	50.63	50.63
8634-014-053	610 DORNIE ST	RES	A	0.154	1	1.000	50.63	50.63	50.63
8634-014-054	602 DORNIE ST	RES	A	0.213	1	1.000	50.63	50.63	50.63
8634-014-055	237 S GRAND AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8634-014-056	243 S GRAND AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8634-014-057	247 S GRAND AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8634-014-058	253 S GRAND AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8634-014-059	257 S GRAND AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8634-014-060	263 S GRAND AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8634-015-054	455 S GRAND AVE	RES	A	0.142	1	1.000	50.63	50.63	50.63
8634-015-055	441 S GRAND AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8634-015-056	437 S GRAND AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8634-015-057	433 S GRAND AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8634-015-058	429 S GRAND AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8634-016-008	690 INVERGARRY ST	RES	A	0.152	1	1.000	50.63	50.63	50.63
8634-016-009	688 INVERGARRY ST	RES	A	0.167	1	1.000	50.63	50.63	50.63
8634-016-010	684 INVERGARRY ST	RES	A	0.324	1	1.000	50.63	50.63	50.63
8634-016-011	685 INVERGARRY ST	RES	A	0.194	1	1.000	50.63	50.63	50.63
8634-016-012	687 INVERGARRY ST	RES	A	0.175	1	1.000	50.63	50.63	50.63
8634-016-013	244 FORESTDALE AVE	RES	A	0.140	1	1.000	50.63	50.63	50.63
8634-016-014	240 FORESTDALE AVE	RES	A	0.170	1	1.000	50.63	50.63	50.63
8634-016-015	230 FORESTDALE AVE	RES	A	0.184	1	1.000	50.63	50.63	50.63
8634-016-016	220 FORESTDALE AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8634-016-017	207 BRIGHTVIEW DR	RES	A	0.138	1	1.000	50.63	50.63	50.63
8634-016-018	211 BRIGHTVIEW DR	RES	A	0.141	1	1.000	50.63	50.63	50.63
8634-016-019	219 BRIGHTVIEW DR	RES	A	0.143	1	1.000	50.63	50.63	50.63
8634-016-020	225 BRIGHTVIEW DR	RES	A	0.139	1	1.000	50.63	50.63	50.63
8634-016-021	239 BRIGHTVIEW DR	RES	A	0.142	1	1.000	50.63	50.63	50.63
8634-016-022	243 BRIGHTVIEW DR	RES	A	0.143	1	1.000	50.63	50.63	50.63

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8634-016-023	249 BRIGHTVIEW DR	RES	A	0.138	1	1.000	50.63	50.63	50.63
8634-016-024	253 BRIGHTVIEW DR	RES	A	0.139	1	1.000	50.63	50.63	50.63
8634-016-025	257 BRIGHTVIEW DR	RES	A	0.144	1	1.000	50.63	50.63	50.63
8634-016-033	675 W LEESIDE ST	RES	A	0.178	1	1.000	50.63	50.63	50.63
8634-016-034	679 W LEESIDE ST	RES	A	0.170	1	1.000	50.63	50.63	50.63
8634-016-035	685 W LEESIDE ST	RES	A	0.139	1	1.000	50.63	50.63	50.63
8634-016-036	687 W LEESIDE ST	RES	A	0.146	1	1.000	50.63	50.63	50.63
8634-016-037	326 FORESTDALE AVE	RES	A	0.144	1	1.000	50.63	50.63	50.63
8634-016-038	690 W HEBER ST	RES	A	0.144	1	1.000	50.63	50.63	50.63
8634-016-039	688 W HEBER ST	RES	A	0.145	1	1.000	50.63	50.63	50.63
8634-016-040	684 W HEBER ST	RES	A	0.142	1	1.000	50.63	50.63	50.63
8634-016-041	678 W HEBER ST	RES	A	0.222	1	1.000	50.63	50.63	50.63
8634-016-042	675 W HEBER ST	RES	A	0.148	1	1.000	50.63	50.63	50.63
8634-016-043	679 W HEBER ST	RES	A	0.162	1	1.000	50.63	50.63	50.63
8634-016-044	685 W HEBER ST	RES	A	0.145	1	1.000	50.63	50.63	50.63
8634-016-045	687 W HEBER ST	RES	A	0.148	1	1.000	50.63	50.63	50.63
8634-016-046	691 W HEBER ST	RES	A	0.146	1	1.000	50.63	50.63	50.63
8634-017-055	408 FORESTDALE AVE	RES	A	0.146	1	1.000	50.63	50.63	50.63
8634-017-056	688 W LEESIDE ST	RES	A	0.144	1	1.000	50.63	50.63	50.63
8634-017-057	684 W LEESIDE ST	RES	A	0.140	1	1.000	50.63	50.63	50.63
8634-017-058	678 W LEESIDE ST	RES	A	0.169	1	1.000	50.63	50.63	50.63
8634-017-059	674 W LEESIDE ST	RES	A	0.247	1	1.000	50.63	50.63	50.63
8634-018-018	555 S GRAND AVE	NonRes	A	1.670	0	6.465	50.63	50.63	327.32
8634-018-019	611 W ROUTE 66	NonRes	A	0.910	1	3.523	50.63	50.63	178.34
8634-018-020	619 W ROUTE 66	NonRes	A	0.860	16	3.328	50.63	50.63	168.51
8634-018-021	625 W ROUTE 66	NonRes	A	0.717	0	2.777	50.63	50.63	140.60
8634-018-024	633 W ROUTE 66	NonRes	A	1.590	0	6.155	50.63	50.63	311.62
8634-019-001	714 INVERGARRY ST	RES	A	0.140	1	1.000	50.63	50.63	50.63
8634-019-002	710 INVERGARRY ST	RES	A	0.140	1	1.000	50.63	50.63	50.63
8634-019-003	702 INVERGARRY ST	RES	A	0.146	1	1.000	50.63	50.63	50.63
8634-019-004	253 FORESTDALE AVE	RES	A	0.211	1	1.000	50.63	50.63	50.63
8634-019-005	261 FORESTDALE AVE	RES	A	0.211	1	1.000	50.63	50.63	50.63
8634-019-006	275 FORESTDALE AVE	RES	A	0.211	1	1.000	50.63	50.63	50.63
8634-019-007	307 FORESTDALE AVE	RES	A	0.211	1	1.000	50.63	50.63	50.63
8634-019-008	313 FORESTDALE AVE	RES	A	0.211	1	1.000	50.63	50.63	50.63
8634-019-009	321 FORESTDALE AVE	RES	A	0.211	1	1.000	50.63	50.63	50.63
8634-019-010	329 FORESTDALE AVE	RES	A	0.211	1	1.000	50.63	50.63	50.63
8635-001-028	625 W LEADORA AVE	RES	A	0.301	1	1.000	50.63	50.63	50.63
8635-001-029	635 W LEADORA AVE	RES	A	0.287	1	1.000	50.63	50.63	50.63
8635-001-030	645 W LEADORA AVE	RES	A	0.287	1	1.000	50.63	50.63	50.63
8635-001-031	655 W LEADORA AVE	RES	A	0.287	1	1.000	50.63	50.63	50.63
8635-001-032	665 W LEADORA AVE	RES	A	0.287	1	1.000	50.63	50.63	50.63
8635-001-033	705 W LEADORA AVE	RES	A	0.287	1	1.000	50.63	50.63	50.63
8635-001-034	715 W LEADORA AVE	RES	A	0.287	1	1.000	50.63	50.63	50.63
8635-001-035	725 W LEADORA AVE	RES	A	0.287	1	1.000	50.63	50.63	50.63
8635-001-036	735 W LEADORA AVE	RES	A	0.287	1	1.000	50.63	50.63	50.63
8635-001-037	524 N WILDWOOD AVE	RES	A	0.352	1	1.000	50.63	50.63	50.63

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8635-001-038	718 W DONINGTON ST	RES	A	0.352	1	1.000	50.63	50.63	50.63
8635-001-039	708 W DONINGTON ST	RES	A	0.279	1	1.000	50.63	50.63	50.63
8635-001-040	668 W DONINGTON ST	RES	A	0.279	1	1.000	50.63	50.63	50.63
8635-001-041	658 W DONINGTON ST	RES	A	0.279	1	1.000	50.63	50.63	50.63
8635-001-042	648 W DONINGTON ST	RES	A	0.279	1	1.000	50.63	50.63	50.63
8635-001-043	638 W DONINGTON ST	RES	A	0.279	1	1.000	50.63	50.63	50.63
8635-001-044	628 W DONINGTON ST	RES	A	0.286	1	1.000	50.63	50.63	50.63
8635-002-010	505 N GRAND AVE	NonRes	A	1.748	2	6.766	50.63	50.63	342.56
8635-002-011	NO SITUS AVAILABLE	UNDEV	A	25.000	0	32.250	50.63	50.63	1,632.81
8635-002-014	645 N GRAND AVE	NonRes	A	3.280	3	12.697	50.63	50.63	642.84
8635-002-016	518 FRANCESCA LN	RES	A	0.406	1	1.000	50.63	50.63	50.63
8635-002-017	526 FRANCESCA LN	RES	A	0.421	1	1.000	50.63	50.63	50.63
8635-002-018	538 FRANCESCA LN	RES	A	0.380	1	1.000	50.63	50.63	50.63
8635-002-019	552 FRANCESCA LN	RES	A	0.364	1	1.000	50.63	50.63	50.63
8635-002-020	560 FRANCESCA LN	RES	A	0.471	1	1.000	50.63	50.63	50.63
8635-002-021	563 FRANCESCA LN	RES	A	0.542	1	1.000	50.63	50.63	50.63
8635-002-022	551 FRANCESCA LN	RES	A	0.411	1	1.000	50.63	50.63	50.63
8635-002-023	537 FRANCESCA LN	RES	A	0.396	1	1.000	50.63	50.63	50.63
8635-002-024	529 FRANCESCA LN	RES	A	0.369	1	1.000	50.63	50.63	50.63
8635-002-025	515 FRANCESCA LN	RES	A	0.362	1	1.000	50.63	50.63	50.63
8635-002-027	502 FRANCESCA LN	RES	A	0.377	1	1.000	50.63	50.63	50.63
8635-002-028	507 FRANCESCA LANE	RES	A	0.407	1	1.000	50.63	50.63	50.63
8635-003-001	420 N BARRANCA AVE	RES	A	0.224	1	1.000	50.63	50.63	50.63
8635-003-002	426 N BARRANCA AVE	RES	A	0.225	1	1.000	50.63	50.63	50.63
8635-003-003	436 N BARRANCA AVE	RES	A	0.226	1	1.000	50.63	50.63	50.63
8635-003-016	348 N BARRANCA AVE	RES	A	0.253	1	1.000	50.63	50.63	50.63
8635-003-017	354 N BARRANCA AVE	RES	A	0.253	1	1.000	50.63	50.63	50.63
8635-003-018	844 W MILTON DR	RES	A	0.250	1	1.000	50.63	50.63	50.63
8635-003-019	349 N MARCILE AVE	RES	A	0.297	1	1.000	50.63	50.63	50.63
8635-003-020	350 N MARCILE AVE	RES	A	0.260	1	1.000	50.63	50.63	50.63
8635-003-021	356 N MARCILE AVE	RES	A	0.239	1	1.000	50.63	50.63	50.63
8635-003-022	402 N MARCILE AVE	RES	A	0.240	1	1.000	50.63	50.63	50.63
8635-003-023	408 N MARCILE AVE	RES	A	0.240	1	1.000	50.63	50.63	50.63
8635-003-024	416 N MARCILE AVE	RES	A	0.246	1	1.000	50.63	50.63	50.63
8635-003-025	422 N MARCILE AVE	RES	A	0.257	1	1.000	50.63	50.63	50.63
8635-003-026	430 N MARCILE AVE	RES	A	0.251	1	1.000	50.63	50.63	50.63
8635-003-027	436 N MARCILE AVE	RES	A	0.223	1	1.000	50.63	50.63	50.63
8635-003-028	437 N MARCILE AVE	RES	A	0.250	1	1.000	50.63	50.63	50.63
8635-003-029	431 N MARCILE AVE	RES	A	0.258	1	1.000	50.63	50.63	50.63
8635-003-030	421 N MARCILE AVE	RES	A	0.248	1	1.000	50.63	50.63	50.63
8635-003-031	415 N MARCILE AVE	RES	A	0.243	1	1.000	50.63	50.63	50.63
8635-003-032	407 N MARCILE AVE	RES	A	0.254	1	1.000	50.63	50.63	50.63
8635-003-033	861 W MILTON DR	RES	A	0.245	1	1.000	50.63	50.63	50.63
8635-003-034	414 N BARRANCA AVE	RES	A	0.245	1	1.000	50.63	50.63	50.63
8635-005-003	459 N VALENCIA ST	RES	A	0.198	1	1.000	50.63	50.63	50.63
8635-005-004	453 N VALENCIA ST	RES	A	0.198	1	1.000	50.63	50.63	50.63
8635-005-005	445 N VALENCIA ST	RES	A	0.198	1	1.000	50.63	50.63	50.63

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8635-005-006	437 N VALENCIA ST	RES	A	0.198	1	1.000	50.63	50.63	50.63
8635-005-007	429 N VALENCIA ST	RES	A	0.198	1	1.000	50.63	50.63	50.63
8635-005-008	421 N VALENCIA ST	RES	A	0.198	1	1.000	50.63	50.63	50.63
8635-005-009	413 N VALENCIA ST	RES	A	0.198	1	1.000	50.63	50.63	50.63
8635-005-015	405 N VALENCIA ST	RES	A	0.185	1	1.000	50.63	50.63	50.63
8635-006-001	502 W LEADORA AVE	RES	A	0.197	1	1.000	50.63	50.63	50.63
8635-006-002	512 W LEADORA AVE	RES	A	0.194	1	1.000	50.63	50.63	50.63
8635-006-003	520 W LEADORA AVE	RES	A	0.194	1	1.000	50.63	50.63	50.63
8635-006-004	528 W LEADORA AVE	RES	A	0.194	1	1.000	50.63	50.63	50.63
8635-006-005	536 W LEADORA AVE	RES	A	0.194	1	1.000	50.63	50.63	50.63
8635-006-006	544 W LEADORA AVE	RES	A	0.194	1	1.000	50.63	50.63	50.63
8635-006-007	552 W LEADORA AVE	RES	A	0.197	1	1.000	50.63	50.63	50.63
8635-006-008	560 W LEADORA AVE	RES	A	0.197	1	1.000	50.63	50.63	50.63
8635-006-018	603 W COMSTOCK AVE	RES	A	0.209	1	1.000	50.63	50.63	50.63
8635-006-019	611 W COMSTOCK AVE	RES	A	0.209	1	1.000	50.63	50.63	50.63
8635-006-020	619 W COMSTOCK AVE	RES	A	0.221	1	1.000	50.63	50.63	50.63
8635-006-021	627 W COMSTOCK AVE	RES	A	0.284	1	1.000	50.63	50.63	50.63
8635-006-022	444 N VALENCIA ST	RES	A	0.215	1	1.000	50.63	50.63	50.63
8635-006-023	452 N VALENCIA ST	RES	A	0.215	1	1.000	50.63	50.63	50.63
8635-006-024	458 N VALENCIA ST	RES	A	0.231	1	1.000	50.63	50.63	50.63
8635-006-025	640 W LEADORA AVE	RES	A	0.224	1	1.000	50.63	50.63	50.63
8635-006-026	630 W LEADORA AVE	RES	A	0.224	1	1.000	50.63	50.63	50.63
8635-006-027	620 W LEADORA AVE	RES	A	0.224	1	1.000	50.63	50.63	50.63
8635-006-028	610 W LEADORA AVE	RES	A	0.226	1	1.000	50.63	50.63	50.63
8635-007-026	626 W COMSTOCK AVE	RES	A	0.282	1	1.000	50.63	50.63	50.63
8635-007-027	618 W COMSTOCK AVE	RES	A	0.223	1	1.000	50.63	50.63	50.63
8635-007-028	610 W COMSTOCK AVE	RES	A	0.209	1	1.000	50.63	50.63	50.63
8635-007-029	602 W COMSTOCK AVE	RES	A	0.209	1	1.000	50.63	50.63	50.63
8635-007-030	603 W WHITCOMB AVE	RES	A	0.209	1	1.000	50.63	50.63	50.63
8635-007-031	611 W WHITCOMB AVE	RES	A	0.209	1	1.000	50.63	50.63	50.63
8635-007-032	619 W WHITCOMB AVE	RES	A	0.223	1	1.000	50.63	50.63	50.63
8635-007-033	627 W WHITCOMB AVE	RES	A	0.282	1	1.000	50.63	50.63	50.63
8635-007-034	626 W WHITCOMB AVE	RES	A	0.282	1	1.000	50.63	50.63	50.63
8635-007-035	618 W WHITCOMB AVE	RES	A	0.223	1	1.000	50.63	50.63	50.63
8635-007-036	610 W WHITCOMB AVE	RES	A	0.209	1	1.000	50.63	50.63	50.63
8635-007-037	602 W WHITCOMB AVE	RES	A	0.209	1	1.000	50.63	50.63	50.63
8635-007-038	404 N VALENCIA ST	RES	A	0.212	1	1.000	50.63	50.63	50.63
8635-007-039	412 N VALENCIA ST	RES	A	0.215	1	1.000	50.63	50.63	50.63
8635-007-040	420 N VALENCIA ST	RES	A	0.215	1	1.000	50.63	50.63	50.63
8635-007-041	428 N VALENCIA ST	RES	A	0.215	1	1.000	50.63	50.63	50.63
8635-007-042	436 N VALENCIA ST	RES	A	0.215	1	1.000	50.63	50.63	50.63
8635-010-019	NO SITUS AVAILABLE	UNDEV	A	2.360	0	3.044	50.63	50.63	154.13
8635-010-900	NO SITUS AVAILABLE	UNDEV	A	3.450	0	4.451	50.63	50.63	225.32
8635-011-005	615 W FOOTHILL BLVD	NonRes	A	0.115	0	0.444	50.63	50.63	22.46
8635-011-019	517 W FOOTHILL BLVD	NonRes	A	0.250	0	0.968	50.63	50.63	48.99
8635-011-020	507 W FOOTHILL BLVD	NonRes	A	0.320	0	1.238	50.63	50.63	62.69
8635-011-028	649 W FOOTHILL BLVD 1	RES	A	0.062	1	1.000	50.63	50.63	50.63

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8635-011-029	649 W FOOTHILL BLVD 2	RES	A	0.059	1	1.000	50.63	50.63	50.63
8635-011-030	649 W FOOTHILL BLVD 3	RES	A	0.059	1	1.000	50.63	50.63	50.63
8635-011-031	649 W FOOTHILL BLVD 4	RES	A	0.059	1	1.000	50.63	50.63	50.63
8635-011-032	649 W FOOTHILL BLVD 5	RES	A	0.059	1	1.000	50.63	50.63	50.63
8635-011-033	649 W FOOTHILL BLVD 6	RES	A	0.063	1	1.000	50.63	50.63	50.63
8635-011-034	645 W FOOTHILL BLVD 7	RES	A	0.065	1	1.000	50.63	50.63	50.63
8635-011-035	645 W FOOTHILL BLVD 8	RES	A	0.063	1	1.000	50.63	50.63	50.63
8635-011-036	645 W FOOTHILL BLVD 9	RES	A	0.063	1	1.000	50.63	50.63	50.63
8635-011-037	645 W FOOTHILL BLVD 10	RES	A	0.063	1	1.000	50.63	50.63	50.63
8635-011-038	645 W FOOTHILL BLVD 11	RES	A	0.065	1	1.000	50.63	50.63	50.63
8635-011-039	639 W FOOTHILL BLVD 12	RES	A	0.065	1	1.000	50.63	50.63	50.63
8635-011-040	639 W FOOTHILL BLVD 13	RES	A	0.063	1	1.000	50.63	50.63	50.63
8635-011-041	639 W FOOTHILL BLVD 14	RES	A	0.063	1	1.000	50.63	50.63	50.63
8635-011-042	639 W FOOTHILL BLVD 15	RES	A	0.063	1	1.000	50.63	50.63	50.63
8635-011-043	639 W FOOTHILL BLVD 16	RES	A	0.065	1	1.000	50.63	50.63	50.63
8635-011-044	635 W FOOTHILL BLVD 17	RES	A	0.062	1	1.000	50.63	50.63	50.63
8635-011-045	635 W FOOTHILL BLVD 18	RES	A	0.059	1	1.000	50.63	50.63	50.63
8635-011-046	635 W FOOTHILL BLVD 19	RES	A	0.059	1	1.000	50.63	50.63	50.63
8635-011-047	635 W FOOTHILL BLVD 20	RES	A	0.063	1	1.000	50.63	50.63	50.63
8635-011-048	631 W FOOTHILL BLVD 21	RES	A	0.065	1	1.000	50.63	50.63	50.63
8635-011-049	631 W FOOTHILL BLVD 22	RES	A	0.063	1	1.000	50.63	50.63	50.63
8635-011-050	631 W FOOTHILL BLVD 23	RES	A	0.063	1	1.000	50.63	50.63	50.63
8635-011-051	631 W FOOTHILL BLVD 24	RES	A	0.063	1	1.000	50.63	50.63	50.63
8635-011-052	631 W FOOTHILL BLVD 25	RES	A	0.063	1	1.000	50.63	50.63	50.63
8635-011-053	631 W FOOTHILL BLVD 26	RES	A	0.066	1	1.000	50.63	50.63	50.63
8635-011-054	629 W FOOTHILL BLVD 27	RES	A	0.065	1	1.000	50.63	50.63	50.63
8635-011-055	629 W FOOTHILL BLVD 28	RES	A	0.063	1	1.000	50.63	50.63	50.63
8635-011-056	629 W FOOTHILL BLVD 29	RES	A	0.063	1	1.000	50.63	50.63	50.63
8635-011-057	629 W FOOTHILL BLVD 30	RES	A	0.063	1	1.000	50.63	50.63	50.63
8635-011-058	629 W FOOTHILL BLVD 31	RES	A	0.063	1	1.000	50.63	50.63	50.63
8635-011-059	629 W FOOTHILL BLVD 32	RES	A	0.065	1	1.000	50.63	50.63	50.63
8635-011-060	551 W FOOTHILL BLVD 78	RES	A	0.059	1	1.000	50.63	50.63	50.63
8635-011-061	551 W FOOTHILL BLVD 79	RES	A	0.054	1	1.000	50.63	50.63	50.63
8635-011-062	551 W FOOTHILL BLVD 80	RES	A	0.062	1	1.000	50.63	50.63	50.63
8635-011-063	545 W FOOTHILL BLVD 81	RES	A	0.061	1	1.000	50.63	50.63	50.63
8635-011-064	545 W FOOTHILL BLVD 82	RES	A	0.059	1	1.000	50.63	50.63	50.63
8635-011-065	545 W FOOTHILL BLVD 83	RES	A	0.054	1	1.000	50.63	50.63	50.63
8635-011-066	545 W FOOTHILL BLVD 84	RES	A	0.060	1	1.000	50.63	50.63	50.63
8635-011-067	545 W FOOTHILL BLVD 85	RES	A	0.048	1	1.000	50.63	50.63	50.63
8635-011-068	545 W FOOTHILL BLVD 86	RES	A	0.049	1	1.000	50.63	50.63	50.63
8635-011-069	547 W FOOTHILL BLVD 87	RES	A	0.049	1	1.000	50.63	50.63	50.63
8635-011-070	547 W FOOTHILL BLVD 88	RES	A	0.048	1	1.000	50.63	50.63	50.63
8635-011-071	547 W FOOTHILL BLVD 89	RES	A	0.060	1	1.000	50.63	50.63	50.63
8635-011-072	547 W FOOTHILL BLVD 90	RES	A	0.054	1	1.000	50.63	50.63	50.63
8635-011-073	547 W FOOTHILL BLVD 91	RES	A	0.059	1	1.000	50.63	50.63	50.63
8635-011-074	547 W FOOTHILL BLVD 92	RES	A	0.061	1	1.000	50.63	50.63	50.63
8635-011-075	541 W FOOTHILL BLVD 93	RES	A	0.062	1	1.000	50.63	50.63	50.63

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8635-011-076	541 W FOOTHILL BLVD 94	RES	A	0.055	1	1.000	50.63	50.63	50.63
8635-011-077	541 W FOOTHILL BLVD 95	RES	A	0.060	1	1.000	50.63	50.63	50.63
8635-011-078	541 W FOOTHILL BLVD 96	RES	A	0.055	1	1.000	50.63	50.63	50.63
8635-011-079	541 W FOOTHILL BLVD 97	RES	A	0.060	1	1.000	50.63	50.63	50.63
8635-011-080	541 W FOOTHILL BLVD 98	RES	A	0.055	1	1.000	50.63	50.63	50.63
8635-011-081	541 W FOOTHILL BLVD 99	RES	A	0.056	1	1.000	50.63	50.63	50.63
8635-011-082	541 W FOOTHILL BLVD 100	RES	A	0.061	1	1.000	50.63	50.63	50.63
8635-011-083	535 W FOOTHILL BLVD 101	RES	A	0.059	1	1.000	50.63	50.63	50.63
8635-011-084	535 W FOOTHILL BLVD 102	RES	A	0.054	1	1.000	50.63	50.63	50.63
8635-011-085	535 W FOOTHILL BLVD 103	RES	A	0.060	1	1.000	50.63	50.63	50.63
8635-011-086	535 W FOOTHILL BLVD 104	RES	A	0.054	1	1.000	50.63	50.63	50.63
8635-011-087	535 W FOOTHILL BLVD 105	RES	A	0.060	1	1.000	50.63	50.63	50.63
8635-011-088	535 W FOOTHILL BLVD 106	RES	A	0.054	1	1.000	50.63	50.63	50.63
8635-011-089	535 W FOOTHILL BLVD 107	RES	A	0.060	1	1.000	50.63	50.63	50.63
8635-011-090	537 W FOOTHILL BLVD 108	RES	A	0.060	1	1.000	50.63	50.63	50.63
8635-011-091	537 W FOOTHILL BLVD 109	RES	A	0.054	1	1.000	50.63	50.63	50.63
8635-011-092	537 W FOOTHILL BLVD 110	RES	A	0.060	1	1.000	50.63	50.63	50.63
8635-011-093	537 W FOOTHILL BLVD 111	RES	A	0.054	1	1.000	50.63	50.63	50.63
8635-011-094	537 W FOOTHILL BLVD 112	RES	A	0.060	1	1.000	50.63	50.63	50.63
8635-011-095	537 W FOOTHILL BLVD 113	RES	A	0.054	1	1.000	50.63	50.63	50.63
8635-011-096	537 W FOOTHILL BLVD 114	RES	A	0.059	1	1.000	50.63	50.63	50.63
8635-011-097	539 W FOOTHILL BLVD 115	RES	A	0.062	1	1.000	50.63	50.63	50.63
8635-011-098	539 W FOOTHILL BLVD 116	RES	A	0.059	1	1.000	50.63	50.63	50.63
8635-011-099	539 W FOOTHILL BLVD 117	RES	A	0.063	1	1.000	50.63	50.63	50.63
8635-011-100	543 W FOOTHILL BLVD 118	RES	A	0.065	1	1.000	50.63	50.63	50.63
8635-011-101	543 W FOOTHILL BLVD 119	RES	A	0.063	1	1.000	50.63	50.63	50.63
8635-011-102	543 W FOOTHILL BLVD 120	RES	A	0.063	1	1.000	50.63	50.63	50.63
8635-011-103	543 W FOOTHILL BLVD 121	RES	A	0.063	1	1.000	50.63	50.63	50.63
8635-011-104	543 W FOOTHILL BLVD 122	RES	A	0.065	1	1.000	50.63	50.63	50.63
8635-011-105	549 W FOOTHILL BLVD 123	RES	A	0.065	1	1.000	50.63	50.63	50.63
8635-011-106	549 W FOOTHILL BLVD 124	RES	A	0.063	1	1.000	50.63	50.63	50.63
8635-011-107	549 W FOOTHILL BLVD 125	RES	A	0.063	1	1.000	50.63	50.63	50.63
8635-011-108	549 W FOOTHILL BLVD 126	RES	A	0.063	1	1.000	50.63	50.63	50.63
8635-011-109	549 W FOOTHILL BLVD 127	RES	A	0.063	1	1.000	50.63	50.63	50.63
8635-011-110	549 W FOOTHILL BLVD 128	RES	A	0.065	1	1.000	50.63	50.63	50.63
8635-011-111	553 W FOOTHILL BLVD 129	RES	A	0.063	1	1.000	50.63	50.63	50.63
8635-011-112	553 W FOOTHILL BLVD 130	RES	A	0.059	1	1.000	50.63	50.63	50.63
8635-011-113	553 W FOOTHILL BLVD 131	RES	A	0.059	1	1.000	50.63	50.63	50.63
8635-011-114	553 W FOOTHILL BLVD 132	RES	A	0.062	1	1.000	50.63	50.63	50.63
8635-011-115	555 W FOOTHILL BLVD 133	RES	A	0.062	1	1.000	50.63	50.63	50.63
8635-011-116	555 W FOOTHILL BLVD 134	RES	A	0.059	1	1.000	50.63	50.63	50.63
8635-011-117	555 W FOOTHILL BLVD 135	RES	A	0.059	1	1.000	50.63	50.63	50.63
8635-011-118	555 W FOOTHILL BLVD 136	RES	A	0.059	1	1.000	50.63	50.63	50.63
8635-011-119	555 W FOOTHILL BLVD 137	RES	A	0.059	1	1.000	50.63	50.63	50.63
8635-011-120	555 W FOOTHILL BLVD 138	RES	A	0.064	1	1.000	50.63	50.63	50.63
8635-011-121	557 W FOOTHILL BLVD 139	RES	A	0.063	1	1.000	50.63	50.63	50.63
8635-011-122	557 W FOOTHILL BLVD 140	RES	A	0.059	1	1.000	50.63	50.63	50.63

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8635-011-123	557 W FOOTHILL BLVD 141	RES	A	0.059	1	1.000	50.63	50.63	50.63
8635-011-124	557 W FOOTHILL BLVD 142	RES	A	0.059	1	1.000	50.63	50.63	50.63
8635-011-125	557 W FOOTHILL BLVD 143	RES	A	0.059	1	1.000	50.63	50.63	50.63
8635-011-126	557 W FOOTHILL BLVD 144	RES	A	0.062	1	1.000	50.63	50.63	50.63
8635-011-129	627 W FOOTHILL BLVD 33	RES	A	0.065	1	1.000	50.63	50.63	50.63
8635-011-130	627 W FOOTHILL BLVD 34	RES	A	0.063	1	1.000	50.63	50.63	50.63
8635-011-131	627 W FOOTHILL BLVD 35	RES	A	0.063	1	1.000	50.63	50.63	50.63
8635-011-132	627 W FOOTHILL BLVD 36	RES	A	0.063	1	1.000	50.63	50.63	50.63
8635-011-133	627 W FOOTHILL BLVD 37	RES	A	0.063	1	1.000	50.63	50.63	50.63
8635-011-134	627 W FOOTHILL BLVD 38	RES	A	0.065	1	1.000	50.63	50.63	50.63
8635-011-135	623 W FOOTHILL BLVD 39	RES	A	0.065	1	1.000	50.63	50.63	50.63
8635-011-136	623 W FOOTHILL BLVD 40	RES	A	0.063	1	1.000	50.63	50.63	50.63
8635-011-137	623 W FOOTHILL BLVD 41	RES	A	0.063	1	1.000	50.63	50.63	50.63
8635-011-138	623 W FOOTHILL BLVD 42	RES	A	0.063	1	1.000	50.63	50.63	50.63
8635-011-139	623 W FOOTHILL BLVD 43	RES	A	0.063	1	1.000	50.63	50.63	50.63
8635-011-140	623 W FOOTHILL BLVD 44	RES	A	0.064	1	1.000	50.63	50.63	50.63
8635-011-141	621 W FOOTHILL BLVD 45	RES	A	0.062	1	1.000	50.63	50.63	50.63
8635-011-142	621 W FOOTHILL BLVD 46	RES	A	0.059	1	1.000	50.63	50.63	50.63
8635-011-143	621 W FOOTHILL BLVD 47	RES	A	0.059	1	1.000	50.63	50.63	50.63
8635-011-144	621 W FOOTHILL BLVD 48	RES	A	0.059	1	1.000	50.63	50.63	50.63
8635-011-145	621 W FOOTHILL BLVD 49	RES	A	0.063	1	1.000	50.63	50.63	50.63
8635-011-146	619 W FOOTHILL BLVD 50	RES	A	0.049	1	1.000	50.63	50.63	50.63
8635-011-147	619 W FOOTHILL BLVD 51	RES	A	0.048	1	1.000	50.63	50.63	50.63
8635-011-148	619 W FOOTHILL BLVD 52	RES	A	0.060	1	1.000	50.63	50.63	50.63
8635-011-149	619 W FOOTHILL BLVD 53	RES	A	0.054	1	1.000	50.63	50.63	50.63
8635-011-150	619 W FOOTHILL BLVD 54	RES	A	0.058	1	1.000	50.63	50.63	50.63
8635-011-151	619 W FOOTHILL BLVD 35	RES	A	0.061	1	1.000	50.63	50.63	50.63
8635-011-152	641 W FOOTHILL BLVD 56	RES	A	0.062	1	1.000	50.63	50.63	50.63
8635-011-153	641 W FOOTHILL BLVD 57	RES	A	0.054	1	1.000	50.63	50.63	50.63
8635-011-154	641 W FOOTHILL BLVD 58	RES	A	0.060	1	1.000	50.63	50.63	50.63
8635-011-155	641 W FOOTHILL BLVD 59	RES	A	0.054	1	1.000	50.63	50.63	50.63
8635-011-156	641 W FOOTHILL BLVD 60	RES	A	0.060	1	1.000	50.63	50.63	50.63
8635-011-157	641 W FOOTHILL BLVD 61	RES	A	0.054	1	1.000	50.63	50.63	50.63
8635-011-158	641 W FOOTHILL BLVD 62	RES	A	0.059	1	1.000	50.63	50.63	50.63
8635-011-159	641 W FOOTHILL BLVD 63	RES	A	0.061	1	1.000	50.63	50.63	50.63
8635-011-160	617 W FOOTHILL BLVD 64	RES	A	0.061	1	1.000	50.63	50.63	50.63
8635-011-161	617 W FOOTHILL BLVD 65	RES	A	0.059	1	1.000	50.63	50.63	50.63
8635-011-162	617 W FOOTHILL BLVD 66	RES	A	0.055	1	1.000	50.63	50.63	50.63
8635-011-163	617 W FOOTHILL BLVD 67	RES	A	0.060	1	1.000	50.63	50.63	50.63
8635-011-164	617 W FOOTHILL BLVD 68	RES	A	0.048	1	1.000	50.63	50.63	50.63
8635-011-165	615 W FOOTHILL BLVD 69	RES	A	0.049	1	1.000	50.63	50.63	50.63
8635-011-166	601 W FOOTHILL BLVD 70	RES	A	0.062	1	1.000	50.63	50.63	50.63
8635-011-167	601 W FOOTHILL BLVD 71	RES	A	0.059	1	1.000	50.63	50.63	50.63
8635-011-168	601 W FOOTHILL BLVD 72	RES	A	0.054	1	1.000	50.63	50.63	50.63
8635-011-169	601 W FOOTHILL BLVD 73	RES	A	0.060	1	1.000	50.63	50.63	50.63
8635-011-170	601 W FOOTHILL BLVD 74	RES	A	0.055	1	1.000	50.63	50.63	50.63
8635-011-171	601 W FOOTHILL BLVD 75	RES	A	0.060	1	1.000	50.63	50.63	50.63

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8635-011-172	601 W FOOTHILL BLVD 76	RES	A	0.055	1	1.000	50.63	50.63	50.63
8635-011-173	601 W FOOTHILL BLVD 77	RES	A	0.062	1	1.000	50.63	50.63	50.63
8635-012-012	849 PARK VIEW TER	MFR	A	0.272	1	0.295	50.63	50.63	14.93
8635-012-013	853 PARK VIEW TER	MFR	A	0.216	1	0.295	50.63	50.63	14.93
8635-012-014	857 PARK VIEW TER	MFR	A	0.167	1	0.295	50.63	50.63	14.93
8635-012-015	861 PARK VIEW TER	MFR	A	0.244	1	0.295	50.63	50.63	14.93
8635-012-016	865 PARK VIEW TER	MFR	A	0.164	1	0.295	50.63	50.63	14.93
8635-012-017	869 PARK VIEW TER	MFR	A	0.198	1	0.295	50.63	50.63	14.93
8635-012-018	873 PARK VIEW TER	MFR	A	0.235	1	0.295	50.63	50.63	14.93
8635-012-021	881 PARK VIEW TER	MFR	A	0.130	1	0.295	50.63	50.63	14.93
8635-012-022	885 PARK VIEW TER	MFR	A	0.234	1	0.295	50.63	50.63	14.93
8635-012-023	889 PARK VIEW TER	MFR	A	0.161	1	0.295	50.63	50.63	14.93
8635-012-024	893 PARK VIEW TER	MFR	A	0.197	1	0.295	50.63	50.63	14.93
8635-012-025	897 PARK VIEW TER	MFR	A	0.258	1	0.295	50.63	50.63	14.93
8635-012-029	877 PARK VIEW TER	MFR	A	0.197	1	0.295	50.63	50.63	14.93
8635-013-005	158 N BARRANCA AVE	RES	A	0.218	1	1.000	50.63	50.63	50.63
8635-013-006	156 N BARRANCA AVE	RES	A	0.135	1	1.000	50.63	50.63	50.63
8635-013-011	164 N BARRANCA AVE	RES	A	0.122	1	1.000	50.63	50.63	50.63
8635-013-012	162 N BARRANCA AVE	RES	A	0.115	2	1.000	50.63	50.63	50.63
8635-013-013	160 N BARRANCA AVE	RES	A	0.115	1	1.000	50.63	50.63	50.63
8635-014-001	138 N BARRANCA AVE	RES	A	0.141	1	1.000	50.63	50.63	50.63
8635-014-002	142 N BARRANCA AVE	RES	A	0.139	1	1.000	50.63	50.63	50.63
8635-014-003	148 N BARRANCA AVE	RES	A	0.136	1	1.000	50.63	50.63	50.63
8635-014-004	154 N BARRANCA AVE	RES	A	0.132	1	1.000	50.63	50.63	50.63
8635-015-001	110 N BARRANCA AVE	MFR	A	0.144	2	0.590	50.63	50.63	29.87
8635-015-002	857 W FOOTHILL BLVD	MFR	A	0.138	2	0.590	50.63	50.63	29.87
8635-015-003	851 W FOOTHILL BLVD	MFR	A	0.138	2	0.590	50.63	50.63	29.87
8635-015-004	849 W FOOTHILL BLVD	MFR	A	0.139	2	0.590	50.63	50.63	29.87
8635-015-005	843 W FOOTHILL BLVD	MFR	A	0.138	2	0.590	50.63	50.63	29.87
8635-015-006	835 W FOOTHILL BLVD	MFR	A	0.138	2	0.590	50.63	50.63	29.87
8635-015-007	833 W FOOTHILL BLVD	MFR	A	0.138	2	0.590	50.63	50.63	29.87
8635-015-008	827 W FOOTHILL BLVD	MFR	A	0.139	2	0.590	50.63	50.63	29.87
8635-015-009	819 W FOOTHILL BLVD	MFR	A	0.138	2	0.590	50.63	50.63	29.87
8635-015-010	815 W FOOTHILL BLVD	MFR	A	0.138	2	0.590	50.63	50.63	29.87
8635-015-011	811 W FOOTHILL BLVD	MFR	A	0.138	2	0.590	50.63	50.63	29.87
8635-015-012	805 W FOOTHILL BLVD	MFR	A	0.139	2	0.590	50.63	50.63	29.87
8635-015-013	763 W FOOTHILL BLVD	MFR	A	0.138	2	0.590	50.63	50.63	29.87
8635-015-014	755 W FOOTHILL BLVD	MFR	A	0.139	2	0.590	50.63	50.63	29.87
8635-015-015	749 W FOOTHILL BLVD	MFR	A	0.139	2	0.590	50.63	50.63	29.87
8635-015-032	745 W FOOTHILL BLVD	MFR	A	0.139	2	0.590	50.63	50.63	29.87
8635-015-033	737 W FOOTHILL BLVD	MFR	A	0.139	2	0.590	50.63	50.63	29.87
8635-015-034	731 W FOOTHILL BLVD	MFR	A	0.143	2	0.590	50.63	50.63	29.87
8635-016-015	705 W FOOTHILL BLVD	NonRes	A	0.144	0	0.556	50.63	50.63	28.16
8635-016-016	715 W FOOTHILL BLVD	NonRes	A	0.144	0	0.557	50.63	50.63	28.22
8635-017-002	652 W BENNETT AVE	RES	A	0.201	1	1.000	50.63	50.63	50.63
8635-017-003	644 W BENNETT AVE	RES	A	0.201	1	1.000	50.63	50.63	50.63
8635-017-004	638 W BENNETT AVE	RES	A	0.201	1	1.000	50.63	50.63	50.63

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8635-017-005	630 W BENNETT AVE	RES	A	0.201	1	1.000	50.63	50.63	50.63
8635-017-006	624 W BENNETT AVE	RES	A	0.201	1	1.000	50.63	50.63	50.63
8635-017-007	616 W BENNETT AVE	RES	A	0.201	1	1.000	50.63	50.63	50.63
8635-017-008	610 W BENNETT AVE	RES	A	0.201	1	1.000	50.63	50.63	50.63
8635-017-009	602 W BENNETT AVE	RES	A	0.201	1	1.000	50.63	50.63	50.63
8635-017-010	558 W BENNETT AVE	RES	A	0.201	1	1.000	50.63	50.63	50.63
8635-017-011	552 W BENNETT AVE	RES	A	0.201	1	1.000	50.63	50.63	50.63
8635-017-012	544 W BENNETT AVE	RES	A	0.201	1	1.000	50.63	50.63	50.63
8635-017-013	538 W BENNETT AVE	RES	A	0.201	1	1.000	50.63	50.63	50.63
8635-017-014	530 W BENNETT AVE	RES	A	0.201	1	1.000	50.63	50.63	50.63
8635-017-015	524 W BENNETT AVE	RES	A	0.201	1	1.000	50.63	50.63	50.63
8635-017-016	516 W BENNETT AVE	RES	A	0.201	1	1.000	50.63	50.63	50.63
8635-017-017	510 W BENNETT AVE	RES	A	0.201	1	1.000	50.63	50.63	50.63
8635-017-018	502 W BENNETT AVE	RES	A	0.215	1	1.000	50.63	50.63	50.63
8635-017-021	658 W BENNETT AVE	RES	A	0.271	1	1.000	50.63	50.63	50.63
8635-018-013	806 W LA FETRA DR	RES	A	0.295	1	1.000	50.63	50.63	50.63
8635-018-014	805 W DONINGTON ST	RES	A	0.324	1	1.000	50.63	50.63	50.63
8635-019-013	806 W DONINGTON ST	RES	A	0.326	1	1.000	50.63	50.63	50.63
8635-019-014	805 W LEADORA AVE	RES	A	0.368	1	1.000	50.63	50.63	50.63
8635-020-019	805 W LA CROSSE ST	RES	A	0.284	1	1.000	50.63	50.63	50.63
8635-020-020	806 W LA CROSSE ST	RES	A	0.298	1	1.000	50.63	50.63	50.63
8635-020-021	805 W LA FETRA DR	RES	A	0.294	1	1.000	50.63	50.63	50.63
8635-021-001	358 N VALENCIA ST	RES	A	0.250	1	1.000	50.63	50.63	50.63
8635-021-002	352 N VALENCIA ST	RES	A	0.239	1	1.000	50.63	50.63	50.63
8635-021-003	344 N VALENCIA ST	RES	A	0.239	1	1.000	50.63	50.63	50.63
8635-021-004	336 N VALENCIA ST	RES	A	0.239	1	1.000	50.63	50.63	50.63
8635-021-005	328 N VALENCIA ST	RES	A	0.239	1	1.000	50.63	50.63	50.63
8635-021-006	320 N VALENCIA ST	RES	A	0.239	1	1.000	50.63	50.63	50.63
8635-021-007	312 N VALENCIA ST	RES	A	0.239	1	1.000	50.63	50.63	50.63
8635-021-008	304 N VALENCIA ST	RES	A	0.248	1	1.000	50.63	50.63	50.63
8635-021-009	303 N VALENCIA ST	RES	A	0.229	1	1.000	50.63	50.63	50.63
8635-021-010	311 N VALENCIA ST	RES	A	0.229	1	1.000	50.63	50.63	50.63
8635-021-011	319 N VALENCIA ST	RES	A	0.229	1	1.000	50.63	50.63	50.63
8635-021-012	327 N VALENCIA ST	RES	A	0.229	1	1.000	50.63	50.63	50.63
8635-021-013	335 N VALENCIA ST	RES	A	0.229	1	1.000	50.63	50.63	50.63
8635-021-014	343 N VALENCIA ST	RES	A	0.229	1	1.000	50.63	50.63	50.63
8635-021-015	351 N VALENCIA ST	RES	A	0.229	1	1.000	50.63	50.63	50.63
8635-021-019	357 N VALENCIA ST	RES	A	0.215	1	1.000	50.63	50.63	50.63
8635-021-020	361 N VALENCIA ST	RES	A	0.193	1	1.000	50.63	50.63	50.63
8635-023-001	645 W LA CROSSE ST	RES	A	0.301	1	1.000	50.63	50.63	50.63
8635-023-002	655 W LA CROSSE ST	RES	A	0.287	1	1.000	50.63	50.63	50.63
8635-023-003	705 W LA CROSSE ST	RES	A	0.287	1	1.000	50.63	50.63	50.63
8635-023-004	715 W LA CROSSE ST	RES	A	0.287	1	1.000	50.63	50.63	50.63
8635-023-005	725 W LA CROSSE ST	RES	A	0.297	1	1.000	50.63	50.63	50.63
8635-023-006	735 W LA CROSSE ST	RES	A	0.312	1	1.000	50.63	50.63	50.63
8635-023-007	743 W LA CROSSE ST	RES	A	0.296	1	1.000	50.63	50.63	50.63
8635-023-008	751 W LA CROSSE ST	RES	A	0.375	1	1.000	50.63	50.63	50.63

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8635-023-009	645 N WILDWOOD AVE	RES	A	0.298	1	1.000	50.63	50.63	50.63
8635-023-010	635 N WILDWOOD AVE	RES	A	0.287	1	1.000	50.63	50.63	50.63
8635-023-011	625 N WILDWOOD AVE	RES	A	0.290	1	1.000	50.63	50.63	50.63
8635-023-012	615 N WILDWOOD AVE	RES	A	0.298	1	1.000	50.63	50.63	50.63
8635-023-013	605 N WILDWOOD AVE	RES	A	0.298	1	1.000	50.63	50.63	50.63
8635-023-014	557 N WILDWOOD AVE	RES	A	0.298	1	1.000	50.63	50.63	50.63
8635-023-015	547 N WILDWOOD AVE	RES	A	0.297	1	1.000	50.63	50.63	50.63
8635-023-016	537 N WILDWOOD AVE	RES	A	0.287	1	1.000	50.63	50.63	50.63
8635-023-017	529 N WILDWOOD AVE	RES	A	0.287	1	1.000	50.63	50.63	50.63
8635-023-018	519 N WILDWOOD AVE	RES	A	0.287	1	1.000	50.63	50.63	50.63
8635-023-019	509 N WILDWOOD AVE	RES	A	0.290	1	1.000	50.63	50.63	50.63
8635-024-001	645 TRAYER AVE	RES	A	0.312	1	1.000	50.63	50.63	50.63
8635-024-002	635 TRAYER AVE	RES	A	0.310	1	1.000	50.63	50.63	50.63
8635-024-003	625 TRAYER AVE	RES	A	0.310	1	1.000	50.63	50.63	50.63
8635-024-004	615 TRAYER AVE	RES	A	0.316	1	1.000	50.63	50.63	50.63
8635-024-005	605 TRAYER AVE	RES	A	0.312	1	1.000	50.63	50.63	50.63
8635-024-006	555 TRAYER AVE	RES	A	0.309	1	1.000	50.63	50.63	50.63
8635-024-007	545 TRAYER AVE	RES	A	0.303	1	1.000	50.63	50.63	50.63
8635-024-008	535 TRAYER AVE	RES	A	0.290	1	1.000	50.63	50.63	50.63
8635-024-009	538 N VALENCIA ST	RES	A	0.292	1	1.000	50.63	50.63	50.63
8635-024-010	548 N VALENCIA ST	RES	A	0.288	1	1.000	50.63	50.63	50.63
8635-024-011	558 N VALENCIA ST	RES	A	0.296	1	1.000	50.63	50.63	50.63
8635-024-012	608 N VALENCIA ST	RES	A	0.296	1	1.000	50.63	50.63	50.63
8635-024-013	618 N VALENCIA ST	RES	A	0.289	1	1.000	50.63	50.63	50.63
8635-024-014	628 N VALENCIA ST	RES	A	0.448	1	1.000	50.63	50.63	50.63
8635-024-015	627 N VALENCIA ST	RES	A	0.456	1	1.000	50.63	50.63	50.63
8635-024-016	617 N VALENCIA ST	RES	A	0.293	1	1.000	50.63	50.63	50.63
8635-024-017	607 N VALENCIA ST	RES	A	0.288	1	1.000	50.63	50.63	50.63
8635-024-018	557 N VALENCIA ST	RES	A	0.296	1	1.000	50.63	50.63	50.63
8635-024-019	547 N VALENCIA ST	RES	A	0.296	1	1.000	50.63	50.63	50.63
8635-024-020	537 N VALENCIA ST	RES	A	0.291	1	1.000	50.63	50.63	50.63
8635-024-021	538 N VECINO AVE	RES	A	0.294	1	1.000	50.63	50.63	50.63
8635-024-022	548 N VECINO AVE	RES	A	0.297	1	1.000	50.63	50.63	50.63
8635-024-023	558 N VECINO AVE	RES	A	0.292	1	1.000	50.63	50.63	50.63
8635-024-024	608 N VECINO AVE	RES	A	0.300	1	1.000	50.63	50.63	50.63
8635-024-025	618 N VECINO AVE	RES	A	0.302	1	1.000	50.63	50.63	50.63
8635-024-026	628 N VECINO AVE	RES	A	0.457	1	1.000	50.63	50.63	50.63
8635-024-027	627 N VECINO AVE	RES	A	0.457	1	1.000	50.63	50.63	50.63
8635-024-028	617 N VECINO AVE	RES	A	0.298	1	1.000	50.63	50.63	50.63
8635-024-029	607 N VECINO AVE	RES	A	0.310	1	1.000	50.63	50.63	50.63
8635-024-030	557 N VECINO AVE	RES	A	0.322	1	1.000	50.63	50.63	50.63
8635-024-031	547 N VECINO AVE	RES	A	0.335	1	1.000	50.63	50.63	50.63
8635-024-032	537 N VECINO AVE	RES	A	0.380	1	1.000	50.63	50.63	50.63
8635-024-033	538 N WILDWOOD AVE	RES	A	0.323	1	1.000	50.63	50.63	50.63
8635-024-034	550 N WILDWOOD AVE	RES	A	0.312	1	1.000	50.63	50.63	50.63
8635-024-035	560 N WILDWOOD AVE	RES	A	0.310	1	1.000	50.63	50.63	50.63
8635-024-036	610 N WILDWOOD AVE	RES	A	0.310	1	1.000	50.63	50.63	50.63

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8635-024-037	620 N WILDWOOD AVE	RES	A	0.313	1	1.000	50.63	50.63	50.63
8635-024-038	630 N WILDWOOD AVE	RES	A	0.324	1	1.000	50.63	50.63	50.63
8635-024-039	646 N WILDWOOD AVE	RES	A	0.334	1	1.000	50.63	50.63	50.63
8635-024-040	726 W LA CROSSE ST	RES	A	0.297	1	1.000	50.63	50.63	50.63
8635-024-041	716 W LA CROSSE ST	RES	A	0.287	1	1.000	50.63	50.63	50.63
8635-024-042	706 W LA CROSSE ST	RES	A	0.287	1	1.000	50.63	50.63	50.63
8635-024-043	656 W LA CROSSE ST	RES	A	0.287	1	1.000	50.63	50.63	50.63
8635-024-044	646 W LA CROSSE ST	RES	A	0.287	1	1.000	50.63	50.63	50.63
8635-024-045	640 W LA CROSSE ST	RES	A	0.287	1	1.000	50.63	50.63	50.63
8635-025-001	615 W LEADORA AVE	RES	A	0.294	1	1.000	50.63	50.63	50.63
8635-025-002	520 TRAYER AVE	RES	A	0.293	1	1.000	50.63	50.63	50.63
8635-025-003	530 TRAYER AVE	RES	A	0.298	1	1.000	50.63	50.63	50.63
8635-025-004	540 TRAYER AVE	RES	A	0.297	1	1.000	50.63	50.63	50.63
8635-025-005	550 TRAYER AVE	RES	A	0.287	1	1.000	50.63	50.63	50.63
8635-025-006	560 TRAYER AVE	RES	A	0.287	1	1.000	50.63	50.63	50.63
8635-025-007	610 TRAYER AVE	RES	A	0.287	1	1.000	50.63	50.63	50.63
8635-025-008	620 TRAYER AVE	RES	A	0.289	1	1.000	50.63	50.63	50.63
8635-025-009	630 TRAYER AVE	RES	A	0.298	1	1.000	50.63	50.63	50.63
8635-025-010	640 TRAYER AVE	RES	A	0.298	1	1.000	50.63	50.63	50.63
8635-025-011	650 TRAYER AVE	RES	A	0.301	1	1.000	50.63	50.63	50.63
8635-025-012	619 W LA CROSSE ST	RES	A	0.383	1	1.000	50.63	50.63	50.63
8635-025-013	625 W LA CROSSE ST	RES	A	0.288	1	1.000	50.63	50.63	50.63
8635-025-014	635 W LA CROSSE ST	RES	A	0.301	1	1.000	50.63	50.63	50.63
8635-026-001	553 OAK TRAIL PL	MFR	A	0.277	1	0.295	50.63	50.63	14.93
8635-026-002	549 OAK TRAIL PL	MFR	A	0.263	1	0.295	50.63	50.63	14.93
8635-026-003	545 OAK TRAIL PL	MFR	A	0.212	1	0.295	50.63	50.63	14.93
8635-026-004	541 OAK TRAIL PL	MFR	A	0.230	1	0.295	50.63	50.63	14.93
8635-026-005	539 OAK TRAIL PL	MFR	A	0.232	1	0.295	50.63	50.63	14.93
8635-026-006	535 OAK TRAIL PL	MFR	A	0.242	1	0.295	50.63	50.63	14.93
8635-026-007	531 OAK TRAIL PL	MFR	A	0.244	1	0.295	50.63	50.63	14.93
8635-026-008	529 OAK TRAIL PL	MFR	A	0.244	1	0.295	50.63	50.63	14.93
8635-026-009	525 OAK TRAIL PL	MFR	A	0.244	1	0.295	50.63	50.63	14.93
8635-026-010	521 OAK TRAIL PL	MFR	A	0.244	1	0.295	50.63	50.63	14.93
8635-026-011	517 OAK TRAIL PL	MFR	A	0.244	1	0.295	50.63	50.63	14.93
8635-026-012	513 OAK TRAIL PL	MFR	A	0.244	1	0.295	50.63	50.63	14.93
8635-026-013	509 OAK TRAIL PL	MFR	A	0.244	1	0.295	50.63	50.63	14.93
8635-026-014	505 OAK TRAIL PL	MFR	A	0.244	1	0.295	50.63	50.63	14.93
8635-026-015	501 OAK TRAIL PL	MFR	A	0.356	1	0.295	50.63	50.63	14.93
8635-026-016	510 OAK TRAIL PL	MFR	A	0.101	1	0.295	50.63	50.63	14.93
8635-026-017	514 OAK TRAIL PL	MFR	A	0.114	1	0.295	50.63	50.63	14.93
8635-026-018	518 OAK TRAIL PL	MFR	A	0.103	1	0.295	50.63	50.63	14.93
8635-026-019	522 OAK TRAIL PL	MFR	A	0.252	1	0.295	50.63	50.63	14.93
8635-026-020	526 OAK TRAIL PL	MFR	A	0.109	1	0.295	50.63	50.63	14.93
8635-026-021	530 OAK TRAIL PL	MFR	A	0.104	1	0.295	50.63	50.63	14.93
8635-026-022	534 OAK TRAIL PL	MFR	A	0.094	1	0.295	50.63	50.63	14.93
8635-026-023	538 OAK TRAIL PL	MFR	A	0.105	1	0.295	50.63	50.63	14.93
8635-026-024	542 OAK TRAIL PL	MFR	A	0.107	1	0.295	50.63	50.63	14.93

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8635-026-025	531 W MEDA AVE	MFR	A	0.121	1	0.295	50.63	50.63	14.93
8635-026-026	535 W MEDA AVE	MFR	A	0.108	1	0.295	50.63	50.63	14.93
8635-026-027	539 W MEDA AVE	MFR	A	0.095	1	0.295	50.63	50.63	14.93
8635-026-028	543 W MEDA AVE	MFR	A	0.359	1	0.295	50.63	50.63	14.93
8635-027-003	551 W MEDA AVE	MFR	A	0.125	1	0.295	50.63	50.63	14.93
8635-027-014	621 PARK VIEW TER	MFR	A	0.120	1	0.295	50.63	50.63	14.93
8635-027-015	625 PARK VIEW TER	MFR	A	0.179	1	0.295	50.63	50.63	14.93
8635-027-016	629 PARK VIEW TER	MFR	A	0.152	1	0.295	50.63	50.63	14.93
8635-027-017	631 PARK VIEW TER	MFR	A	0.132	1	0.295	50.63	50.63	14.93
8635-027-018	635 PARK VIEW TER	MFR	A	0.186	1	0.295	50.63	50.63	14.93
8635-027-024	547 W MEDA AVE	MFR	A	0.120	1	0.295	50.63	50.63	14.93
8635-027-025	601 PARK VIEW TER	MFR	A	0.168	1	0.295	50.63	50.63	14.93
8635-027-026	605 PARK VIEW TER	MFR	A	0.115	1	0.295	50.63	50.63	14.93
8635-027-027	609 PARK VIEW TER	MFR	A	0.139	1	0.295	50.63	50.63	14.93
8635-027-028	613 PARK VIEW TER	MFR	A	0.189	1	0.295	50.63	50.63	14.93
8635-027-029	617 PARK VIEW TER	MFR	A	0.137	1	0.295	50.63	50.63	14.93
8635-027-033	793 PARK VIEW TER	RES	A	0.056	1	1.000	50.63	50.63	50.63
8635-027-034	789 PARK VIEW TER	RES	A	0.056	1	1.000	50.63	50.63	50.63
8635-027-035	785 PARK VIEW TER	RES	A	0.056	1	1.000	50.63	50.63	50.63
8635-027-038	701 PARK VIEW TERRACE	RES	A	0.039	1	1.000	50.63	50.63	50.63
8635-027-039	705 PARK VIEW TERRACE	RES	A	0.045	1	1.000	50.63	50.63	50.63
8635-027-040	709 PARK VIEW TERRACE	RES	A	0.041	1	1.000	50.63	50.63	50.63
8635-027-041	713 PARK VIEW TERRACE	RES	A	0.052	1	1.000	50.63	50.63	50.63
8635-027-042	717 PARK VIEW TERRACE	RES	A	0.055	1	1.000	50.63	50.63	50.63
8635-027-043	721 PARK VIEW TERRACE	RES	A	0.039	1	1.000	50.63	50.63	50.63
8635-027-044	725 PARK VIEW TERRACE	RES	A	0.042	1	1.000	50.63	50.63	50.63
8635-027-045	729 PARK VIEW TERRACE	RES	A	0.055	1	1.000	50.63	50.63	50.63
8635-027-046	733 PARK VIEW TERRACE	RES	A	0.052	1	1.000	50.63	50.63	50.63
8635-027-047	749 PARK VIEW TERRACE	RES	A	0.042	1	1.000	50.63	50.63	50.63
8635-027-048	753 PARK VIEW TERRACE	RES	A	0.055	1	1.000	50.63	50.63	50.63
8635-027-049	757 PARK VIEW TERRACE	RES	A	0.052	1	1.000	50.63	50.63	50.63
8635-027-050	773 PARK VIEW TERRACE	RES	A	0.042	1	1.000	50.63	50.63	50.63
8635-027-051	777 PARK VIEW TERRACE	RES	A	0.055	1	1.000	50.63	50.63	50.63
8635-027-052	781 PARK VIEW TERRACE	RES	A	0.052	1	1.000	50.63	50.63	50.63
8635-027-053	795 PARK VIEW TERRACE	RES	A	0.052	1	1.000	50.63	50.63	50.63
8635-027-054	797 PARK VIEW TERRACE	RES	A	0.055	1	1.000	50.63	50.63	50.63
8635-027-055	799 PARK VIEW TERRACE	RES	A	0.039	1	1.000	50.63	50.63	50.63
8635-027-056	821 PARK VIEW TERRACE	RES	A	0.042	1	1.000	50.63	50.63	50.63
8635-027-057	813 PARK VIEW TERRACE	RES	A	0.052	1	1.000	50.63	50.63	50.63
8635-027-058	817 PARK VIEW TERRACE	RES	A	0.055	1	1.000	50.63	50.63	50.63
8635-027-059	805 PARK VIEW TERRACE	RES	A	0.055	1	1.000	50.63	50.63	50.63
8635-027-060	809 PARK VIEW TERRACE	RES	A	0.052	1	1.000	50.63	50.63	50.63
8635-027-061	801 PARK VIEW TERRACE	RES	A	0.042	1	1.000	50.63	50.63	50.63
8635-027-062	769 PARK VIEW TERRACE	RES	A	0.052	1	1.000	50.63	50.63	50.63
8635-027-063	765 PARK VIEW TERRACE	RES	A	0.055	1	1.000	50.63	50.63	50.63
8635-027-064	761 PARK VIEW TERRACE	RES	A	0.042	1	1.000	50.63	50.63	50.63
8635-027-065	745 PARK VIEW TERRACE	RES	A	0.052	1	1.000	50.63	50.63	50.63

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8635-027-066	741 PARK VIEW TERRACE	RES	A	0.055	1	1.000	50.63	50.63	50.63
8635-027-067	737 PARK VIEW TERRACE	RES	A	0.042	1	1.000	50.63	50.63	50.63
8635-028-015	230 MARTINDALE WAY	RES	A	0.064	1	1.000	50.63	50.63	50.63
8635-028-016	226 MARTINDALE WAY	RES	A	0.085	1	1.000	50.63	50.63	50.63
8635-028-017	222 MARTINDALE WAY	RES	A	0.080	1	1.000	50.63	50.63	50.63
8635-028-018	218 MARTINDALE WAY	RES	A	0.064	1	1.000	50.63	50.63	50.63
8635-028-019	214 MARTINDALE WAY	RES	A	0.085	1	1.000	50.63	50.63	50.63
8635-028-020	210 MARTINDALE WAY	RES	A	0.080	1	1.000	50.63	50.63	50.63
8635-028-021	186 MARTINDALE WAY	RES	A	0.064	1	1.000	50.63	50.63	50.63
8635-028-026	206 MARTINDALE WAY	RES	A	0.064	1	1.000	50.63	50.63	50.63
8635-028-036	182 MARTINDALE WAY	RES	A	0.064	1	1.000	50.63	50.63	50.63
8635-028-042	190 MARTINDALE WAY	RES	A	0.085	1	1.000	50.63	50.63	50.63
8635-028-043	194 MARTINDALE WAY	RES	A	0.080	1	1.000	50.63	50.63	50.63
8635-028-044	198 MARTINDALE WAY	RES	A	0.080	1	1.000	50.63	50.63	50.63
8635-028-045	202 MARTINDALE WAY	RES	A	0.085	1	1.000	50.63	50.63	50.63
8635-028-046	178 MARTINDALE WAY	RES	A	0.085	1	1.000	50.63	50.63	50.63
8635-028-047	174 MARTINDALE WAY	RES	A	0.080	1	1.000	50.63	50.63	50.63
8635-028-048	170 MARTINDALE WAY	RES	A	0.080	1	1.000	50.63	50.63	50.63
8635-028-049	166 MARTINDALE WAY	RES	A	0.085	1	1.000	50.63	50.63	50.63
8635-028-050	162 MARTINDALE WAY	RES	A	0.064	1	1.000	50.63	50.63	50.63
8635-028-053	167 MARTINDALE WAY	RES	A	0.065	1	1.000	50.63	50.63	50.63
8635-028-059	209 MARTINDALE WAY	RES	A	0.065	1	1.000	50.63	50.63	50.63
8635-028-067	595 PARK VIEW TERR	RES	A	0.080	1	1.000	50.63	50.63	50.63
8635-028-088	171 MARTINDALE WAY	RES	A	0.085	1	1.000	50.63	50.63	50.63
8635-028-089	175 MARTINDALE WAY	RES	A	0.080	1	1.000	50.63	50.63	50.63
8635-028-090	179 MARTINDALE WAY	RES	A	0.080	1	1.000	50.63	50.63	50.63
8635-028-091	181 MARTINDALE WAY	RES	A	0.085	1	1.000	50.63	50.63	50.63
8635-028-092	185 MARTINDALE WAY	RES	A	0.065	1	1.000	50.63	50.63	50.63
8635-028-093	205 MARTINDALE WAY	RES	A	0.085	1	1.000	50.63	50.63	50.63
8635-028-094	201 MARTINDALE WAY	RES	A	0.080	1	1.000	50.63	50.63	50.63
8635-028-095	197 MARTINDALE WAY	RES	A	0.080	1	1.000	50.63	50.63	50.63
8635-028-096	193 MARTINDALE WAY	RES	A	0.085	1	1.000	50.63	50.63	50.63
8635-028-097	189 MARTINDALE WAY	RES	A	0.065	1	1.000	50.63	50.63	50.63
8635-028-098	579 PARK VIEW TER	RES	A	0.065	1	1.000	50.63	50.63	50.63
8635-028-099	575 PARK VIEW TER	RES	A	0.085	1	1.000	50.63	50.63	50.63
8635-028-100	571 PARK VIEW TER	RES	A	0.080	1	1.000	50.63	50.63	50.63
8635-028-101	591 PARK VIEW TER	RES	A	0.085	1	1.000	50.63	50.63	50.63
8635-028-102	587 PARK VIEW TER	RES	A	0.065	1	1.000	50.63	50.63	50.63
8635-028-103	158 MARTINDALE WAY	RES	A	0.061	1	1.000	50.63	50.63	50.63
8635-028-104	154 MARTINDALE WAY	RES	A	0.080	1	1.000	50.63	50.63	50.63
8635-028-105	150 MARTINDALE WAY	RES	A	0.075	1	1.000	50.63	50.63	50.63
8635-028-106	146 MARTINDALE WAY	RES	A	0.075	1	1.000	50.63	50.63	50.63
8635-028-107	142 MARTINDALE WAY	RES	A	0.080	1	1.000	50.63	50.63	50.63
8635-028-108	138 MARTINDALE WAY	RES	A	0.061	1	1.000	50.63	50.63	50.63
8635-028-109	134 MARTINDALE WAY	RES	A	0.061	1	1.000	50.63	50.63	50.63
8635-028-110	130 MARTINDALE WAY	RES	A	0.080	1	1.000	50.63	50.63	50.63
8635-028-111	126 MARTINDALE WAY	RES	A	0.075	1	1.000	50.63	50.63	50.63

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8635-028-112	122 MARTINDALE WAY	RES	A	0.075	1	1.000	50.63	50.63	50.63
8635-028-113	118 MARTINDALE WAY	RES	A	0.080	1	1.000	50.63	50.63	50.63
8635-028-114	114 MARTINDALE WAY	RES	A	0.061	1	1.000	50.63	50.63	50.63
8635-028-115	102 MARTINDALE WAY	RES	A	0.061	1	1.000	50.63	50.63	50.63
8635-028-116	106 MARTINDALE WAY	RES	A	0.080	1	1.000	50.63	50.63	50.63
8635-028-117	110 MARTINDALE WAY	RES	A	0.075	1	1.000	50.63	50.63	50.63
8635-028-118	155 MARTINDALE WAY	RES	A	0.071	1	1.000	50.63	50.63	50.63
8635-028-119	159 MARTINDALE WAY	RES	A	0.075	1	1.000	50.63	50.63	50.63
8635-028-120	163 MARTINDALE WAY	RES	A	0.057	1	1.000	50.63	50.63	50.63
8636-017-007	500 CONIFER RD	RES	A	0.435	1	1.000	50.63	50.63	50.63
8636-017-019	NO SITUS AVAILABLE	UNDEV	A	2.910	0	3.754	50.63	50.63	190.05
8636-017-020	425 CONIFER RD	RES	A	0.420	1	1.000	50.63	50.63	50.63
8636-017-021	NO SITUS AVAILABLE	UNDEV	A	0.350	0	0.452	50.63	50.63	22.85
8636-017-023	NO SITUS AVAILABLE	UNDEV	A	0.870	0	1.122	50.63	50.63	56.81
8636-017-025	933 N EASLEY CANYON RD	RES	A	0.940	1	1.000	50.63	50.63	50.63
8636-017-026	915 N EASLEY CANYON RD	RES	A	0.900	1	1.000	50.63	50.63	50.63
8636-017-027	527 E PALM DR	RES	A	1.260	1	1.000	50.63	50.63	50.63
8636-017-031	951 N EASLEY CANYON RD	RES	A	0.809	1	1.000	50.63	50.63	50.63
8636-017-034	NO SITUS AVAILABLE	UNDEV	A	1.030	0	1.329	50.63	50.63	67.27
8636-017-035	1019 N EASLEY CANYON RD	RES	A	0.927	1	1.000	50.63	50.63	50.63
8636-018-011	615 E PALM DR	RES	A	0.457	1	1.000	50.63	50.63	50.63
8636-018-012	625 E PALM DR	RES	A	0.457	1	1.000	50.63	50.63	50.63
8636-018-013	633 E PALM DR	RES	A	0.457	1	1.000	50.63	50.63	50.63
8636-018-014	643 E PALM DR	RES	A	0.457	1	1.000	50.63	50.63	50.63
8636-018-015	653 E PALM DR	RES	A	0.461	1	1.000	50.63	50.63	50.63
8636-018-016	654 OAK GROVE DR	RES	A	0.457	1	1.000	50.63	50.63	50.63
8636-018-017	644 OAK GROVE DR	RES	A	0.457	1	1.000	50.63	50.63	50.63
8636-018-018	634 OAK GROVE DR	RES	A	0.457	1	1.000	50.63	50.63	50.63
8636-018-019	624 OAK GROVE DR	RES	A	0.457	1	1.000	50.63	50.63	50.63
8636-018-020	614 OAK GROVE DR	RES	A	0.457	1	1.000	50.63	50.63	50.63
8636-018-021	604 OAK GROVE DR	RES	A	0.480	1	1.000	50.63	50.63	50.63
8636-018-022	607 OAK GROVE DR	RES	A	0.451	1	1.000	50.63	50.63	50.63
8636-018-023	617 OAK GROVE DR	RES	A	0.463	1	1.000	50.63	50.63	50.63
8636-018-024	635 OAK GROVE DR	RES	A	0.459	1	1.000	50.63	50.63	50.63
8636-018-025	645 OAK GROVE DR	RES	A	0.459	1	1.000	50.63	50.63	50.63
8636-018-026	655 OAK GROVE DR	RES	A	0.463	1	1.000	50.63	50.63	50.63
8636-018-027	963 N LIVE OAK AVE	RES	A	0.460	1	1.000	50.63	50.63	50.63
8636-018-028	966 GREEN OAK LN	RES	A	0.528	1	1.000	50.63	50.63	50.63
8636-018-029	968 GREEN OAK LN	RES	A	1.090	1	1.000	50.63	50.63	50.63
8636-018-030	967 GREEN OAK LN	RES	A	0.487	1	1.000	50.63	50.63	50.63
8636-018-031	965 GREEN OAK LN	RES	A	0.459	1	1.000	50.63	50.63	50.63
8636-018-032	964 N EASLEY CANYON RD	RES	A	0.452	1	1.000	50.63	50.63	50.63
8636-018-033	968 N EASLEY CANYON RD	RES	A	0.438	1	1.000	50.63	50.63	50.63
8636-020-036	1130 KREGMONT DR	RES	A	1.422	1	1.000	50.63	50.63	50.63
8636-021-011	700 N GRAND AVE	RES	A	0.321	1	1.000	50.63	50.63	50.63
8636-021-012	714 N GRAND AVE	RES	A	0.321	1	1.000	50.63	50.63	50.63
8636-021-013	724 N GRAND AVE	RES	A	0.321	1	1.000	50.63	50.63	50.63

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8636-021-014	738 N GRAND AVE	RES	A	0.321	1	1.000	50.63	50.63	50.63
8636-021-015	746 N GRAND AVE	RES	A	0.347	1	1.000	50.63	50.63	50.63
8636-021-016	754 N GRAND AVE	RES	A	0.350	1	1.000	50.63	50.63	50.63
8636-021-017	762 N GRAND AVE	RES	A	0.350	1	1.000	50.63	50.63	50.63
8636-021-018	814 N GRAND AVE	RES	A	0.354	1	1.000	50.63	50.63	50.63
8636-021-019	811 N WESTRIDGE AVE	RES	A	0.350	1	1.000	50.63	50.63	50.63
8636-021-020	765 N WESTRIDGE AVE	RES	A	0.355	1	1.000	50.63	50.63	50.63
8636-021-021	755 N WESTRIDGE AVE	RES	A	0.368	1	1.000	50.63	50.63	50.63
8636-021-022	747 N WESTRIDGE AVE	RES	A	0.369	1	1.000	50.63	50.63	50.63
8636-021-023	739 N WESTRIDGE AVE	RES	A	0.342	1	1.000	50.63	50.63	50.63
8636-021-024	725 N WESTRIDGE AVE	RES	A	0.337	1	1.000	50.63	50.63	50.63
8636-021-025	715 N WESTRIDGE AVE	RES	A	0.326	1	1.000	50.63	50.63	50.63
8636-021-026	703 N WESTRIDGE AVE	RES	A	0.321	1	1.000	50.63	50.63	50.63
8636-021-027	820 N GRAND AVE	RES	A	0.321	1	1.000	50.63	50.63	50.63
8636-021-028	830 N GRAND AVE	RES	A	0.321	1	1.000	50.63	50.63	50.63
8636-021-029	829 N WESTRIDGE AVE	RES	A	0.321	1	1.000	50.63	50.63	50.63
8636-021-030	823 N WESTRIDGE AVE	RES	A	0.321	1	1.000	50.63	50.63	50.63
8636-021-033	826 N WESTRIDGE AVE	RES	A	0.308	1	1.000	50.63	50.63	50.63
8636-021-034	838 N WESTRIDGE AVE	RES	A	0.308	1	1.000	50.63	50.63	50.63
8636-021-035	850 N WESTRIDGE AVE	RES	A	0.308	1	1.000	50.63	50.63	50.63
8636-021-036	852 N GRAND AVE	RES	A	1.710	1	1.000	50.63	50.63	50.63
8636-021-038	814 N WESTRIDGE AVE	RES	A	0.308	1	1.000	50.63	50.63	50.63
8636-022-052	932 MULLAGHBOY RD	RES	A	0.439	1	1.000	50.63	50.63	50.63
8636-022-053	942 MULLAGHBOY RD	RES	A	0.365	1	1.000	50.63	50.63	50.63
8636-022-054	952 MULLAGHBOY RD	RES	A	0.306	1	1.000	50.63	50.63	50.63
8636-022-055	962 MULLAGHBOY RD	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-022-056	1004 MULLAGHBOY RD	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-022-057	1014 MULLAGHBOY RD	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-022-058	1024 MULLAGHBOY RD	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-022-059	1034 MULLAGHBOY RD	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-022-069	837 E PALM DR	RES	A	0.871	1	1.000	50.63	50.63	50.63
8636-022-073	912 MULLAGHBOY RD	RES	A	0.322	1	1.000	50.63	50.63	50.63
8636-022-074	809 E PALM DR	RES	A	0.326	2	1.000	50.63	50.63	50.63
8636-022-075	920 MULLAGHBOY RD	RES	A	0.400	1	1.000	50.63	50.63	50.63
8636-022-079	1044 MULLAGHBOY RD	RES	A	0.340	1	1.000	50.63	50.63	50.63
8636-022-084	1054 MULLAGHBOY RD	RES	A	0.340	1	1.000	50.63	50.63	50.63
8636-022-085	935 N ENTRADA WAY	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-022-086	945 N ENTRADA WAY	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-022-087	955 N ENTRADA WAY	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-022-088	965 N ENTRADA WAY	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-022-089	1007 N ENTRADA WAY	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-022-090	1017 N ENTRADA WAY	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-022-091	1027 N ENTRADA WAY	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-022-092	1037 N ENTRADA WAY	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-022-093	1045 N ENTRADA WAY	RES	A	0.293	1	1.000	50.63	50.63	50.63
8636-022-096	827 KILNALECK LN	RES	A	0.383	1	1.000	50.63	50.63	50.63
8636-022-097	1052 N ENTRADA WAY	RES	A	0.294	1	1.000	50.63	50.63	50.63

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8636-022-098	1044 N ENTRADA WAY	RES	A	0.299	1	1.000	50.63	50.63	50.63
8636-022-099	1036 N ENTRADA WAY	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-022-100	1026 N ENTRADA WAY	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-022-101	1016 N ENTRADA WAY	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-022-102	1006 N ENTRADA WAY	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-022-103	964 N ENTRADA WAY	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-022-104	954 N ENTRADA WAY	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-022-105	944 N ENTRADA WAY	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-022-106	934 N ENTRADA WAY	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-022-107	925 N ENTRADA WAY	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-022-108	817 E PALM DR	RES	A	0.410	1	1.000	50.63	50.63	50.63
8636-022-109	817 KILNALECK LN	RES	A	0.380	1	1.000	50.63	50.63	50.63
8636-023-026	909 KREGMONT DR	RES	A	0.273	1	1.000	50.63	50.63	50.63
8636-023-027	921 KREGMONT DR	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-023-028	933 KREGMONT DR	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-023-029	945 KREGMONT DR	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-023-030	957 KREGMONT DR	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-023-031	969 KREGMONT DR	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-023-032	1009 KREGMONT DR	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-023-033	1021 KREGMONT DR	RES	A	0.295	1	1.000	50.63	50.63	50.63
8636-023-034	1020 ENGLEWILD DR	RES	A	0.281	1	1.000	50.63	50.63	50.63
8636-023-035	1008 ENGLEWILD DR	RES	A	0.292	1	1.000	50.63	50.63	50.63
8636-023-036	968 ENGLEWILD DR	RES	A	0.296	1	1.000	50.63	50.63	50.63
8636-023-037	956 ENGLEWILD DR	RES	A	0.301	1	1.000	50.63	50.63	50.63
8636-023-038	944 ENGLEWILD DR	RES	A	0.301	1	1.000	50.63	50.63	50.63
8636-023-039	932 ENGLEWILD DR	RES	A	0.299	1	1.000	50.63	50.63	50.63
8636-023-040	920 ENGLEWILD DR	RES	A	0.292	1	1.000	50.63	50.63	50.63
8636-023-041	908 ENGLEWILD DR	RES	A	0.292	1	1.000	50.63	50.63	50.63
8636-023-042	909 ENGLEWILD DR	RES	A	0.295	1	1.000	50.63	50.63	50.63
8636-023-043	921 ENGLEWILD DR	RES	A	0.284	1	1.000	50.63	50.63	50.63
8636-023-044	933 ENGLEWILD DR	RES	A	0.285	1	1.000	50.63	50.63	50.63
8636-023-045	945 ENGLEWILD DR	RES	A	0.285	1	1.000	50.63	50.63	50.63
8636-023-046	957 ENGLEWILD DR	RES	A	0.279	1	1.000	50.63	50.63	50.63
8636-023-047	969 ENGLEWILD DR	RES	A	0.279	1	1.000	50.63	50.63	50.63
8636-023-048	1009 ENGLEWILD DR	RES	A	0.283	1	1.000	50.63	50.63	50.63
8636-023-049	1021 ENGLEWILD DR	RES	A	0.283	1	1.000	50.63	50.63	50.63
8636-025-034	912 N LORAINE AVE	RES	A	0.299	1	1.000	50.63	50.63	50.63
8636-025-035	920 N LORAINE AVE	RES	A	0.299	1	1.000	50.63	50.63	50.63
8636-025-036	1112 FLAMINGO ST	RES	A	0.416	1	1.000	50.63	50.63	50.63
8636-025-037	1120 FLAMINGO ST	RES	A	0.324	1	1.000	50.63	50.63	50.63
8636-025-038	1128 FLAMINGO ST	RES	A	0.319	1	1.000	50.63	50.63	50.63
8636-025-039	1155 FLAMINGO ST	RES	A	0.398	1	1.000	50.63	50.63	50.63
8636-025-040	1147 FLAMINGO ST	RES	A	0.313	1	1.000	50.63	50.63	50.63
8636-025-041	1131 FLAMINGO ST	RES	A	0.300	1	1.000	50.63	50.63	50.63
8636-025-042	1123 FLAMINGO ST	RES	A	0.317	1	1.000	50.63	50.63	50.63
8636-025-043	1115 FLAMINGO ST	RES	A	0.247	1	1.000	50.63	50.63	50.63
8636-025-044	1208 SAGA ST	RES	A	0.339	1	1.000	50.63	50.63	50.63

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8636-025-045	1200 SAGA ST	RES	A	0.343	1	1.000	50.63	50.63	50.63
8636-025-046	1142 SAGA ST	RES	A	0.299	1	1.000	50.63	50.63	50.63
8636-025-047	1136 SAGA ST	RES	A	0.293	1	1.000	50.63	50.63	50.63
8636-025-048	1128 SAGA ST	RES	A	0.283	1	1.000	50.63	50.63	50.63
8636-025-049	1120 SAGA ST	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-025-050	1112 SAGA ST	RES	A	0.326	1	1.000	50.63	50.63	50.63
8636-025-051	940 N LORAINE AVE	RES	A	0.314	1	1.000	50.63	50.63	50.63
8636-025-052	948 N LORAINE AVE	RES	A	0.312	1	1.000	50.63	50.63	50.63
8636-025-053	956 N LORAINE AVE	RES	A	0.314	1	1.000	50.63	50.63	50.63
8636-027-017	301 W SIERRA MADRE AVE	RES	A	0.925	1	1.000	50.63	50.63	50.63
8636-028-001	707 N GLENDORA AVE	RES	A	0.946	1	1.000	50.63	50.63	50.63
8636-028-002	217 W SIERRA MADRE AVE	RES	A	0.941	1	1.000	50.63	50.63	50.63
8636-028-003	725 N GLENDORA AVE	RES	A	1.026	1	1.000	50.63	50.63	50.63
8636-028-004	739 N GLENDORA AVE	RES	A	0.971	1	1.000	50.63	50.63	50.63
8636-028-005	747 N GLENDORA AVE	RES	A	0.920	1	1.000	50.63	50.63	50.63
8636-028-006	755 N GLENDORA AVE	RES	A	0.990	1	1.000	50.63	50.63	50.63
8636-029-011	1015 OAK CANYON LN	RES	A	0.468	1	1.000	50.63	50.63	50.63
8636-029-012	1025 OAK CANYON LN	RES	A	0.546	1	1.000	50.63	50.63	50.63
8636-029-013	1033 OAK CANYON LN	RES	A	0.505	1	1.000	50.63	50.63	50.63
8636-029-014	1045 OAK CANYON LN	RES	A	0.478	2	1.000	50.63	50.63	50.63
8636-029-015	1051 OAK CANYON LN	RES	A	1.020	1	1.000	50.63	50.63	50.63
8636-029-016	NO SITUS AVAILABLE	UNDEV	A	1.080	0	1.394	50.63	50.63	70.55
8636-029-017	NO SITUS AVAILABLE	UNDEV	A	1.070	0	1.380	50.63	50.63	69.87
8636-029-018	1048 OAK CANYON LN	RES	A	1.040	1	1.000	50.63	50.63	50.63
8636-029-019	1034 OAK CANYON LN	RES	A	0.491	1	1.000	50.63	50.63	50.63
8636-029-020	1022 OAK CANYON LN	RES	A	0.500	1	1.000	50.63	50.63	50.63
8636-029-021	1012 OAK CANYON LN	RES	A	0.507	1	1.000	50.63	50.63	50.63
8636-030-005	303 E SIERRA MADRE AVE	RES	A	0.992	1	1.000	50.63	50.63	50.63
8636-030-008	401 E SIERRA MADRE AVE	RES	A	0.992	1	1.000	50.63	50.63	50.63
8636-030-010	406 CRESTGLEN RD	RES	A	0.920	1	1.000	50.63	50.63	50.63
8636-030-015	319 E SIERRA MADRE AVE	RES	A	1.080	1	1.000	50.63	50.63	50.63
8636-030-018	338 CRESTGLEN RD	RES	A	0.755	1	1.000	50.63	50.63	50.63
8636-030-022	720 N GLENDORA AVE	RES	A	0.547	1	1.000	50.63	50.63	50.63
8636-030-023	723 N VISTA BONITA AVE	RES	A	0.547	1	1.000	50.63	50.63	50.63
8636-030-024	713 N VISTA BONITA AVE	RES	A	0.546	1	1.000	50.63	50.63	50.63
8636-030-025	710 N GLENDORA AVE	RES	A	0.546	1	1.000	50.63	50.63	50.63
8636-030-026	740 N GLENDORA AVE	RES	A	0.480	1	1.000	50.63	50.63	50.63
8636-030-027	743 N VISTA BONITA AVE	RES	A	0.460	1	1.000	50.63	50.63	50.63
8636-030-028	733 N VISTA BONITA AVE	RES	A	0.460	1	1.000	50.63	50.63	50.63
8636-030-029	730 N GLENDORA AVE	RES	A	0.459	1	1.000	50.63	50.63	50.63
8636-031-027	845 N BANNA AVE	RES	A	0.402	1	1.000	50.63	50.63	50.63
8636-031-028	337 CRESTGLEN RD	RES	A	0.652	1	1.000	50.63	50.63	50.63
8636-031-029	403 CRESTGLEN RD	RES	A	0.599	1	1.000	50.63	50.63	50.63
8636-031-030	409 CRESTGLEN RD	RES	A	0.523	1	1.000	50.63	50.63	50.63
8636-031-034	437 CRESTGLEN RD	RES	A	0.571	1	1.000	50.63	50.63	50.63
8636-031-035	425 CRESTGLEN RD	RES	A	0.571	1	1.000	50.63	50.63	50.63
8636-031-036	411 CRESTGLEN RD	RES	A	0.565	1	1.000	50.63	50.63	50.63

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8636-031-042	440 CONIFER RD	RES	A	1.230	1	1.000	50.63	50.63	50.63
8636-032-002	435 E SIERRA MADRE AVE	RES	A	0.971	1	1.000	50.63	50.63	50.63
8636-032-006	442 CRESTGLEN RD	RES	A	0.907	1	1.000	50.63	50.63	50.63
8636-032-009	409 E SIERRA MADRE AVE	RES	A	0.917	1	1.000	50.63	50.63	50.63
8636-032-010	419 E SIERRA MADRE AVE	RES	A	1.661	1	1.000	50.63	50.63	50.63
8636-032-011	711 N BANNA AVE	RES	A	0.963	1	1.000	50.63	50.63	50.63
8636-032-012	428 CRESTGLEN RD	RES	A	0.795	1	1.000	50.63	50.63	50.63
8636-032-013	412 CRESTGLEN RD	RES	A	0.874	1	1.000	50.63	50.63	50.63
8636-033-010	827 BUBBLING WELL DR	RES	A	0.259	1	1.000	50.63	50.63	50.63
8636-033-021	704 RAINBOW DR	RES	A	0.269	1	1.000	50.63	50.63	50.63
8636-033-022	714 RAINBOW DR	RES	A	0.255	1	1.000	50.63	50.63	50.63
8636-033-023	724 RAINBOW DR	RES	A	0.255	1	1.000	50.63	50.63	50.63
8636-033-024	734 RAINBOW DR	RES	A	0.255	1	1.000	50.63	50.63	50.63
8636-033-027	762 RAINBOW DR	RES	A	0.253	1	1.000	50.63	50.63	50.63
8636-033-029	742 RAINBOW DR	RES	A	0.255	1	1.000	50.63	50.63	50.63
8636-033-031	752 RAINBOW DR	RES	A	0.215	1	1.000	50.63	50.63	50.63
8636-034-006	851 RAINBOW DR	RES	A	0.293	1	1.000	50.63	50.63	50.63
8636-034-007	841 RAINBOW DR	RES	A	0.250	1	1.000	50.63	50.63	50.63
8636-034-008	833 RAINBOW DR	RES	A	0.247	1	1.000	50.63	50.63	50.63
8636-034-009	821 RAINBOW DR	RES	A	0.251	1	1.000	50.63	50.63	50.63
8636-034-010	811 RAINBOW DR	RES	A	0.263	1	1.000	50.63	50.63	50.63
8636-034-012	805 RAINBOW DR	RES	A	0.331	1	1.000	50.63	50.63	50.63
8636-034-014	834 BUBBLING WELL DR	RES	A	0.300	1	1.000	50.63	50.63	50.63
8636-034-015	840 RAINBOW DR	RES	A	0.296	1	1.000	50.63	50.63	50.63
8636-035-001	702 BROWN SAGE DR	RES	A	0.390	1	1.000	50.63	50.63	50.63
8636-035-002	720 BROWN SAGE DR	RES	A	0.368	1	1.000	50.63	50.63	50.63
8636-035-003	730 BROWN SAGE DR	RES	A	0.349	1	1.000	50.63	50.63	50.63
8636-035-004	742 BROWN SAGE DR	RES	A	0.349	1	1.000	50.63	50.63	50.63
8636-035-005	752 BROWN SAGE DR	RES	A	0.349	1	1.000	50.63	50.63	50.63
8636-035-006	764 BROWN SAGE DR	RES	A	0.344	1	1.000	50.63	50.63	50.63
8636-035-007	772 BROWN SAGE DR	RES	A	0.352	1	1.000	50.63	50.63	50.63
8636-035-010	771 BROWN SAGE DR	RES	A	0.374	1	1.000	50.63	50.63	50.63
8636-035-012	751 BROWN SAGE DR	RES	A	0.344	1	1.000	50.63	50.63	50.63
8636-035-013	741 BROWN SAGE DR	RES	A	0.321	1	1.000	50.63	50.63	50.63
8636-035-014	727 N LEOSE LN	RES	A	0.350	1	1.000	50.63	50.63	50.63
8636-035-016	701 BROWN SAGE DR	RES	A	0.330	1	1.000	50.63	50.63	50.63
8636-035-021	715 BROWN SAGE DR	RES	A	0.330	1	1.000	50.63	50.63	50.63
8636-035-022	229 W SIERRA MADRE AVE	RES	A	0.322	1	1.000	50.63	50.63	50.63
8636-035-023	763 BROWN SAGE DR	RES	A	0.344	1	1.000	50.63	50.63	50.63
8636-035-025	781 BROWN SAGE DR	RES	A	0.325	1	1.000	50.63	50.63	50.63
8636-035-028	780 BROWN SAGE DR	RES	A	0.340	1	1.000	50.63	50.63	50.63
8636-037-001	1005 E PALM DR	RES	A	0.296	1	1.000	50.63	50.63	50.63
8636-037-002	1011 E PALM DR	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-037-003	1017 E PALM DR	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-037-004	1023 E PALM DR	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-037-005	1029 E PALM DR	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-037-006	1035 E PALM DR	RES	A	0.287	1	1.000	50.63	50.63	50.63

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8636-037-007	1041 E PALM DR	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-037-008	1049 E PALM DR	RES	A	0.347	1	1.000	50.63	50.63	50.63
8636-037-009	1048 FLAMINGO ST	RES	A	0.309	1	1.000	50.63	50.63	50.63
8636-037-010	1040 FLAMINGO ST	RES	A	0.290	1	1.000	50.63	50.63	50.63
8636-037-011	1034 FLAMINGO ST	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-037-012	1028 FLAMINGO ST	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-037-013	1022 FLAMINGO ST	RES	A	0.287	2	1.000	50.63	50.63	50.63
8636-037-014	1016 FLAMINGO ST	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-037-015	1010 FLAMINGO ST	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-037-016	1004 FLAMINGO ST	RES	A	0.296	1	1.000	50.63	50.63	50.63
8636-037-017	1005 FLAMINGO ST	RES	A	0.296	1	1.000	50.63	50.63	50.63
8636-037-018	1011 FLAMINGO ST	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-037-019	1017 FLAMINGO ST	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-037-020	1023 FLAMINGO ST	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-037-021	1029 FLAMINGO ST	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-037-022	1035 FLAMINGO ST	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-037-023	1041 FLAMINGO ST	RES	A	0.293	1	1.000	50.63	50.63	50.63
8636-037-024	1049 FLAMINGO ST	RES	A	0.310	1	1.000	50.63	50.63	50.63
8636-037-026	1004 SAGA ST	RES	A	0.296	1	1.000	50.63	50.63	50.63
8636-037-027	1010 SAGA ST	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-037-028	1016 SAGA ST	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-037-029	1022 SAGA ST	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-037-030	1028 SAGA ST	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-037-031	1034 SAGA ST	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-037-032	1040 SAGA ST	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-037-033	1050 SAGA ST	RES	A	0.344	1	1.000	50.63	50.63	50.63
8636-038-001	767 KILNALECK LN	RES	A	0.362	1	1.000	50.63	50.63	50.63
8636-038-003	744 KILNALECK LN	RES	A	0.315	1	1.000	50.63	50.63	50.63
8636-038-004	756 KILNALECK LN	RES	A	0.290	1	1.000	50.63	50.63	50.63
8636-038-005	766 KILNALECK LN	RES	A	0.290	1	1.000	50.63	50.63	50.63
8636-038-006	767 SHEELIN LN	RES	A	0.290	1	1.000	50.63	50.63	50.63
8636-038-007	757 SHEELIN LN	RES	A	0.290	1	1.000	50.63	50.63	50.63
8636-038-008	745 SHEELIN LN	RES	A	0.315	1	1.000	50.63	50.63	50.63
8636-038-009	744 SHEELIN LN	RES	A	0.315	1	1.000	50.63	50.63	50.63
8636-038-010	756 SHEELIN LN	RES	A	0.290	1	1.000	50.63	50.63	50.63
8636-038-011	766 SHEELIN LN	RES	A	0.290	1	1.000	50.63	50.63	50.63
8636-038-012	767 CAVAN LN	RES	A	0.290	1	1.000	50.63	50.63	50.63
8636-038-013	757 CAVAN LN	RES	A	0.290	1	1.000	50.63	50.63	50.63
8636-038-014	745 CAVAN LN	RES	A	0.315	1	1.000	50.63	50.63	50.63
8636-038-015	744 CAVAN LN	RES	A	0.383	1	1.000	50.63	50.63	50.63
8636-038-016	760 CAVAN LN	RES	A	0.344	1	1.000	50.63	50.63	50.63
8636-038-017	939 MULLAGHBOY RD	RES	A	0.384	1	1.000	50.63	50.63	50.63
8636-038-018	929 MULLAGHBOY RD	RES	A	0.561	1	1.000	50.63	50.63	50.63
8636-038-022	919 MULLAGHBOY RD	RES	A	0.283	1	1.000	50.63	50.63	50.63
8636-038-023	909 MULLAGHBOY RD	RES	A	0.285	1	1.000	50.63	50.63	50.63
8636-038-024	747 E PALM DR	RES	A	0.432	1	1.000	50.63	50.63	50.63
8636-038-025	757 KILNALECK LN	RES	A	0.287	1	1.000	50.63	50.63	50.63

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8636-038-026	745 KILNALECK LN	RES	A	0.282	1	1.000	50.63	50.63	50.63
8636-039-001	1051 SAGA ST	RES	A	0.341	1	1.000	50.63	50.63	50.63
8636-039-002	1041 SAGA ST	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-039-003	1035 SAGA ST	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-039-004	1029 SAGA ST	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-039-005	1023 SAGA ST	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-039-006	1017 SAGA ST	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-039-007	1011 SAGA ST	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-039-008	1005 SAGA ST	RES	A	0.296	1	1.000	50.63	50.63	50.63
8636-039-009	1004 CORONET ST	RES	A	0.296	1	1.000	50.63	50.63	50.63
8636-039-010	1010 CORONET ST	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-039-011	1016 CORONET ST	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-039-012	1022 CORONET ST	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-039-013	1028 CORONET ST	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-039-014	1034 CORONET ST	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-039-015	1040 CORONET ST	RES	A	0.293	1	1.000	50.63	50.63	50.63
8636-039-016	1048 CORONET ST	RES	A	0.258	1	1.000	50.63	50.63	50.63
8636-039-017	1049 CORONET ST	RES	A	0.356	1	1.000	50.63	50.63	50.63
8636-039-018	1035 CORONET ST	RES	A	0.366	1	1.000	50.63	50.63	50.63
8636-039-019	1029 CORONET ST	RES	A	0.379	1	1.000	50.63	50.63	50.63
8636-039-020	1023 CORONET ST	RES	A	0.376	1	1.000	50.63	50.63	50.63
8636-039-021	1017 CORONET ST	RES	A	0.372	1	1.000	50.63	50.63	50.63
8636-039-022	1011 CORONET ST	RES	A	0.370	1	1.000	50.63	50.63	50.63
8636-039-023	1005 CORONET ST	RES	A	0.399	1	1.000	50.63	50.63	50.63
8636-039-025	1003 BECKLEE RD	RES	A	0.390	1	1.000	50.63	50.63	50.63
8636-039-026	1009 BECKLEE RD	RES	A	0.380	1	1.000	50.63	50.63	50.63
8636-039-027	1021 BECKLEE RD	RES	A	0.380	1	1.000	50.63	50.63	50.63
8636-039-028	1025 BECKLEE RD	RES	A	0.317	1	1.000	50.63	50.63	50.63
8636-039-029	1031 BECKLEE RD	RES	A	0.340	1	1.000	50.63	50.63	50.63
8636-039-030	1037 BECKLEE RD	UNDEV	A	0.670	0	0.864	50.63	50.63	43.75
8636-040-001	763 RAINBOW DR	RES	A	0.367	1	1.000	50.63	50.63	50.63
8636-040-002	755 RAINBOW DR	RES	A	0.375	1	1.000	50.63	50.63	50.63
8636-040-003	747 RAINBOW DR	RES	A	0.375	1	1.000	50.63	50.63	50.63
8636-040-004	739 RAINBOW DR	RES	A	0.375	1	1.000	50.63	50.63	50.63
8636-040-005	731 RAINBOW DR	RES	A	0.375	1	1.000	50.63	50.63	50.63
8636-040-006	723 RAINBOW DR	RES	A	0.375	1	1.000	50.63	50.63	50.63
8636-040-007	415 W SIERRA MADRE AVE	RES	A	0.322	1	1.000	50.63	50.63	50.63
8636-040-008	705 RAINBOW DR	RES	A	0.365	1	1.000	50.63	50.63	50.63
8636-040-009	702 N WESTRIDGE AVE	RES	A	0.308	1	1.000	50.63	50.63	50.63
8636-040-010	714 N WESTRIDGE AVE	RES	A	0.303	1	1.000	50.63	50.63	50.63
8636-040-011	724 N WESTRIDGE AVE	RES	A	0.292	1	1.000	50.63	50.63	50.63
8636-040-012	738 N WESTRIDGE AVE	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-040-013	746 N WESTRIDGE AVE	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-040-014	754 N WESTRIDGE AVE	RES	A	0.291	1	1.000	50.63	50.63	50.63
8636-040-015	764 N WESTRIDGE AVE	RES	A	0.301	1	1.000	50.63	50.63	50.63
8636-040-016	808 N WESTRIDGE AVE	RES	A	0.308	1	1.000	50.63	50.63	50.63
8636-041-001	1219 E PALM DR	RES	A	0.369	1	1.000	50.63	50.63	50.63

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8636-041-002	1227 E PALM DR	RES	A	0.406	1	1.000	50.63	50.63	50.63
8636-041-003	1239 E PALM DR	RES	A	0.289	1	1.000	50.63	50.63	50.63
8636-041-004	1247 E PALM DR	RES	A	0.289	1	1.000	50.63	50.63	50.63
8636-041-005	913 WILLOW SPRINGS LN	RES	A	0.512	1	1.000	50.63	50.63	50.63
8636-041-006	919 WILLOW SPRINGS LN	RES	A	0.360	1	1.000	50.63	50.63	50.63
8636-041-007	918 WILLOW SPRINGS LN	RES	A	0.678	1	1.000	50.63	50.63	50.63
8636-041-008	912 WILLOW SPRINGS LN	RES	A	0.328	1	1.000	50.63	50.63	50.63
8636-041-009	1261 E PALM DR	RES	A	0.270	1	1.000	50.63	50.63	50.63
8636-041-010	1269 E PALM DR	RES	A	0.289	1	1.000	50.63	50.63	50.63
8636-041-011	1275 E PALM DR	RES	A	0.303	1	1.000	50.63	50.63	50.63
8636-041-012	911 FAWN SPRINGS LN	RES	A	0.312	1	1.000	50.63	50.63	50.63
8636-041-013	919 FAWN SPRINGS LN	RES	A	0.285	1	1.000	50.63	50.63	50.63
8636-041-014	927 FAWN SPRINGS LN	RES	A	0.278	1	1.000	50.63	50.63	50.63
8636-041-015	935 FAWN SPRINGS LN	RES	A	0.395	1	1.000	50.63	50.63	50.63
8636-042-001	745 E PALM DR	RES	A	0.378	1	1.000	50.63	50.63	50.63
8636-042-002	741 E PALM DR	RES	A	0.460	1	1.000	50.63	50.63	50.63
8636-042-016	723 E PALM DR	RES	A	0.997	1	1.000	50.63	50.63	50.63
8636-045-017	936 DALTON SPRINGS LN	RES	A	0.486	1	1.000	50.63	50.63	50.63
8636-045-018	932 DALTON SPRINGS LN	RES	A	0.425	1	1.000	50.63	50.63	50.63
8636-045-019	920 DALTON SPRINGS LN	RES	A	0.425	1	1.000	50.63	50.63	50.63
8636-045-020	914 DALTON SPRINGS LN	RES	A	0.420	1	1.000	50.63	50.63	50.63
8636-045-021	910 DALTON SPRINGS LN	RES	A	0.728	1	1.000	50.63	50.63	50.63
8636-045-022	1340 CANYON SPRINGS DR	RES	A	0.519	1	1.000	50.63	50.63	50.63
8636-045-023	1336 CANYON SPRINGS DR	RES	A	0.469	1	1.000	50.63	50.63	50.63
8636-045-024	1328 CANYON SPRINGS DR	RES	A	0.412	1	1.000	50.63	50.63	50.63
8636-045-025	1316 CANYON SPRINGS DR	RES	A	0.601	1	1.000	50.63	50.63	50.63
8636-045-026	911 FOUNTAIN SPRINGS LN	RES	A	0.513	1	1.000	50.63	50.63	50.63
8636-045-027	917 FOUNTAIN SPRINGS LN	RES	A	0.360	1	1.000	50.63	50.63	50.63
8636-045-028	923 FOUNTAIN SPRINGS LN	RES	A	0.345	1	1.000	50.63	50.63	50.63
8636-045-029	935 FOUNTAIN SPRINGS LN	RES	A	0.355	1	1.000	50.63	50.63	50.63
8636-045-030	939 FOUNTAIN SPRINGS LN	RES	A	0.384	1	1.000	50.63	50.63	50.63
8636-045-031	904 FAWN SPRINGS LN	RES	A	0.389	1	1.000	50.63	50.63	50.63
8636-045-032	910 FAWN SPRINGS LN	RES	A	0.399	1	1.000	50.63	50.63	50.63
8636-045-033	916 FAWN SPRINGS LN	RES	A	0.410	1	1.000	50.63	50.63	50.63
8636-045-034	922 FAWN SPRINGS LN	RES	A	0.473	1	1.000	50.63	50.63	50.63
8636-045-035	934 FAWN SPRINGS LN	RES	A	0.487	1	1.000	50.63	50.63	50.63
8636-045-036	938 FAWN SPRINGS LN	RES	A	0.786	1	1.000	50.63	50.63	50.63
8636-045-037	937 DALTON SPRINGS LN	RES	A	0.397	1	1.000	50.63	50.63	50.63
8636-045-038	933 DALTON SPRINGS LN	RES	A	0.360	1	1.000	50.63	50.63	50.63
8636-045-039	921 DALTON SPRINGS LN	RES	A	0.336	1	1.000	50.63	50.63	50.63
8636-045-040	915 DALTON SPRINGS LN	RES	A	0.318	1	1.000	50.63	50.63	50.63
8636-045-041	916 FOUNTAIN SPRINGS LN	RES	A	0.330	1	1.000	50.63	50.63	50.63
8636-045-042	922 FOUNTAIN SPRINGS LN	RES	A	0.340	1	1.000	50.63	50.63	50.63
8636-045-043	934 FOUNTAIN SPRINGS LN	RES	A	0.360	1	1.000	50.63	50.63	50.63
8636-045-044	938 FOUNTAIN SPRINGS LN	RES	A	0.397	1	1.000	50.63	50.63	50.63
8636-045-045	918 GLENDORA MOUNTAIN RD	RES	A	0.431	1	1.000	50.63	50.63	50.63
8636-045-046	910 GLENDORA MOUNTAIN RD	RES	A	0.462	1	1.000	50.63	50.63	50.63

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8636-045-047	902 GLENDORA MOUNTAIN RD	RES	A	0.492	1	1.000	50.63	50.63	50.63
8636-046-002	1005 FOUNTAIN SPRINGS LN	RES	A	0.968	1	1.000	50.63	50.63	50.63
8636-046-003	1011 FOUNTAIN SPRINGS LN	RES	A	0.930	1	1.000	50.63	50.63	50.63
8636-046-004	1017 FOUNTAIN SPRINGS LN	RES	A	0.591	1	1.000	50.63	50.63	50.63
8636-046-005	1023 FOUNTAIN SPRINGS LN	RES	A	0.440	1	1.000	50.63	50.63	50.63
8636-046-006	1029 FOUNTAIN SPRINGS LN	RES	A	0.382	1	1.000	50.63	50.63	50.63
8636-046-007	1035 FOUNTAIN SPRINGS LN	RES	A	0.347	1	1.000	50.63	50.63	50.63
8636-046-008	1041 FOUNTAIN SPRINGS LN	RES	A	0.306	1	1.000	50.63	50.63	50.63
8636-046-009	1047 FOUNTAIN SPRINGS LN	RES	A	0.311	1	1.000	50.63	50.63	50.63
8636-046-010	1053 FOUNTAIN SPRINGS LN	RES	A	0.340	1	1.000	50.63	50.63	50.63
8636-046-011	1060 FOUNTAIN SPRINGS LN	RES	A	0.360	1	1.000	50.63	50.63	50.63
8636-046-012	1054 FOUNTAIN SPRINGS LN	RES	A	0.349	1	1.000	50.63	50.63	50.63
8636-046-013	1048 DALTON SPRINGS LN	RES	A	0.424	1	1.000	50.63	50.63	50.63
8636-046-014	1042 DALTON SPRINGS LN	RES	A	0.366	1	1.000	50.63	50.63	50.63
8636-046-015	1036 DALTON SPRINGS LN	RES	A	0.337	1	1.000	50.63	50.63	50.63
8636-046-016	1030 DALTON SPRINGS LN	RES	A	0.315	1	1.000	50.63	50.63	50.63
8636-046-017	1024 DALTON SPRINGS LN	RES	A	0.304	1	1.000	50.63	50.63	50.63
8636-046-018	1018 DALTON SPRINGS LN	RES	A	0.367	1	1.000	50.63	50.63	50.63
8636-046-019	1012 DALTON SPRINGS LN	RES	A	0.408	1	1.000	50.63	50.63	50.63
8636-046-020	1006 DALTON SPRINGS LN	RES	A	0.433	1	1.000	50.63	50.63	50.63
8636-046-021	1007 DALTON SPRINGS LN	RES	A	0.369	1	1.000	50.63	50.63	50.63
8636-046-022	1011 DALTON SPRINGS LN	RES	A	0.375	1	1.000	50.63	50.63	50.63
8636-046-023	1017 DALTON SPRINGS LN	RES	A	0.034	1	1.000	50.63	50.63	50.63
8636-046-024	1023 DALTON SPRINGS LN	RES	A	0.304	1	1.000	50.63	50.63	50.63
8636-046-025	1029 DALTON SPRINGS LN	RES	A	0.287	1	1.000	50.63	50.63	50.63
8636-046-026	1035 DALTON SPRINGS LN	RES	A	0.382	1	1.000	50.63	50.63	50.63
8636-046-027	1042 FOUNTAIN SPRINGS LN	RES	A	0.327	1	1.000	50.63	50.63	50.63
8636-046-028	1036 FOUNTAIN SPRINGS LN	RES	A	0.312	1	1.000	50.63	50.63	50.63
8636-046-029	1030 FOUNTAIN SPRINGS LN	RES	A	0.319	1	1.000	50.63	50.63	50.63
8636-046-030	1024 FOUNTAIN SPRINGS LN	RES	A	0.340	1	1.000	50.63	50.63	50.63
8636-046-031	1018 FOUNTAIN SPRINGS LN	RES	A	0.325	1	1.000	50.63	50.63	50.63
8636-046-032	1012 FOUNTAIN SPRINGS LN	RES	A	0.338	1	1.000	50.63	50.63	50.63
8636-046-033	1335 BOULDER SPRINGS DR	RES	A	0.310	1	1.000	50.63	50.63	50.63
8636-046-034	1333 BOULDER SPRINGS DR	RES	A	0.352	1	1.000	50.63	50.63	50.63
8636-047-003	1010 N LORAINE AVE	RES	A	0.299	1	1.000	50.63	50.63	50.63
8636-047-004	1002 N LORAINE AVE	RES	A	0.298	1	1.000	50.63	50.63	50.63
8636-047-007	1123 SAGA ST	RES	A	0.300	1	1.000	50.63	50.63	50.63
8636-047-008	1131 SAGA ST	RES	A	0.302	1	1.000	50.63	50.63	50.63
8636-047-009	1139 SAGA ST	RES	A	0.307	1	1.000	50.63	50.63	50.63
8636-047-010	1147 SAGA ST	RES	A	0.337	1	1.000	50.63	50.63	50.63
8636-047-011	1207 SAGA ST	RES	A	0.358	1	1.000	50.63	50.63	50.63
8636-047-012	1215 SAGA ST	RES	A	0.323	1	1.000	50.63	50.63	50.63
8636-047-013	1223 SAGA ST	RES	A	0.388	1	1.000	50.63	50.63	50.63
8636-047-014	1231 SAGA ST	RES	A	0.458	1	1.000	50.63	50.63	50.63
8636-047-015	1239 SAGA ST	RES	A	0.418	1	1.000	50.63	50.63	50.63
8636-047-019	1018 N LORAINE AVE	RES	A	0.295	1	1.000	50.63	50.63	50.63
8636-047-020	1115 SAGA ST	RES	A	0.315	1	1.000	50.63	50.63	50.63

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ASSESSOR'S PARCEL NUMBER	SITUS ADDRESS	LAND USE	ZONE	ACREAGE	UNITS	EBU	MAX TAX RATE ($)	APPLIED RATE ($)	ASSESSMENT ($)
8636-048-001	935 ROSE DR	RES	A	0.280	1	1.000	50.63	50.63	50.63
8636-048-002	927 ROSE DR	RES	A	0.286	1	1.000	50.63	50.63	50.63
8636-048-003	921 ROSE DR	RES	A	0.292	1	1.000	50.63	50.63	50.63
8636-048-004	1116 ENGLEWILD DR	RES	A	0.458	1	1.000	50.63	50.63	50.63
8636-048-007	1134 ENGLEWILD DR	RES	A	0.288	1	1.000	50.63	50.63	50.63
8636-048-008	1138 ENGLEWILD DR	RES	A	0.294	1	1.000	50.63	50.63	50.63
8636-048-009	1144 ENGLEWILD DR	RES	A	0.360	1	1.000	50.63	50.63	50.63
8636-048-010	NO SITUS AVAILABLE	RES	A	0.352	1	1.000	50.63	50.63	50.63
8636-048-011	1135 ENGLEWILD DR	RES	A	0.360	1	1.000	50.63	50.63	50.63
8636-048-012	1131 ENGLEWILD DR	RES	A	0.374	1	1.000	50.63	50.63	50.63
8636-048-013	1125 ENGLEWILD DR	RES	A	0.342	1	1.000	50.63	50.63	50.63
8636-048-014	1119 ENGLEWILD DR	RES	A	0.333	1	1.000	50.63	50.63	50.63
8636-048-015	1113 ENGLEWILD DR	RES	A	0.343	1	1.000	50.63	50.63	50.63
8636-048-016	1109 ENGLEWILD DR	RES	A	0.370	1	1.000	50.63	50.63	50.63
8636-048-017	910 ROSE DR	RES	A	0.469	1	1.000	50.63	50.63	50.63
8636-048-018	918 ROSE DR	RES	A	0.298	1	1.000	50.63	50.63	50.63
8636-048-019	926 ROSE DR	RES	A	0.310	1	1.000	50.63	50.63	50.63
8636-048-020	934 ROSE DR	RES	A	0.310	1	1.000	50.63	50.63	50.63
8636-048-022	1122 ENGLEWILD DR	RES	A	0.385	1	1.000	50.63	50.63	50.63
8636-048-023	1128 ENGLEWILD DR	RES	A	0.300	1	1.000	50.63	50.63	50.63
8636-049-001	1152 ENGLEWILD DR	RES	A	0.353	1	1.000	50.63	50.63	50.63
8636-049-002	1156 ENGLEWILD DR	RES	A	0.459	1	1.000	50.63	50.63	50.63
8636-049-003	1160 ENGLEWILD DR	RES	A	1.860	1	1.000	50.63	50.63	50.63
8636-049-004	1166 ENGLEWILD DR	RES	A	1.200	1	1.000	50.63	50.63	50.63
8636-049-005	1170 ENGLEWILD DR	RES	A	3.870	1	1.000	50.63	50.63	50.63
8636-049-006	1163 ENGLEWILD DR	RES	A	0.454	1	1.000	50.63	50.63	50.63
8636-049-007	1155 ENGLEWILD DR	RES	A	0.464	1	1.000	50.63	50.63	50.63
8636-049-008	1147 ENGLEWILD DR	RES	A	0.346	1	1.000	50.63	50.63	50.63
8637-001-001	659 N WABASH AVE	RES	A	0.240	1	1.000	50.63	50.63	50.63
8637-001-002	657 N WABASH AVE	RES	A	0.162	1	1.000	50.63	50.63	50.63
8637-001-005	655 N WABASH AVE	RES	A	0.176	0	1.000	50.63	50.63	50.63
8637-001-006	643 N WABASH AVE	RES	A	0.228	1	1.000	50.63	50.63	50.63
8637-001-007	637 N WABASH AVE	RES	A	0.165	1	1.000	50.63	50.63	50.63
8637-001-008	633 N WABASH AVE	RES	A	0.165	1	1.000	50.63	50.63	50.63
8637-001-011	621 N WABASH AVE	RES	A	0.367	1	1.000	50.63	50.63	50.63
8637-001-012	617 N WABASH AVE	RES	A	0.182	1	1.000	50.63	50.63	50.63
8637-001-013	229 E VIRGINIA AVE	RES	A	0.182	1	1.000	50.63	50.63	50.63
8637-001-019	203 E VIRGINIA AVE	RES	A	0.194	1	1.000	50.63	50.63	50.63
8637-002-015	605 N VISTA BONITA AVE	RES	A	0.239	1	1.000	50.63	50.63	50.63
8637-003-015	602 N VERMONT AVE	RES	A	0.140	1	1.000	50.63	50.63	50.63
8637-003-026	112 W SIERRA MADRE AVE	RES	A	0.177	2	1.000	50.63	50.63	50.63
8637-004-001	200 W SIERRA MADRE AVE	RES	A	0.234	1	1.000	50.63	50.63	50.63
8637-004-003	230 W SIERRA MADRE AVE	RES	A	0.517	1	1.000	50.63	50.63	50.63
8637-004-012	622 N PENNSYLVANIA AVE	RES	A	0.251	1	1.000	50.63	50.63	50.63
8637-004-018	601 N VERMONT AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8637-004-019	614 N PENNSYLVANIA AVE	RES	A	0.275	1	1.000	50.63	50.63	50.63
8637-004-020	600 N PENNSYLVANIA AVE	RES	A	0.327	1	1.000	50.63	50.63	50.63

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ASSESSOR'S PARCEL NUMBER	SITUS ADDRESS	LAND USE	ZONE	ACREAGE	UNITS	EBU	MAX TAX RATE ($)	APPLIED RATE ($)	ASSESSMENT ($)
8637-005-005	316 W SIERRA MADRE AVE	RES	A	0.421	1	1.000	50.63	50.63	50.63
8637-005-006	306 W SIERRA MADRE AVE	RES	A	0.316	1	1.000	50.63	50.63	50.63
8637-005-012	628 N BENDER AVE	RES	A	0.189	1	1.000	50.63	50.63	50.63
8637-005-013	618 N BENDER AVE	RES	A	0.189	1	1.000	50.63	50.63	50.63
8637-005-014	610 N BENDER AVE	RES	A	0.189	1	1.000	50.63	50.63	50.63
8637-005-015	600 N BENDER AVE	RES	A	0.176	1	1.000	50.63	50.63	50.63
8637-005-016	603 N WASHINGTON AVE	RES	A	0.176	1	1.000	50.63	50.63	50.63
8637-005-017	609 N WASHINGTON AVE	RES	A	0.189	1	1.000	50.63	50.63	50.63
8637-005-018	617 S WASHINGTON AVE	RES	A	0.198	1	1.000	50.63	50.63	50.63
8637-005-019	629 N WASHINGTON AVE	RES	A	0.189	1	1.000	50.63	50.63	50.63
8637-005-020	628 N WASHINGTON AVE	RES	A	0.201	1	1.000	50.63	50.63	50.63
8637-005-021	618 N WASHINGTON AVE	RES	A	0.195	1	1.000	50.63	50.63	50.63
8637-005-022	610 N WASHINGTON AVE	RES	A	0.195	1	1.000	50.63	50.63	50.63
8637-005-023	600 N WASHINGTON AVE	RES	A	0.182	1	1.000	50.63	50.63	50.63
8637-005-024	605 N PENNSYLVANIA AVE	RES	A	0.216	1	1.000	50.63	50.63	50.63
8637-005-025	621 N PENNSYLVANIA AVE	RES	A	0.273	1	1.000	50.63	50.63	50.63
8637-005-026	629 N PENNSYLVANIA AVE	RES	A	0.255	1	1.000	50.63	50.63	50.63
8637-005-029	335 W NORTHRIDGE AVE	RES	A	0.263	1	1.000	50.63	50.63	50.63
8637-005-031	324 W SIERRA MADRE AVE	RES	A	0.345	1	1.000	50.63	50.63	50.63
8637-005-033	640 N WASHINGTON AVE	RES	A	0.218	1	1.000	50.63	50.63	50.63
8637-005-034	340 W SIERRA MADRE AVE	RES	A	0.310	1	1.000	50.63	50.63	50.63
8637-005-035	343 W NORTHRIDGE AVE	RES	A	0.263	1	1.000	50.63	50.63	50.63
8637-005-036	350 W SIERRA MADRE AVE	RES	A	0.409	1	1.000	50.63	50.63	50.63
8637-005-037	360 W SIERRA MADRE AVE	RES	A	0.443	1	1.000	50.63	50.63	50.63
8637-005-038	355 W NORTHRIDGE AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8637-005-039	353 W NORTHRIDGE AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8637-005-040	351 W NORTHRIDGE AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8637-006-010	410 W SIERRA MADRE AVE	RES	A	0.393	1	1.000	50.63	50.63	50.63
8637-006-011	418 W SIERRA MADRE AVE	RES	A	0.283	1	1.000	50.63	50.63	50.63
8637-006-012	426 W SIERRA MADRE AVE	RES	A	0.283	1	1.000	50.63	50.63	50.63
8637-006-013	432 W SIERRA MADRE AVE	RES	A	0.248	1	1.000	50.63	50.63	50.63
8637-006-014	440 W SIERRA MADRE AVE	RES	A	0.248	1	1.000	50.63	50.63	50.63
8637-006-015	450 W SIERRA MADRE AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8637-006-016	460 W SIERRA MADRE AVE	RES	A	0.196	1	1.000	50.63	50.63	50.63
8637-006-034	603 N BENDER AVE	RES	A	0.176	1	1.000	50.63	50.63	50.63
8637-006-035	609 N BENDER AVE	RES	A	0.189	1	1.000	50.63	50.63	50.63
8637-006-036	617 N BENDER AVE	RES	A	0.189	1	1.000	50.63	50.63	50.63
8637-006-037	629 N BENDER AVE	RES	A	0.189	1	1.000	50.63	50.63	50.63
8637-009-001	362 W VIRGINIA AVE	RES	A	0.215	1	1.000	50.63	50.63	50.63
8637-009-002	354 W VIRGINIA AVE	RES	A	0.215	1	1.000	50.63	50.63	50.63
8637-009-003	348 W VIRGINIA AVE	RES	A	0.215	1	1.000	50.63	50.63	50.63
8637-009-004	340 W VIRGINIA AVE	RES	A	0.215	1	1.000	50.63	50.63	50.63
8637-009-005	334 W VIRGINIA AVE	RES	A	0.215	1	1.000	50.63	50.63	50.63
8637-009-006	326 W VIRGINIA AVE	RES	A	0.215	1	1.000	50.63	50.63	50.63
8637-009-007	320 W VIRGINIA AVE	RES	A	0.215	1	1.000	50.63	50.63	50.63
8637-009-008	312 W VIRGINIA AVE	RES	A	0.215	1	1.000	50.63	50.63	50.63
8637-009-009	553 N PENNSYLVANIA AVE	RES	A	0.211	1	1.000	50.63	50.63	50.63

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ASSESSOR'S PARCEL NUMBER	SITUS ADDRESS	LAND USE	ZONE	ACREAGE	UNITS	EBU	MAX TAX RATE ($)	APPLIED RATE ($)	ASSESSMENT ($)
8637-010-001	463 W LEADORA AVE	RES	A	0.241	1	1.000	50.63	50.63	50.63
8637-010-002	455 W LEADORA AVE	RES	A	0.241	1	1.000	50.63	50.63	50.63
8637-010-003	447 W LEADORA AVE	RES	A	0.241	1	1.000	50.63	50.63	50.63
8637-010-004	441 W LEADORA AVE	RES	A	0.330	1	1.000	50.63	50.63	50.63
8637-010-005	431 W LEADORA AVE	RES	A	0.305	1	1.000	50.63	50.63	50.63
8637-010-006	421 W LEADORA AVE	RES	A	0.229	1	1.000	50.63	50.63	50.63
8637-010-007	415 W LEADORA AVE	RES	A	0.229	1	1.000	50.63	50.63	50.63
8637-010-008	407 W LEADORA AVE	RES	A	0.226	1	1.000	50.63	50.63	50.63
8637-011-010	513 N PENNSYLVANIA AVE	RES	A	0.199	1	1.000	50.63	50.63	50.63
8637-011-011	503 N PENNSYLVANIA AVE	RES	A	0.211	1	1.000	50.63	50.63	50.63
8637-011-012	313 W LEADORA AVE	RES	A	0.212	1	1.000	50.63	50.63	50.63
8637-011-013	321 W LEADORA AVE	RES	A	0.212	1	1.000	50.63	50.63	50.63
8637-011-014	327 W LEADORA AVE	RES	A	0.212	1	1.000	50.63	50.63	50.63
8637-011-015	335 W LEADORA AVE	RES	A	0.212	1	1.000	50.63	50.63	50.63
8637-011-016	341 W LEADORA AVE	RES	A	0.214	1	1.000	50.63	50.63	50.63
8637-011-017	349 W LEADORA AVE	RES	A	0.214	1	1.000	50.63	50.63	50.63
8637-011-018	355 W LEADORA AVE	RES	A	0.214	1	1.000	50.63	50.63	50.63
8637-011-019	363 W LEADORA AVE	RES	A	0.214	1	1.000	50.63	50.63	50.63
8637-012-001	557 N VERMONT AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8637-012-003	226 W VIRGINIA AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8637-012-025	516 N PENNSYLVANIA AVE	RES	A	0.184	1	1.000	50.63	50.63	50.63
8637-012-026	229 W LEADORA AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8637-013-003	558 N VERMONT AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8637-014-001	555 N VISTA BONITA AVE	RES	A	0.344	1	1.000	50.63	50.63	50.63
8637-014-021	505 N VISTA BONITA AVE	RES	A	0.349	1	1.000	50.63	50.63	50.63
8637-015-001	557 N WABASH AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8637-015-002	558 N VISTA BONITA AVE	RES	A	0.257	1	1.000	50.63	50.63	50.63
8637-015-005	222 E VIRGINIA AVE	RES	A	0.459	1	1.000	50.63	50.63	50.63
8637-015-006	543 N WABASH AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8637-015-007	537 N WABASH AVE	RES	A	0.184	1	1.000	50.63	50.63	50.63
8637-015-008	531 N WABASH AVE	RES	A	0.184	1	1.000	50.63	50.63	50.63
8637-015-011	529 N WABASH AVE	RES	A	0.184	1	1.000	50.63	50.63	50.63
8637-015-013	231 E LEADORA AVE	RES	A	0.201	1	1.000	50.63	50.63	50.63
8637-015-014	229 E LEADORA AVE	RES	A	0.161	2	1.000	50.63	50.63	50.63
8637-015-015	227 E LEADORA AVE	RES	A	0.161	1	1.000	50.63	50.63	50.63
8637-015-016	217 E LEADORA AVE	RES	A	0.321	1	1.000	50.63	50.63	50.63
8637-015-018	500 N VISTA BONITA AVE	RES	A	0.179	1	1.000	50.63	50.63	50.63
8637-015-019	525 N WABASH AVE	RES	A	0.184	1	1.000	50.63	50.63	50.63
8637-015-021	510 N VISTA BONITA AVE	RES	A	0.170	1	1.000	50.63	50.63	50.63
8637-018-002	126 W LEADORA AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8637-018-003	450 N VERMONT AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8637-018-014	426 N VERMONT AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8637-018-015	420 N VERMONT AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8637-018-027	416 N VERMONT AVE	RES	A	0.079	1	1.000	50.63	50.63	50.63
8637-019-001	212 W LEADORA AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8637-019-002	456 N PENNSYLVANIA AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8637-019-003	452 N PENNSYLVANIA AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63

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8637-019-004	451 N VERMONT AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8637-019-015	427 N VERMONT AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8637-019-016	421 N VERMONT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8637-019-022	231 W WHITCOMB AVE	RES	A	0.161	1	1.000	50.63	50.63	50.63
8637-019-023	233 W WHITCOMB AVE	RES	A	0.161	1	1.000	50.63	50.63	50.63
8637-020-001	328 W LEADORA AVE	RES	A	0.241	1	1.000	50.63	50.63	50.63
8637-020-002	324 W LEADORA AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8637-020-003	314 W LEADORA AVE	RES	A	0.303	1	1.000	50.63	50.63	50.63
8637-020-012	407 N PENNSYLVANIA AVE	RES	A	0.344	1	1.000	50.63	50.63	50.63
8637-020-021	455 N PENNSYLVANIA AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8637-021-014	360 W LEADORA AVE	RES	A	0.310	1	1.000	50.63	50.63	50.63
8637-021-015	354 W LEADORA AVE	RES	A	0.321	1	1.000	50.63	50.63	50.63
8637-021-016	350 W LEADORA AVE	RES	A	0.459	1	1.000	50.63	50.63	50.63
8637-021-017	340 W LEADORA AVE	RES	A	0.390	1	1.000	50.63	50.63	50.63
8637-022-007	428 N WESTRIDGE AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8637-022-008	422 N WESTRIDGE AVE	RES	A	0.199	1	1.000	50.63	50.63	50.63
8637-022-009	416 N WESTRIDGE AVE	RES	A	0.197	1	1.000	50.63	50.63	50.63
8637-022-010	408 N WESTRIDGE AVE	RES	A	0.197	1	1.000	50.63	50.63	50.63
8637-022-011	402 N WESTRIDGE AVE	RES	A	0.204	1	1.000	50.63	50.63	50.63
8637-022-013	416 W LEADORA AVE	RES	A	0.399	1	1.000	50.63	50.63	50.63
8637-022-014	400 W LEADORA AVE	MFR	A	0.577	2	0.590	50.63	50.63	29.87
8637-022-015	420 W LEADORA AVE	RES	A	0.542	1	1.000	50.63	50.63	50.63
8637-023-001	403 N WESTRIDGE AVE	RES	A	0.197	1	1.000	50.63	50.63	50.63
8637-023-002	409 N WESTRIDGE AVE	RES	A	0.197	1	1.000	50.63	50.63	50.63
8637-023-003	417 N WESTRIDGE AVE	RES	A	0.197	1	1.000	50.63	50.63	50.63
8637-023-004	423 N WESTRIDGE AVE	RES	A	0.189	1	1.000	50.63	50.63	50.63
8637-023-010	430 N GRAND AVE	RES	A	0.413	1	1.000	50.63	50.63	50.63
8637-023-011	420 N GRAND AVE	RES	A	0.328	1	1.000	50.63	50.63	50.63
8637-023-012	412 N GRAND AVE	NonRes	A	0.324	1	1.253	50.63	50.63	63.42
8637-023-013	408 N GRAND AVE	RES	A	0.419	2	1.000	50.63	50.63	50.63
8637-023-015	468 W LEADORA AVE	RES	A	0.351	1	1.000	50.63	50.63	50.63
8637-023-016	460 W LEADORA AVE	RES	A	0.382	1	1.000	50.63	50.63	50.63
8637-023-017	444 N GRAND AVE	RES	A	0.454	1	1.000	50.63	50.63	50.63
8637-023-019	442 W LEADORA AVE	RES	A	0.519	1	1.000	50.63	50.63	50.63
8637-023-021	429 N WESTRIDGE AVE	RES	A	0.295	1	1.000	50.63	50.63	50.63
8637-024-001	358 N GRAND AVE	RES	A	0.227	1	1.000	50.63	50.63	50.63
8637-024-002	352 N GRAND AVE	RES	A	0.227	1	1.000	50.63	50.63	50.63
8637-024-003	344 N GRAND AVE	RES	A	0.227	1	1.000	50.63	50.63	50.63
8637-024-004	338 N GRAND AVE	RES	A	0.227	1	1.000	50.63	50.63	50.63
8637-024-005	330 N GRAND AVE	RES	A	0.227	1	1.000	50.63	50.63	50.63
8637-024-006	324 N GRAND AVE	RES	A	0.227	1	1.000	50.63	50.63	50.63
8637-024-007	316 N GRAND AVE	RES	A	0.227	1	1.000	50.63	50.63	50.63
8637-024-008	306 N GRAND AVE	RES	A	0.220	2	1.000	50.63	50.63	50.63
8637-024-009	455 W BENNETT AVE	RES	A	0.222	1	1.000	50.63	50.63	50.63
8637-024-010	447 W BENNETT AVE	RES	A	0.222	1	1.000	50.63	50.63	50.63
8637-024-011	305 N WESTRIDGE AVE	RES	A	0.222	1	1.000	50.63	50.63	50.63
8637-024-012	317 N WESTRIDGE AVE	RES	A	0.227	1	1.000	50.63	50.63	50.63

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8637-024-013	325 N WESTRIDGE AVE	RES	A	0.227	1	1.000	50.63	50.63	50.63
8637-025-006	324 N WESTRIDGE AVE	RES	A	0.227	1	1.000	50.63	50.63	50.63
8637-025-007	316 N WESTRIDGE AVE	RES	A	0.227	1	1.000	50.63	50.63	50.63
8637-025-008	427 W BENNETT AVE	RES	A	0.217	1	1.000	50.63	50.63	50.63
8637-025-009	419 W BENNETT AVE	RES	A	0.220	1	1.000	50.63	50.63	50.63
8637-025-010	413 W BENNETT AVE	RES	A	0.218	1	1.000	50.63	50.63	50.63
8637-025-017	407 W BENNETT AVE	RES	A	0.500	2	1.000	50.63	50.63	50.63
8637-026-008	361 W BENNETT AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8637-026-009	353 W BENNETT AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8637-026-010	349 W BENNETT AVE	RES	A	0.251	1	1.000	50.63	50.63	50.63
8637-026-017	319 N WASHINGTON AVE	RES	A	0.238	1	1.000	50.63	50.63	50.63
8637-026-018	337 W BENNETT AVE	RES	A	0.344	1	1.000	50.63	50.63	50.63
8637-027-001	323 W BENNETT AVE	RES	A	0.227	1	1.000	50.63	50.63	50.63
8637-027-002	317 W BENNETT AVE	RES	A	0.227	1	1.000	50.63	50.63	50.63
8637-027-003	311 W BENNETT AVE	MFR	A	0.226	2	0.590	50.63	50.63	29.87
8637-027-004	301 W BENNETT AVE	RES	A	0.267	1	1.000	50.63	50.63	50.63
8637-027-010	316 N WASHINGTON AVE	RES	A	0.169	1	1.000	50.63	50.63	50.63
8637-027-011	322 N WASHINGTON AVE	RES	A	0.169	1	1.000	50.63	50.63	50.63
8637-027-022	357 N PENNSYLVANIA AVE	MFR	A	0.410	5	1.475	50.63	50.63	74.67
8637-028-001	355 N VERMONT AVE	MFR	A	0.172	2	0.590	50.63	50.63	29.87
8637-028-002	356 N PENNSYLVANIA AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8637-028-004	353 N VERMONT AVE	MFR	A	0.172	2	0.590	50.63	50.63	29.87
8637-028-005	347 N VERMONT AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8637-028-008	345 N VERMONT AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8637-028-009	335 N VERMONT AVE	MFR	A	0.172	2	0.590	50.63	50.63	29.87
8637-028-012	333 N VERMONT AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8637-028-013	327 N VERMONT AVE	MFR	A	0.172	2	0.590	50.63	50.63	29.87
8637-028-016	321 N VERMONT AVE	MFR	A	0.172	2	0.590	50.63	50.63	29.87
8637-028-019	231 W BENNETT AVE	RES	A	0.213	1	1.000	50.63	50.63	50.63
8637-029-002	354 N VERMONT AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8637-029-003	350 N VERMONT AVE	MFR	A	0.172	2	0.590	50.63	50.63	29.87
8637-029-006	346 N VERMONT AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8637-029-007	340 N VERMONT AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8637-029-010	336 N VERMONT AVE	MFR	A	0.172	2	0.590	50.63	50.63	29.87
8637-029-011	330 N VERMONT AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8637-029-013	326 N VERMONT AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8637-029-014	320 N VERMONT AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8637-030-903	NO SITUS AVAILABLE	UNDEV	A	0.179	0	0.232	50.63	50.63	11.75
8638-001-001	404 W BENNETT AVE	RES	A	0.221	1	1.000	50.63	50.63	50.63
8638-001-002	410 W BENNETT AVE	RES	A	0.217	1	1.000	50.63	50.63	50.63
8638-001-003	416 W BENNETT AVE	RES	A	0.217	1	1.000	50.63	50.63	50.63
8638-001-004	420 W BENNETT AVE	RES	A	0.217	1	1.000	50.63	50.63	50.63
8638-001-005	426 W BENNETT AVE	RES	A	0.216	1	1.000	50.63	50.63	50.63
8638-001-006	434 W BENNETT AVE	RES	A	0.560	1	1.000	50.63	50.63	50.63
8638-001-008	450 W BENNETT AVE	RES	A	0.409	1	1.000	50.63	50.63	50.63
8638-001-009	460 W BENNETT AVE	RES	A	0.305	1	1.000	50.63	50.63	50.63
8638-001-010	222 N GRAND AVE	RES	A	0.149	1	1.000	50.63	50.63	50.63

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8638-001-012	214 N GRAND AVE	RES	A	0.149	1	1.000	50.63	50.63	50.63
8638-001-013	461 W MEDA AVE	RES	A	0.152	1	1.000	50.63	50.63	50.63
8638-001-019	435 W MEDA AVE	RES	A	0.198	1	1.000	50.63	50.63	50.63
8638-001-022	415 W MEDA AVE	RES	A	0.199	1	1.000	50.63	50.63	50.63
8638-001-026	451 W MEDA AVE	RES	A	0.189	1	1.000	50.63	50.63	50.63
8638-001-028	423 W MEDA AVE	RES	A	0.732	1	1.000	50.63	50.63	50.63
8638-001-029	218 N GRAND AVE	RES	A	0.283	1	1.000	50.63	50.63	50.63
8638-001-031	440 W BENNETT AVE	RES	A	0.472	1	1.000	50.63	50.63	50.63
8638-001-033	407 W MEDA AVE	RES	A	0.308	2	1.000	50.63	50.63	50.63
8638-002-001	464 W MEDA AVE	RES	A	0.240	1	1.000	50.63	50.63	50.63
8638-002-002	454 W MEDA AVE	MFR	A	0.360	5	1.475	50.63	50.63	74.67
8638-002-005	442 W MEDA AVE	RES	A	0.223	1	1.000	50.63	50.63	50.63
8638-002-006	436 W MEDA AVE	RES	A	0.223	1	1.000	50.63	50.63	50.63
8638-002-007	430 W MEDA AVE	RES	A	0.267	1	1.000	50.63	50.63	50.63
8638-002-008	424 W MEDA AVE	RES	A	0.223	1	1.000	50.63	50.63	50.63
8638-002-009	420 W MEDA AVE	RES	A	0.223	1	1.000	50.63	50.63	50.63
8638-002-010	414 W MEDA AVE	RES	A	0.269	1	1.000	50.63	50.63	50.63
8638-002-011	408 W MEDA AVE	RES	A	0.264	1	1.000	50.63	50.63	50.63
8638-002-012	404 W MEDA AVE	RES	A	0.224	1	1.000	50.63	50.63	50.63
8638-002-013	452 W MEDA AVE	MFR	A	0.423	5	1.475	50.63	50.63	74.67
8638-003-013	205 N PENNSYLVANIA AVE	MFR	A	2.610	36	10.620	50.63	50.63	537.69
8638-003-014	320 W BENNETT AVE	MFR	A	2.640	27	7.965	50.63	50.63	403.26
8638-003-016	356 W MEDA AVE	MFR	A	0.369	8	2.360	50.63	50.63	119.48
8638-003-017	348 W MEDA AVE	MFR	A	0.370	8	2.360	50.63	50.63	119.48
8638-003-018	340 W MEDA AVE	MFR	A	0.371	8	2.360	50.63	50.63	119.48
8638-003-019	332 W MEDA AVE	MFR	A	0.371	8	2.360	50.63	50.63	119.48
8638-003-020	324 W MEDA AVE	MFR	A	0.372	8	2.360	50.63	50.63	119.48
8638-003-021	316 W MEDA AVE	MFR	A	0.372	8	2.360	50.63	50.63	119.48
8638-003-024	307 W MOUNTAIN VIEW AVE	MFR	A	0.270	4	1.180	50.63	50.63	59.74
8638-003-025	321 W MOUNTAIN VIEW AVE	MFR	A	0.230	4	1.180	50.63	50.63	59.74
8638-003-026	333 W MOUNTAIN VIEW AVE	MFR	A	0.230	4	1.180	50.63	50.63	59.74
8638-003-027	347 W MOUNTAIN VIEW AVE	MFR	A	0.230	4	1.180	50.63	50.63	59.74
8638-003-028	355 W MOUNTAIN VIEW AVE	MFR	A	0.253	4	1.180	50.63	50.63	59.74
8638-003-031	175 N PENNSYLVANIA AVE 1	NonRes	A	0.117	0	0.454	50.63	50.63	22.96
8638-003-032	175 N PENNSYLVANIA AVE 2	NonRes	A	0.117	0	0.454	50.63	50.63	22.96
8638-003-033	175 N PENNSYLVANIA AVE NO 3	NonRes	A	0.117	0	0.454	50.63	50.63	22.96
8638-003-034	175 N PENNSYLVANIA AVE 4	NonRes	A	0.117	0	0.454	50.63	50.63	22.96
8638-003-035	175 N PENNSYLVANIA AVE STE 5	NonRes	A	0.117	0	0.454	50.63	50.63	22.96
8638-003-036	175 N PENNSYLVANIA AVE 6	NonRes	A	0.117	0	0.454	50.63	50.63	22.96
8638-004-005	208 N PENNSYLVANIA AVE	RES	A	0.235	1	1.000	50.63	50.63	50.63
8638-004-006	214 N PENNSYLVANIA AVE	RES	A	0.224	1	1.000	50.63	50.63	50.63
8638-004-008	213 W MEDA AVE	RES	A	0.103	1	1.000	50.63	50.63	50.63
8638-004-009	217 N VERMONT AVE	RES	A	0.165	1	1.000	50.63	50.63	50.63
8638-004-010	215 N VERMONT AVE	RES	A	0.147	1	1.000	50.63	50.63	50.63
8638-004-011	205 N VERMONT AVE	MFR	A	0.226	6	1.770	50.63	50.63	89.61
8638-004-015	224 N PENNSYLVANIA AVE	MFR	A	0.138	2	0.590	50.63	50.63	29.87
8638-004-019	202 N PENNSYLVANIA AVE	RES	A	0.184	1	1.000	50.63	50.63	50.63

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8638-005-003	223 N GLENDORA AVE	NonRes	A	0.072	0	0.277	50.63	50.63	14.03
8638-005-004	NO SITUS AVAILABLE	UNDEV	A	0.121	0	0.156	50.63	50.63	7.91
8638-005-005	NO SITUS AVAILABLE	UNDEV	A	0.165	0	0.213	50.63	50.63	10.78
8638-005-015	216 N VERMONT AVE	RES	A	0.124	1	1.000	50.63	50.63	50.63
8638-005-023	NO SITUS AVAILABLE	NonRes	A	0.083	0	0.320	50.63	50.63	16.18
8638-005-024	125 W MEDA AVE	MFR	A	0.519	12	3.540	50.63	50.63	179.23
8638-005-025	221 N GLENDORA AVE	NonRes	A	0.124	1	0.480	50.63	50.63	24.28
8638-005-026	201 N GLENDORA AVE	NonRes	A	0.139	0	0.537	50.63	50.63	27.20
8638-005-027	NO SITUS AVAILABLE	UNDEV	A	0.173	0	0.224	50.63	50.63	11.31
8638-006-006	230 N GLENDORA AVE	NonRes	A	0.275	0	1.066	50.63	50.63	53.95
8638-006-008	222 N GLENDORA AVE	NonRes	A	0.165	0	0.639	50.63	50.63	32.35
8638-006-010	208 N GLENDORA AVE	NonRes	A	0.046	0	0.177	50.63	50.63	8.97
8638-006-011	218 N GLENDORA AVE	NonRes	A	0.183	1	0.706	50.63	50.63	35.76
8638-006-016	175 E MEDA AVE	MFR	A	0.320	5	1.475	50.63	50.63	74.67
8638-006-017	115 E MEDA AVE	MFR	A	0.482	20	5.900	50.63	50.63	298.71
8638-006-018	200 N GLENDORA AVE	NonRes	A	0.254	0	0.982	50.63	50.63	49.70
8638-006-900	224 N GLENDORA AVE	UNDEV	A	0.069	0	0.090	50.63	50.63	4.57
8638-007-011	221 E MEDA AVE	MFR	A	0.201	3	0.885	50.63	50.63	44.80
8638-007-012	227 E MEDA AVE	MFR	A	0.121	2	0.590	50.63	50.63	29.87
8638-007-028	201 E MEDA AVE	RES	A	0.074	1	1.000	50.63	50.63	50.63
8638-007-029	203 E MEDA AVE	RES	A	0.074	1	1.000	50.63	50.63	50.63
8638-007-030	205 E MEDA AVE	RES	A	0.074	1	1.000	50.63	50.63	50.63
8638-007-031	211 E MEDA AVE	RES	A	0.074	1	1.000	50.63	50.63	50.63
8638-007-032	213 E MEDA AVE	RES	A	0.074	1	1.000	50.63	50.63	50.63
8638-007-033	215 E MEDA AVE	RES	A	0.074	1	1.000	50.63	50.63	50.63
8638-007-034	207 E MEDA AVE	RES	A	0.074	1	1.000	50.63	50.63	50.63
8638-007-035	209 E MEDA AVE	RES	A	0.074	1	1.000	50.63	50.63	50.63
8638-009-005	402 E BENNETT AVE	MFR	A	0.176	2	0.590	50.63	50.63	29.87
8638-009-006	406 E BENNETT AVE	RES	A	0.176	1	1.000	50.63	50.63	50.63
8638-009-007	414 E BENNETT AVE	RES	A	0.176	1	1.000	50.63	50.63	50.63
8638-009-008	420 E BENNETT AVE	RES	A	0.176	1	1.000	50.63	50.63	50.63
8638-009-009	426 E BENNETT AVE	RES	A	0.264	1	1.000	50.63	50.63	50.63
8638-009-012	440 E BENNETT AVE	RES	A	0.305	1	1.000	50.63	50.63	50.63
8638-009-013	454 E BENNETT AVE	RES	A	0.301	1	1.000	50.63	50.63	50.63
8638-009-014	460 E BENNETT AVE	RES	A	0.193	1	1.000	50.63	50.63	50.63
8638-009-020	432 E BENNETT AVE	RES	A	0.321	1	1.000	50.63	50.63	50.63
8638-009-906	159 N CULLEN AVE	UNDEV	A	5.830	0	7.521	50.63	50.63	380.77
8638-010-001	405 E FOOTHILL BLVD	MFR	A	0.193	2	0.590	50.63	50.63	29.87
8638-010-002	403 E FOOTHILL BLVD	RES	A	0.165	1	1.000	50.63	50.63	50.63
8638-010-006	402 E DALTON AVE	RES	A	0.119	1	1.000	50.63	50.63	50.63
8638-010-010	421 E FOOTHILL BLVD	RES	A	0.119	1	1.000	50.63	50.63	50.63
8638-010-011	425 E FOOTHILL BLVD	RES	A	0.119	1	1.000	50.63	50.63	50.63
8638-010-012	435 E FOOTHILL BLVD	RES	A	0.239	2	1.000	50.63	50.63	50.63
8638-010-016	436 E DALTON AVE	RES	A	0.179	1	1.000	50.63	50.63	50.63
8638-010-020	457 E FOOTHILL BLVD	RES	A	0.119	1	1.000	50.63	50.63	50.63
8638-011-901	NO SITUS AVAILABLE	UNDEV	A	0.844	0	1.084	50.63	50.63	54.86
8638-011-905	333 E FOOTHILL BLVD	UNDEV	A	0.470	3	0.606	50.63	50.63	30.69

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8638-011-906	321 E FOOTHILL BLVD	UNDEV	A	0.213	2	0.271	50.63	50.63	13.71
8638-012-011	220 E MEDA AVE	RES	A	0.241	1	1.000	50.63	50.63	50.63
8638-012-012	216 E MEDA AVE	MFR	A	0.201	2	0.590	50.63	50.63	29.87
8638-012-013	208 E MEDA AVE	RES	A	0.201	1	1.000	50.63	50.63	50.63
8638-012-014	204 E MEDA AVE	MFR	A	0.161	2	0.590	50.63	50.63	29.87
8638-012-015	200 E MEDA AVE	MFR	A	0.199	2	0.590	50.63	50.63	29.87
8638-012-900	NO SITUS AVAILABLE	UNDEV	A	0.470	0	0.606	50.63	50.63	30.69
8638-012-901	NO SITUS AVAILABLE	UNDEV	A	0.630	0	0.813	50.63	50.63	41.14
8638-013-005	146 N VISTA BONITA AVE	MFR	A	0.220	5	1.475	50.63	50.63	74.67
8638-013-008	142 N VISTA BONITA AVE	MFR	A	0.147	32	1.180	50.63	50.63	59.74
8638-013-009	140 N VISTA BONITA AVE	RES	A	0.147	2	1.000	50.63	50.63	50.63
8638-013-011	126 N VISTA BONITA AVE	RES	A	0.147	1	1.000	50.63	50.63	50.63
8638-013-012	124 N VISTA BONITA AVE	MFR	A	0.147	2	0.590	50.63	50.63	29.87
8638-013-023	207 E FOOTHILL BLVD	RES	A	0.178	1	1.000	50.63	50.63	50.63
8638-013-024	201 E FOOTHILL BLVD	RES	A	0.176	1	1.000	50.63	50.63	50.63
8638-013-031	110 N VISTA BONITA AVE	RES	A	0.176	1	1.000	50.63	50.63	50.63
8638-013-035	249 E FOOTHILL BLVD	RES	A	0.265	1	1.000	50.63	50.63	50.63
8638-013-036	221 E FOOTHILL BLVD	RES	A	0.301	4	1.000	50.63	50.63	50.63
8638-013-037	217 E FOOTHILL BLVD	RES	A	0.201	1	1.000	50.63	50.63	50.63
8638-013-038	122 N VISTA BONITA AVE	MFR	A	0.287	3	0.885	50.63	50.63	44.80
8638-014-001	158 N GLENDORA AVE	NonRes	A	0.138	0	0.533	50.63	50.63	26.96
8638-014-004	148 N GLENDORA AVE	NonRes	A	0.275	0	1.066	50.63	50.63	53.95
8638-014-007	140 N GLENDORA AVE	NonRes	A	0.138	0	0.533	50.63	50.63	26.96
8638-014-008	138 N GLENDORA AVE	NonRes	A	0.133	0	0.514	50.63	50.63	26.02
8638-014-010	134 N GLENDORA AVE	NonRes	A	0.211	0	0.818	50.63	50.63	41.43
8638-014-013	130 N GLENDORA AVE	NonRes	A	0.103	1	0.400	50.63	50.63	20.24
8638-014-014	126 N GLENDORA AVE	NonRes	A	0.103	0	0.400	50.63	50.63	20.24
8638-014-022	100 N GLENDORA AVE	NonRes	A	0.275	0	1.066	50.63	50.63	53.95
8638-014-030	115 E FOOTHILL BLVD	NonRes	A	0.312	0	1.208	50.63	50.63	61.16
8638-014-031	118 N GLENDORA AVE	NonRes	A	0.079	0	0.307	50.63	50.63	15.52
8638-014-033	124 N GLENDORA AVE	NonRes	A	0.138	0	0.533	50.63	50.63	26.96
8638-014-035	131 E FOOTHILL BLVD	NonRes	A	0.229	1	0.888	50.63	50.63	44.95
8638-014-038	114 N GLENDORA AVE	NonRes	A	0.123	0	0.475	50.63	50.63	24.04
8638-014-906	NO SITUS AVAILABLE	UNDEV	A	0.175	0	0.219	50.63	50.63	11.10
8638-015-003	175 N GLENDORA AVE	NonRes	A	0.035	0	0.137	50.63	50.63	6.91
8638-015-004	179 N GLENDORA AVE	NonRes	A	0.214	1	0.827	50.63	50.63	41.88
8638-015-005	169 N GLENDORA AVE	NonRes	A	0.141	0	0.546	50.63	50.63	27.63
8638-015-006	161 N GLENDORA AVE	NonRes	A	0.177	0	0.685	50.63	50.63	34.67
8638-015-007	118 W MEDA AVE	MFR	A	0.619	12	3.540	50.63	50.63	179.23
8638-015-008	168 N VERMONT AVE	NonRes	A	0.110	0	0.426	50.63	50.63	21.57
8638-015-011	NO SITUS AVAILABLE	UNDEV	A	0.140	0	0.180	50.63	50.63	9.13
8638-015-015	158 N GLENDORA AVE	NonRes	A	0.140	0	0.541	50.63	50.63	27.39
8638-015-019	160 N GLENDORA AVE	NonRes	A	0.286	0	1.107	50.63	50.63	56.03
8638-015-021	180 N GLENDORA AVE	NonRes	A	0.240	0	0.929	50.63	50.63	47.01
8638-015-900	NO SITUS AVAILABLE	UNDEV	A	0.310	0	0.400	50.63	50.63	20.24
8638-015-901	NO SITUS AVAILABLE	UNDEV	A	0.212	0	0.271	50.63	50.63	13.71
8638-016-001	159 N GLENDORA AVE	NonRes	A	0.207	0	0.799	50.63	50.63	40.47

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8638-016-005	149 N GLENDORA AVE	NonRes	A	0.103	0	0.400	50.63	50.63	20.24
8638-016-006	145 N GLENDORA AVE	NonRes	A	0.103	0	0.400	50.63	50.63	20.24
8638-016-019	109 N GLENDORA AVE	NonRes	A	0.110	0	0.426	50.63	50.63	21.57
8638-016-029	141 N GLENDORA AVE	NonRes	A	0.087	0	0.338	50.63	50.63	17.09
8638-016-030	NO SITUS AVAILABLE	UNDEV	A	0.051	0	0.065	50.63	50.63	3.29
8638-016-034	103 W FOOTHILL BLVD	NonRes	A	0.206	0	0.797	50.63	50.63	40.35
8638-016-035	NO SITUS AVAILABLE	UNDEV	A	0.073	0	0.095	50.63	50.63	4.79
8638-016-036	137 N GLENDORA AVE	NonRes	A	0.064	0	0.249	50.63	50.63	12.58
8638-016-037	NO SITUS AVAILABLE	UNDEV	A	0.147	0	0.190	50.63	50.63	9.59
8638-016-038	131 N GLENDORA AVE	NonRes	A	0.129	0	0.497	50.63	50.63	25.18
8638-016-039	NO SITUS AVAILABLE	UNDEV	A	0.147	0	0.190	50.63	50.63	9.59
8638-016-040	123 N GLENDORA AVE	NonRes	A	0.129	0	0.497	50.63	50.63	25.18
8638-016-041	115 W FOOTHILL BLVD	NonRes	A	0.803	0	3.110	50.63	50.63	157.45
8638-016-043	140 N VERMONT AVE	NonRes	A	0.085	0	0.330	50.63	50.63	16.69
8638-016-044	132 N VERMONT AVE	NonRes	A	0.085	0	0.330	50.63	50.63	16.69
8638-016-045	148 VERMONT AVE	RES	A	0.039	1	1.000	50.63	50.63	50.63
8638-016-046	146 VERMONT AVE	RES	A	0.039	1	1.000	50.63	50.63	50.63
8638-016-047	144 VERMONT AVE	RES	A	0.043	1	1.000	50.63	50.63	50.63
8638-016-048	138 VERMONT AVE	RES	A	0.048	1	1.000	50.63	50.63	50.63
8638-016-049	136 VERMONT AVE	RES	A	0.048	1	1.000	50.63	50.63	50.63
8638-016-050	130 VERMONT AVE	RES	A	0.043	1	1.000	50.63	50.63	50.63
8638-016-051	148 N VERMONT AVE A	RES	A	0.031	1	1.000	50.63	50.63	50.63
8638-016-052	146 N VERMONT AVE A	RES	A	0.031	1	1.000	50.63	50.63	50.63
8638-016-053	148 N VERMONT AVE B	RES	A	0.031	1	1.000	50.63	50.63	50.63
8638-016-054	146 N VERMONT AVE B	RES	A	0.031	1	1.000	50.63	50.63	50.63
8638-016-055	144 N VERMONT AVE NO A	RES	A	0.031	1	1.000	50.63	50.63	50.63
8638-016-056	142 N VERMONT AVE A	RES	A	0.037	1	1.000	50.63	50.63	50.63
8638-016-057	140 N VERMONT AVE A	RES	A	0.037	1	1.000	50.63	50.63	50.63
8638-016-058	138 N VERMONT AVE A	RES	A	0.031	1	1.000	50.63	50.63	50.63
8638-016-059	144 N VERMONT AVE B	RES	A	0.031	1	1.000	50.63	50.63	50.63
8638-016-060	142 N VERMONT AVE B	RES	A	0.037	1	1.000	50.63	50.63	50.63
8638-016-061	140 N VERMONT AVE B	RES	A	0.037	1	1.000	50.63	50.63	50.63
8638-016-062	138 N VERMONT AVE B	RES	A	0.031	1	1.000	50.63	50.63	50.63
8638-016-063	136 N VERMONT AVE A	RES	A	0.031	1	1.000	50.63	50.63	50.63
8638-016-064	134 N VERMONT AVE A	RES	A	0.037	1	1.000	50.63	50.63	50.63
8638-016-065	132 N VERMONT AVE A	RES	A	0.037	1	1.000	50.63	50.63	50.63
8638-016-066	130 N VERMONT AVE A	RES	A	0.031	1	1.000	50.63	50.63	50.63
8638-016-067	136 N VERMONT AVE B	RES	A	0.031	1	1.000	50.63	50.63	50.63
8638-016-068	134 N VERMONT AVE B	RES	A	0.037	1	1.000	50.63	50.63	50.63
8638-016-069	132 N VERMONT AVE B	RES	A	0.037	1	1.000	50.63	50.63	50.63
8638-016-070	130 N VERMONT AVE B	RES	A	0.031	1	1.000	50.63	50.63	50.63
8638-016-904	NO SITUS AVAILABLE	UNDEV	A	0.200	0	0.258	50.63	50.63	13.06
8638-016-910	NO SITUS AVAILABLE	UNDEV	A	0.275	0	0.361	50.63	50.63	18.28
8638-017-013	133 N VERMONT AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8638-017-014	200 W MOUNTAIN VIEW AVE	RES	A	0.120	1	1.000	50.63	50.63	50.63
8638-017-015	206 W MOUNTAIN VIEW AVE	RES	A	0.129	1	1.000	50.63	50.63	50.63
8638-017-016	210 W MOUNTAIN VIEW AVE	RES	A	0.138	2	1.000	50.63	50.63	50.63

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8638-017-017	216 W MOUNTAIN VIEW AVE	MFR	A	0.257	4	1.180	50.63	50.63	59.74
8638-017-018	220 W MOUNTAIN VIEW AVE	RES	A	0.129	1	1.000	50.63	50.63	50.63
8638-017-026	127 N VERMONT AVE	MFR	A	0.344	6	1.475	50.63	50.63	74.67
8638-017-027	201 W FOOTHILL BLVD	NonRes	A	0.266	1	1.030	50.63	50.63	52.17
8638-017-028	211 W FOOTHILL BLVD	NonRes	A	0.133	1	0.515	50.63	50.63	26.08
8638-017-033	231 W FOOTHILL BLVD	NonRes	A	0.133	0	0.515	50.63	50.63	26.08
8638-017-035	228 W MOUNTAIN VIEW AVE	RES	A	0.186	1	1.000	50.63	50.63	50.63
8638-017-036	227 W FOOTHILL BLVD	NonRes	A	0.266	0	1.030	50.63	50.63	52.17
8638-018-003	181 N VERMONT AVE	NonRes	A	0.226	1	0.874	50.63	50.63	44.25
8638-018-004	175 N VERMONT AVE	NonRes	A	0.265	0	1.024	50.63	50.63	51.85
8638-018-005	167 N VERMONT AVE	NonRes	A	0.230	0	0.890	50.63	50.63	45.07
8638-018-010	180 N PENNSYLVANIA AVE	NonRes	A	0.716	0	2.772	50.63	50.63	140.32
8638-019-005	310 W MOUNTAIN VIEW AVE	MFR	A	0.372	13	3.835	50.63	50.63	194.16
8638-019-006	320 W MOUNTAIN VIEW AVE	MFR	A	0.280	5	1.475	50.63	50.63	74.67
8638-019-009	334 W MOUNTAIN VIEW AVE	RES	A	0.233	1	1.000	50.63	50.63	50.63
8638-019-010	340 W MOUNTAIN VIEW AVE UNIT D	MFR	A	0.232	4	1.180	50.63	50.63	59.74
8638-019-011	344 W MOUNTAIN VIEW AVE	MFR	A	0.186	5	1.475	50.63	50.63	74.67
8638-019-012	348 W MOUNTAIN VIEW AVE	RES	A	0.095	1	1.000	50.63	50.63	50.63
8638-019-014	352 W MOUNTAIN VIEW AVE	MFR	A	0.186	3	0.885	50.63	50.63	44.80
8638-019-016	360 W MOUNTAIN VIEW AVE	MFR	A	0.563	10	2.950	50.63	50.63	149.35
8638-019-017	324 W MOUNTAIN VIEW AVE	MFR	A	0.465	11	3.245	50.63	50.63	164.29
8638-020-026	353 W FOOTHILL BLVD	NonRes	A	0.227	0	0.878	50.63	50.63	44.43
8638-020-027	NO SITUS AVAILABLE	UNDEV	A	0.116	0	0.150	50.63	50.63	7.57
8638-020-032	335 W FOOTHILL BLVD	NonRes	A	0.205	2	0.792	50.63	50.63	40.11
8638-020-033	345 W FOOTHILL BLVD	NonRes	A	0.433	0	1.675	50.63	50.63	84.78
8638-020-034	355 W FOOTHILL BLVD	NonRes	A	0.362	0	1.399	50.63	50.63	70.84
8638-020-040	333 W FOOTHILL BLVD	NonRes	A	0.204	0	0.791	50.63	50.63	40.04
8638-020-043	363 W FOOTHILL BLVD	NonRes	A	1.152	0	4.458	50.63	50.63	225.72
8638-021-029	120 N GRAND AVE	NonRes	A	0.308	0	1.192	50.63	50.63	60.36
8638-021-031	415 W FOOTHILL BLVD	NonRes	A	0.230	0	0.888	50.63	50.63	44.97
8638-021-032	405 W FOOTHILL BLVD NO 7	NonRes	A	0.217	0	0.839	50.63	50.63	42.47
8638-021-033	405 W FOOTHILL BLVD	NonRes	A	0.374	0	1.448	50.63	50.63	73.31
8638-021-034	130 N GRAND AVE	NonRes	A	1.745	0	6.755	50.63	50.63	341.98
8638-021-038	449 W FOOTHILL BLVD	NonRes	A	0.640	0	2.477	50.63	50.63	125.41
8638-021-040	142 N GRAND AVE	NonRes	A	1.680	0	6.503	50.63	50.63	329.26
8638-021-041	435 W FOOTHILL BLVD	NonRes	A	2.790	0	10.800	50.63	50.63	546.80
8638-021-042	NO SITUS AVAILABLE	NonRes	A	0.505	0	0.929	50.63	50.63	47.03
8638-021-911	NO SITUS AVAILABLE	NonRes	A	0.002	0	0.968	50.63	50.63	48.99
8638-022-002	427 W CARROLL AVE	NonRes	A	0.450	0	1.742	50.63	50.63	88.17
8638-022-006	427 W CARROLL AVE	NonRes	A	0.250	0	0.968	50.63	50.63	48.99
8638-022-010	114 S GRAND AVE	NonRes	A	0.430	0	1.665	50.63	50.63	84.31
8638-022-011	140 S GRAND AVE	NonRes	A	2.260	0	8.748	50.63	50.63	442.93
8638-022-012	415 W CARROLL AVE	NonRes	A	0.770	0	2.980	50.63	50.63	150.89
8638-022-900	NO SITUS AVAILABLE	UNDEV	A	2.100	0	2.709	50.63	50.63	137.15
8638-023-001	346 W FOOTHILL BLVD	NonRes	A	0.136	0	0.527	50.63	50.63	26.69
8638-023-002	342 W FOOTHILL BLVD	NonRes	A	0.072	0	0.277	50.63	50.63	14.03
8638-023-003	NO SITUS AVAILABLE	UNDEV	A	0.072	0	0.092	50.63	50.63	4.67

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8638-023-004	NO SITUS AVAILABLE	UNDEV	A	0.072	0	0.092	50.63	50.63	4.67
8638-023-005	334 W FOOTHILL BLVD	NonRes	A	0.115	0	0.444	50.63	50.63	22.46
8638-023-008	125 S WASHINGTON AVE	MFR	A	0.263	5	1.475	50.63	50.63	74.67
8638-023-009	133 S WASHINGTON AVE	RES	A	0.131	1	1.000	50.63	50.63	50.63
8638-023-010	135 S WASHINGTON AVE	MFR	A	0.263	5	1.475	50.63	50.63	74.67
8638-023-011	139 S WASHINGTON AVE	MFR	A	0.263	5	1.475	50.63	50.63	74.67
8638-023-013	145 S WASHINGTON AVE	RES	A	0.084	1	1.000	50.63	50.63	50.63
8638-023-016	362 W FOOTHILL BLVD	NonRes	A	0.143	0	0.553	50.63	50.63	28.00
8638-023-017	410 W FOOTHILL BLVD	NonRes	A	0.360	0	1.394	50.63	50.63	70.55
8638-023-018	NO SITUS AVAILABLE	UNDEV	A	0.250	0	0.323	50.63	50.63	16.32
8638-023-019	430 W FOOTHILL BLVD	NonRes	A	0.350	2	1.355	50.63	50.63	68.59
8638-023-020	400 W FOOTHILL BLVD	NonRes	A	1.700	0	6.580	50.63	50.63	333.16
8638-023-022	440 W FOOTHILL BLVD	NonRes	A	0.430	2	1.664	50.63	50.63	84.23
8638-023-023	358 W FOOTHILL BLVD	NonRes	A	0.199	0	0.772	50.63	50.63	39.08
8638-023-024	352 W FOOTHILL BLVD	NonRes	A	0.138	0	0.533	50.63	50.63	26.96
8638-024-001	322 W FOOTHILL BLVD	NonRes	A	0.330	0	1.277	50.63	50.63	64.67
8638-024-002	312 W FOOTHILL BLVD	NonRes	A	0.072	0	0.277	50.63	50.63	14.03
8638-024-005	308 W FOOTHILL BLVD	NonRes	A	0.072	0	0.277	50.63	50.63	14.03
8638-024-006	306 W FOOTHILL BLVD	NonRes	A	0.072	0	0.277	50.63	50.63	14.03
8638-024-007	302 W FOOTHILL BLVD	NonRes	A	0.123	1	0.477	50.63	50.63	24.16
8638-024-012	135 S PENNSYLVANIA AVE	RES	A	0.132	1	1.000	50.63	50.63	50.63
8638-024-015	153 S PENNSYLVANIA AVE	MFR	A	0.212	4	1.180	50.63	50.63	59.74
8638-024-016	155 S PENNSYLVANIA AVE	RES	A	0.149	1	1.000	50.63	50.63	50.63
8638-024-017	157 S PENNSYLVANIA AVE	RES	A	0.088	1	1.000	50.63	50.63	50.63
8638-024-019	154 S WASHINGTON AVE	RES	A	0.132	1	1.000	50.63	50.63	50.63
8638-024-023	134 S WASHINGTON AVE	MFR	A	0.264	5	1.475	50.63	50.63	74.67
8638-024-024	128 S WASHINGTON AVE	RES	A	0.132	1	1.000	50.63	50.63	50.63
8638-024-025	126 S WASHINGTON AVE	RES	A	0.132	1	1.000	50.63	50.63	50.63
8638-024-029	310 W FOOTHILL BLVD	NonRes	A	0.215	0	0.833	50.63	50.63	42.15
8638-024-030	117 S PENNSYLVANIA AVE	MFR	A	0.264	5	1.475	50.63	50.63	74.67
8638-025-001	200 W FOOTHILL BLVD	NonRes	A	0.334	0	1.294	50.63	50.63	65.51
8638-025-002	212 W FOOTHILL BLVD	NonRes	A	0.122	0	0.471	50.63	50.63	23.83
8638-025-003	218 W FOOTHILL BLVD	NonRes	A	0.143	0	0.555	50.63	50.63	28.10
8638-025-004	222 W FOOTHILL BLVD	NonRes	A	0.086	1	0.333	50.63	50.63	16.83
8638-025-014	133 S VERMONT AVE	NonRes	A	0.207	0	0.799	50.63	50.63	40.47
8638-025-016	132 S PENNSYLVANIA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8638-025-017	144 S PENNSYLVANIA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8638-025-018	139 S VERMONT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8638-025-019	146 S PENNSYLVANIA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8638-025-020	147 S VERMONT AVE	MFR	A	0.014	5	1.475	50.63	50.63	74.67
8638-025-021	155 S VERMONT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8638-025-022	148 S PENNSYLVANIA AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8638-025-023	156 S PENNSYLVANIA AVE	MFR	A	0.207	3	0.885	50.63	50.63	44.80
8638-025-024	157 S VERMONT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8638-025-025	125 S VERMONT AVE	NonRes	A	0.207	0	0.799	50.63	50.63	40.47
8638-025-027	118 S PENNSYLVANIA AVE UNIT E	RES	A	0.055	1	1.000	50.63	50.63	50.63
8638-025-028	118 S PENNSYLVANIA AVE UNIT D	RES	A	0.055	1	1.000	50.63	50.63	50.63

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8638-025-029	118 S PENNSYLVANIA AVE UNIT C	RES	A	0.055	1	1.000	50.63	50.63	50.63
8638-025-030	118 S PENNSYLVANIA AVE UNIT B	RES	A	0.055	1	1.000	50.63	50.63	50.63
8638-025-031	118 S PENNSYLVANIA AVE UNIT A	RES	A	0.055	1	1.000	50.63	50.63	50.63
8638-025-032	128 S PENNSYLVANIA AVE UNIT E	RES	A	0.055	1	1.000	50.63	50.63	50.63
8638-025-033	128 S PENNSYLVANIA AVE UNIT D	RES	A	0.055	1	1.000	50.63	50.63	50.63
8638-025-034	128 S PENNSYLVANIA AVE UNIT C	RES	A	0.055	1	1.000	50.63	50.63	50.63
8638-025-035	128 S PENNSYLVANIA AVE UNIT B	RES	A	0.055	1	1.000	50.63	50.63	50.63
8638-025-036	128 S PENNSYLVANIA AVE UNIT A	RES	A	0.055	1	1.000	50.63	50.63	50.63
8638-025-037	224 W FOOTHILL BLVD	NonRes	A	0.230	0	0.888	50.63	50.63	44.97
8638-026-010	129 S GLENDORA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8638-026-019	154 S VERMONT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8638-026-020	119 W CARROLL AVE	MFR	A	0.138	2	0.590	50.63	50.63	29.87
8638-026-025	150 S VERMONT AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8638-026-026	120 W FOOTHILL BLVD	NonRes	A	2.356	1	9.119	50.63	50.63	461.71
8638-026-027	140 S VERMONT AVE	MFR	A	0.207	3	0.885	50.63	50.63	44.80
8638-026-028	151 S GLENDORA AVE	NonRes	A	0.964	1	3.732	50.63	50.63	188.93
8638-027-908	116 E FOOTHILL BLVD	UNDEV	A	4.177	0	5.392	50.63	50.63	273.00
8638-028-009	118 S VISTA BONITA AVE	RES	A	0.147	1	1.000	50.63	50.63	50.63
8638-028-010	122 S VISTA BONITA AVE	RES	A	0.110	1	1.000	50.63	50.63	50.63
8638-028-013	130 S VISTA BONITA AVE	RES	A	0.184	1	1.000	50.63	50.63	50.63
8638-028-016	134 S VISTA BONITA AVE	NonRes	A	0.294	1	1.137	50.63	50.63	57.58
8638-028-017	142 S VISTA BONITA AVE	MFR	A	0.147	3	0.885	50.63	50.63	44.80
8638-028-020	146 S VISTA BONITA AVE	RES	A	0.184	1	1.000	50.63	50.63	50.63
8638-028-023	152 S VISTA BONITA AVE	MFR	A	0.184	2	0.590	50.63	50.63	29.87
8638-028-024	158 S VISTA BONITA AVE	RES	A	0.171	1	1.000	50.63	50.63	50.63
8638-028-025	209 E CARROLL AVE	RES	A	0.050	1	1.000	50.63	50.63	50.63
8638-028-026	217 E CARROLL AVE	RES	A	0.147	2	1.000	50.63	50.63	50.63
8638-028-028	232 E FOOTHILL BLVD	MFR	A	0.566	10	2.950	50.63	50.63	149.35
8638-028-900	NO SITUS AVAILABLE	UNDEV	A	0.133	0	0.172	50.63	50.63	8.68
8638-028-901	NO SITUS AVAILABLE	UNDEV	A	0.133	0	0.168	50.63	50.63	8.49
8638-028-902	NO SITUS AVAILABLE	UNDEV	A	0.165	0	0.219	50.63	50.63	11.10
8638-028-903	214 W FOOTHILL BLVD	UNDEV	A	0.133	0	0.168	50.63	50.63	8.49
8638-029-001	330 E FOOTHILL BLVD	RES	A	0.200	1	1.000	50.63	50.63	50.63
8638-029-002	324 E FOOTHILL BLVD	RES	A	0.233	1	1.000	50.63	50.63	50.63
8638-029-004	312 E FOOTHILL BLVD	MFR	A	0.133	2	0.590	50.63	50.63	29.87
8638-029-005	306 E FOOTHILL BLVD	MFR	A	0.300	4	1.180	50.63	50.63	59.74
8638-029-011	129 S MINNESOTA AVE	RES	A	0.147	1	1.000	50.63	50.63	50.63
8638-029-017	141 S MINNESOTA AVE	RES	A	0.147	1	1.000	50.63	50.63	50.63
8638-029-022	151 S MINNESOTA AVE	MFR	A	0.147	2	0.590	50.63	50.63	29.87
8638-029-025	155 S MINNESOTA AVE	MFR	A	0.147	2	0.590	50.63	50.63	29.87
8638-029-027	316 E FOOTHILL BLVD	RES	A	0.103	1	1.000	50.63	50.63	50.63
8638-029-028	318 E FOOTHILL BLVD	RES	A	0.079	1	1.000	50.63	50.63	50.63
8638-029-029	320 E FOOTHILL BLVD	RES	A	0.084	1	1.000	50.63	50.63	50.63
8638-029-030	133 S MINNESOTA AVE	SFR	A	0.294	2	1.000	50.63	50.63	50.63
8638-030-001	402 E FOOTHILL BLVD	RES	A	0.203	1	1.000	50.63	50.63	50.63
8638-030-002	408 E FOOTHILL BLVD	RES	A	0.203	1	1.000	50.63	50.63	50.63
8638-030-003	414 E FOOTHILL BLVD	RES	A	0.203	1	1.000	50.63	50.63	50.63

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8638-030-004	420 E FOOTHILL BLVD	RES	A	0.203	1	1.000	50.63	50.63	50.63
8638-030-007	434 E FOOTHILL BLVD	RES	A	0.203	1	1.000	50.63	50.63	50.63
8638-030-008	442 E FOOTHILL BLVD	RES	A	0.203	1	1.000	50.63	50.63	50.63
8638-030-009	450 E FOOTHILL BLVD	RES	A	0.203	1	1.000	50.63	50.63	50.63
8638-030-010	456 E FOOTHILL BLVD	RES	A	0.203	1	1.000	50.63	50.63	50.63
8638-030-019	403 SYCAMORE AVE	RES	A	0.203	1	1.000	50.63	50.63	50.63
8638-030-020	428 E FOOTHILL BLVD	RES	A	0.203	1	1.000	50.63	50.63	50.63
8638-031-001	402 SYCAMORE AVE	RES	A	0.203	1	1.000	50.63	50.63	50.63
8638-031-010	457 E CARROLL AVE	RES	A	0.212	1	1.000	50.63	50.63	50.63
8638-031-018	403 E CARROLL AVE	RES	A	0.203	1	1.000	50.63	50.63	50.63
8639-001-001	NO SITUS AVAILABLE	NonRes	A	2.342	0	9.064	50.63	50.63	458.90
8639-001-002	210 S GRAND AVE	NonRes	A	2.135	0	8.264	50.63	50.63	418.39
8639-001-022	401 W ADA AVE	NonRes	A	1.740	0	6.736	50.63	50.63	341.02
8639-001-025	412 W CARROLL AVE	NonRes	A	1.920	0	7.432	50.63	50.63	376.29
8639-001-027	250 S GRAND AVE	NonRes	A	5.100	0	19.742	50.63	50.63	999.54
8639-001-028	NO SITUS AVAILABLE	UNDEV	A	2.221	0	2.709	50.63	50.63	137.15
8639-001-903	NO SITUS AVAILABLE	UNDEV	A	0.051	0	0.000	49.14	49.14	3.23
8639-002-003	223 S VERMONT AVE	MFR	A	0.270	4	1.180	50.63	50.63	59.74
8639-002-006	211 S VERMONT AVE	MFR	A	0.207	4	1.180	50.63	50.63	59.74
8639-002-007	205 N VERMONT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8639-002-008	203 S VERMONT AVE	MFR	A	0.138	2	0.590	50.63	50.63	29.87
8639-002-017	219 S VERMONT AVE	MFR	A	0.207	3	0.885	50.63	50.63	44.80
8639-002-018	320 W CARROLL AVE	NonRes	A	0.191	0	0.741	50.63	50.63	37.49
8639-002-023	295 S VERMONT AVE	RES	A	0.096	1	1.000	50.63	50.63	50.63
8639-002-024	297 S VERMONT AVE	RES	A	0.102	1	1.000	50.63	50.63	50.63
8639-002-025	281 S VERMONT AVE	RES	A	0.088	1	1.000	50.63	50.63	50.63
8639-002-026	279 S VERMONT AVE	RES	A	0.086	1	1.000	50.63	50.63	50.63
8639-002-027	277 S VERMONT AVE	RES	A	0.091	1	1.000	50.63	50.63	50.63
8639-002-028	275 S VERMONT AVE	RES	A	0.088	1	1.000	50.63	50.63	50.63
8639-002-029	273 S VERMONT AVE	RES	A	0.086	1	1.000	50.63	50.63	50.63
8639-002-030	271 S VERMONT AVE	RES	A	0.089	1	1.000	50.63	50.63	50.63
8639-002-031	269 S VERMONT AVE	RES	A	0.085	1	1.000	50.63	50.63	50.63
8639-002-032	267 S VERMONT AVE	RES	A	0.090	1	1.000	50.63	50.63	50.63
8639-002-033	265 S VERMONT AVE	RES	A	0.093	1	1.000	50.63	50.63	50.63
8639-002-034	263 S VERMONT AVE	RES	A	0.104	1	1.000	50.63	50.63	50.63
8639-002-035	261 S VERMONT AVE	RES	A	0.074	1	1.000	50.63	50.63	50.63
8639-002-037	259 S VERMONT AVE	RES	A	0.033	1	1.000	50.63	50.63	50.63
8639-002-038	257 S VERMONT AVE	RES	A	0.035	1	1.000	50.63	50.63	50.63
8639-002-039	253 S VERMONT AVE	RES	A	0.036	1	1.000	50.63	50.63	50.63
8639-002-040	251 S VERMONT AVE	RES	A	0.036	1	1.000	50.63	50.63	50.63
8639-002-041	249 S VERMONT AVE	RES	A	0.039	1	1.000	50.63	50.63	50.63
8639-002-042	247 S VERMONT AVE	RES	A	0.038	1	1.000	50.63	50.63	50.63
8639-002-043	243 S VERMONT AVE	RES	A	0.045	1	1.000	50.63	50.63	50.63
8639-002-045	239 S VERMONT AVE	RES	A	0.066	1	1.000	50.63	50.63	50.63
8639-002-046	237 S VERMONT AVE	RES	A	0.065	1	1.000	50.63	50.63	50.63
8639-002-047	235 S VERMONT AVE	RES	A	0.063	1	1.000	50.63	50.63	50.63
8639-002-048	233 S VERMONT AVE	RES	A	0.073	1	1.000	50.63	50.63	50.63

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8639-002-049	229 S VERMONT AVE	RES	A	0.064	1	1.000	50.63	50.63	50.63
8639-002-050	227 S VERMONT AVE	RES	A	0.078	1	1.000	50.63	50.63	50.63
8639-002-051	290 W CARROLL AVE	RES	A	0.068	1	1.000	50.63	50.63	50.63
8639-002-052	294 W CARROLL AVE	RES	A	0.068	1	1.000	50.63	50.63	50.63
8639-002-053	298 W CARROLL AVE	RES	A	0.068	1	1.000	50.63	50.63	50.63
8639-002-054	302 W CARROLL AVE	RES	A	0.068	1	1.000	50.63	50.63	50.63
8639-002-055	306 W CARROLL AVE	RES	A	0.068	1	1.000	50.63	50.63	50.63
8639-002-056	310 W CARROLL AVE	RES	A	0.068	1	1.000	50.63	50.63	50.63
8639-002-057	314 W CARROLL AVENUE	RES	A	0.069	1	1.000	50.63	50.63	50.63
8639-002-058	241 S VERMONT AVE	RES	A	0.090	1	1.000	50.63	50.63	50.63
8639-002-059	287 S VERMONT AVE	RES	A	0.068	1	1.000	50.63	50.63	50.63
8639-002-060	289 S VERMONT AVE	RES	A	0.068	1	1.000	50.63	50.63	50.63
8639-002-061	291 S VERMONT AVE	RES	A	0.071	1	1.000	50.63	50.63	50.63
8639-002-062	293 S VERMONT AVE	RES	A	0.092	1	1.000	50.63	50.63	50.63
8639-002-063	285 S VERMONT AVE	RES	A	0.069	1	1.000	50.63	50.63	50.63
8639-002-064	283 S VERMONT AVE	RES	A	0.071	1	1.000	50.63	50.63	50.63
8639-003-001	203 S GLENDORA AVE	NonRes	A	0.275	1	1.066	50.63	50.63	53.95
8639-003-002	211 S GLENDORA AVE	NonRes	A	0.275	0	1.066	50.63	50.63	53.95
8639-003-007	233 S GLENDORA AVE	NonRes	A	0.220	0	0.852	50.63	50.63	43.15
8639-003-015	200 S VERMONT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8639-003-016	204 S VERMONT AVE	MFR	A	0.138	4	1.180	50.63	50.63	59.74
8639-003-017	208 S VERMONT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8639-003-018	214 S VERMONT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8639-003-019	216 S VERMONT AVE	MFR	A	0.138	4	1.180	50.63	50.63	59.74
8639-003-036	217 S GLENDORA AVE	NonRes	A	0.482	0	1.866	50.63	50.63	94.46
8639-003-037	241 S GLENDORA AVE	NonRes	A	0.294	1	1.137	50.63	50.63	57.58
8639-003-900	255 S GLENDORA AVE	UNDEV	A	2.090	0	2.696	50.63	50.63	136.50
8639-004-001	116 E CARROLL AVE	NonRes	A	0.275	1	1.066	50.63	50.63	53.95
8639-004-003	203 S VISTA BONITA AVE	RES	A	0.147	1	1.000	50.63	50.63	50.63
8639-004-007	213 S VISTA BONITA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8639-004-008	217 S VISTA BONITA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8639-004-011	221 S VISTA BONITA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8639-004-012	225 S VISTA BONITA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8639-004-013	230 S GLENDORA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8639-004-014	234 S GLENDORA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8639-004-015	229 S VISTA BONITA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8639-004-016	233 S VISTA BONITA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8639-004-017	236 S GLENDORA AVE UNIT C	MFR	A	0.138	3	0.885	50.63	50.63	44.80
8639-004-018	238 S GLENDORA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8639-004-019	235 S VISTA BONITA AVE	MFR	A	0.138	2	0.590	50.63	50.63	29.87
8639-004-020	241 S VISTA BONITA AVE	MFR	A	0.138	2	0.590	50.63	50.63	29.87
8639-004-021	242 S GLENDORA AVE	NonRes	A	0.138	1	0.533	50.63	50.63	26.96
8639-004-022	247 S VISTA BONITA AVE	MFR	A	0.138	2	0.590	50.63	50.63	29.87
8639-004-023	251 S VISTA BONITA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8639-004-024	253 S VISTA BONITA AVE	MFR	A	0.138	2	0.590	50.63	50.63	29.87
8639-004-025	257 S VISTA BONITA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8639-004-026	209 S VISTA BONITA AVE	NonRes	A	0.128	1	0.497	50.63	50.63	25.16

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8639-004-027	220 S GLENDORA AVE	NonRes	A	0.275	0	1.066	50.63	50.63	53.97
8639-004-028	224 S GLENDORA AVE NO G	NonRes	A	0.275	0	1.065	50.63	50.63	53.89
8639-005-007	210 S VISTA BONITA AVE	MFR	A	0.294	8	2.360	50.63	50.63	119.48
8639-005-010	216 S VISTA BONITA AVE	MFR	A	0.147	3	0.885	50.63	50.63	44.80
8639-005-011	220 S VISTA BONITA AVE	RES	A	0.147	1	1.000	50.63	50.63	50.63
8639-005-013	224 S VISTA BONITA AVE	RES	A	0.147	1	1.000	50.63	50.63	50.63
8639-005-014	NO SITUS AVAILABLE	UNDEV	A	0.147	0	0.190	50.63	50.63	9.59
8639-005-017	234 S VISTA BONITA AVE	RES	A	0.147	1	1.000	50.63	50.63	50.63
8639-005-018	236 S VISTA BONITA AVE	MFR	A	0.147	2	0.590	50.63	50.63	29.87
8639-005-021	242 S VISTA BONITA AVE	RES	A	0.147	2	1.000	50.63	50.63	50.63
8639-005-022	246 S VISTA BONITA AVE	MFR	A	0.147	2	0.590	50.63	50.63	29.87
8639-005-025	248 S VISTA BONITA AVE	MFR	A	0.147	4	1.180	50.63	50.63	59.74
8639-005-026	252 S VISTA BONITA AVE	MFR	A	0.147	2	0.590	50.63	50.63	29.87
8639-005-031	200 S VISTA BONITA AVE	RES	A	0.294	1	1.000	50.63	50.63	50.63
8639-006-001	201 S MINNESOTA AVE	RES	A	0.147	1	1.000	50.63	50.63	50.63
8639-006-004	207 S MINNESOTA AVE	MFR	A	0.294	4	1.180	50.63	50.63	59.74
8639-006-029	321 E ADA AVE	MFR	A	0.404	5	1.475	50.63	50.63	74.67
8639-007-001	402 E CARROLL AVE	RES	A	0.212	1	1.000	50.63	50.63	50.63
8639-007-009	456 E CARROLL AVE	RES	A	0.208	1	1.000	50.63	50.63	50.63
8639-008-010	457 E ADA AVE	RES	A	0.212	1	1.000	50.63	50.63	50.63
8639-008-011	451 E ADA AVE	RES	A	0.209	2	1.000	50.63	50.63	50.63
8639-008-012	443 E ADA AVE	RES	A	0.209	1	1.000	50.63	50.63	50.63
8639-008-013	435 E ADA AVE	RES	A	0.209	1	1.000	50.63	50.63	50.63
8639-008-014	429 E ADA AVE	RES	A	0.209	1	1.000	50.63	50.63	50.63
8639-008-015	421 E ADA AVE	RES	A	0.209	1	1.000	50.63	50.63	50.63
8639-008-016	415 E ADA AVE	RES	A	0.209	1	1.000	50.63	50.63	50.63
8639-008-017	409 E ADA AVE	RES	A	0.209	1	1.000	50.63	50.63	50.63
8639-008-018	403 E ADA AVE	RES	A	0.209	1	1.000	50.63	50.63	50.63
8639-009-001	325 S MINNESOTA AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8639-009-005	301 S MINNESOTA AVE	RES	A	0.189	1	1.000	50.63	50.63	50.63
8639-009-010	324 S WABASH AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8639-009-011	417 E WALNUT AVE	RES	A	0.168	1	1.000	50.63	50.63	50.63
8639-009-012	423 E WALNUT AVE	MFR	A	0.168	2	0.590	50.63	50.63	29.87
8639-009-013	427 E WALNUT AVE	MFR	A	0.168	2	0.590	50.63	50.63	29.87
8639-009-017	412 E ADA AVE	RES	A	0.149	1	1.000	50.63	50.63	50.63
8639-009-018	408 E ADA AVE	RES	A	0.149	1	1.000	50.63	50.63	50.63
8639-009-019	304 S MINNESOTA AVE	MFR	A	0.192	2	0.590	50.63	50.63	29.87
8639-009-022	324 S MINNESOTA AVE	RES	A	0.141	1	1.000	50.63	50.63	50.63
8639-009-025	424 E ADA AVE	MFR	A	0.448	6	1.770	50.63	50.63	89.61
8639-010-002	408 S MINNESOTA AVE	MFR	A	0.172	2	0.590	50.63	50.63	29.87
8639-010-003	416 S MINNESOTA AVE	MFR	A	0.172	3	0.885	50.63	50.63	44.80
8639-010-004	418 S MINNESOTA AVE	MFR	A	0.121	3	0.885	50.63	50.63	44.80
8639-010-005	409 E LEMON AVE	MFR	A	0.344	4	1.180	50.63	50.63	59.74
8639-010-006	417 E LEMON AVE	MFR	A	0.155	2	0.590	50.63	50.63	29.87
8639-010-007	423 E LEMON AVE	RES	A	0.155	1	1.000	50.63	50.63	50.63
8639-010-008	427 E LEMON AVE	RES	A	0.186	1	1.000	50.63	50.63	50.63
8639-010-009	401 S PASADENA AVE	MFR	A	0.186	5	1.475	50.63	50.63	74.67

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8639-010-016	313 E LEMON AVE	RES	A	0.124	1	1.000	50.63	50.63	50.63
8639-010-017	315 E LEMON AVE	RES	A	0.115	1	1.000	50.63	50.63	50.63
8639-010-018	325 E LEMON AVE	RES	A	0.083	1	1.000	50.63	50.63	50.63
8639-010-019	419 S MINNESOTA AVE	RES	A	0.083	1	1.000	50.63	50.63	50.63
8639-010-020	327 E LEMON AVE	RES	A	0.083	1	1.000	50.63	50.63	50.63
8639-010-024	420 S WABASH AVE	MFR	A	0.808	15	4.425	50.63	50.63	224.03
8639-010-025	403 S MINNESOTA AVE	MFR	A	0.808	5	1.475	50.63	50.63	74.67
8639-010-026	400 S MINNESOTA AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8639-011-009	304 E LEMON AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8639-011-010	420 E LEMON AVE	MFR	A	0.181	2	0.590	50.63	50.63	29.87
8639-011-015	402 E LEMON AVE	RES	A	0.211	1	1.000	50.63	50.63	50.63
8639-011-016	408 E LEMON AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8639-011-019	228 E LEMON AVE	MFR	A	0.083	2	0.590	50.63	50.63	29.87
8639-011-020	312 E LEMON AVE UNIT A	MFR	A	0.250	3	0.885	50.63	50.63	44.80
8639-011-021	324 E LEMON AVE	MFR	A	0.260	4	1.180	50.63	50.63	59.74
8639-011-023	412 E LEMON AVE	MFR	A	0.230	3	0.885	50.63	50.63	44.80
8639-011-024	334 E LEMON AVE	RES	A	0.250	1	1.000	50.63	50.63	50.63
8639-011-025	328 E LEMON AVE	MFR	A	0.392	7	2.065	50.63	50.63	104.55
8639-011-027	226 E LEMON AVE	RES	A	0.279	1	1.000	50.63	50.63	50.63
8639-011-900	NO SITUS AVAILABLE	UNDEV	A	3.000	0	3.870	50.63	50.63	195.93
8639-012-012	315 E ROUTE 66	NonRes	A	0.402	0	1.556	50.63	50.63	78.76
8639-012-013	329 E ROUTE 66	NonRes	A	0.181	1	0.701	50.63	50.63	35.49
8639-012-018	301 E ROUTE 66	NonRes	A	1.592	1	6.164	50.63	50.63	312.09
8639-013-018	103 E ROUTE 66	NonRes	A	0.631	0	2.444	50.63	50.63	123.74
8639-013-021	121 E ROUTE 66	MFR	A	5.290	280	36.285	50.63	50.63	1,837.10
8639-014-008	429 S WABASH AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8639-014-009	423 S WABASH AVE	MFR	A	0.293	3	0.885	50.63	50.63	44.80
8639-014-010	411 S WABASH AVE	MFR	A	0.172	2	0.590	50.63	50.63	29.87
8639-014-011	405 S WABASH AVE	RES	A	0.158	1	1.000	50.63	50.63	50.63
8639-014-012	220 E WALNUT AVE	RES	A	0.160	1	1.000	50.63	50.63	50.63
8639-014-013	327 S WABASH AVE	RES	A	0.160	1	1.000	50.63	50.63	50.63
8639-014-028	410 S GLENDORA AVE	NonRes	A	0.570	0	2.205	50.63	50.63	111.63
8639-014-030	422 S GLENDORA AVE	RES	A	0.236	1	1.000	50.63	50.63	50.63
8639-015-001	108 E ADA AVE	RES	A	0.124	1	1.000	50.63	50.63	50.63
8639-015-009	122 E ADA AVE	RES	A	0.078	1	1.000	50.63	50.63	50.63
8639-015-010	118 E ADA AVE	RES	A	0.072	1	1.000	50.63	50.63	50.63
8639-015-011	114 E ADA AVE	RES	A	0.060	1	1.000	50.63	50.63	50.63
8639-015-012	124 E ADA AVE	RES	A	0.121	1	1.000	50.63	50.63	50.63
8639-015-013	320 S GLENDORA AVE	RES	A	0.067	1	1.000	50.63	50.63	50.63
8639-015-014	324 S GLENDORA AVE	RES	A	0.074	1	1.000	50.63	50.63	50.63
8639-015-016	328 S GLENDORA AVE	RES	A	0.079	1	1.000	50.63	50.63	50.63
8639-015-017	332 S GLENDORA AVE	RES	A	0.056	1	1.000	50.63	50.63	50.63
8639-016-015	310 S VERMONT AVE	NonRes	A	0.350	1	1.354	50.63	50.63	68.53
8639-016-030	321 S GLENDORA AVE	RES	A	0.060	1	1.000	50.63	50.63	50.63
8639-016-031	323 S GLENDORA AVE	RES	A	0.045	1	1.000	50.63	50.63	50.63
8639-016-032	325 S GLENDORA AVE	RES	A	0.042	1	1.000	50.63	50.63	50.63
8639-016-033	327 S GLENDORA AVE	RES	A	0.046	1	1.000	50.63	50.63	50.63

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8639-016-034	329 S GLENDORA AVE	RES	A	0.050	1	1.000	50.63	50.63	50.63
8639-016-035	331 S GLENDORA AVE	RES	A	0.053	1	1.000	50.63	50.63	50.63
8639-016-036	333 S GLENDORA AVE	RES	A	0.045	1	1.000	50.63	50.63	50.63
8639-016-037	335 S GLENDORA AVE	RES	A	0.042	1	1.000	50.63	50.63	50.63
8639-016-038	337 S GLENDORA AVE	RES	A	0.046	1	1.000	50.63	50.63	50.63
8639-016-039	339 S GLENDORA AVE	RES	A	0.043	1	1.000	50.63	50.63	50.63
8639-016-040	341 S GLENDORA AVE	RES	A	0.039	1	1.000	50.63	50.63	50.63
8639-016-042	347 S GLENDORA AVE	RES	A	0.028	1	1.000	50.63	50.63	50.63
8639-016-043	349 S GLENDORA AVE	RES	A	0.031	1	1.000	50.63	50.63	50.63
8639-016-044	351 S GLENDORA AVE	RES	A	0.034	1	1.000	50.63	50.63	50.63
8639-016-045	353 S GLENDORA AVE	RES	A	0.031	1	1.000	50.63	50.63	50.63
8639-016-046	355 S GLENDORA AVE	RES	A	0.033	1	1.000	50.63	50.63	50.63
8639-016-047	357 S GLENDORA AVE	RES	A	0.044	1	1.000	50.63	50.63	50.63
8639-016-048	359 S GLENDORA AVE	RES	A	0.039	1	1.000	50.63	50.63	50.63
8639-016-049	361 S GLENDORA AVE	RES	A	0.033	1	1.000	50.63	50.63	50.63
8639-016-050	363 S GLENDORA AVE	RES	A	0.031	1	1.000	50.63	50.63	50.63
8639-016-051	365 S GLENDORA AVE	RES	A	0.034	1	1.000	50.63	50.63	50.63
8639-016-052	367 S GLENDORA AVE	RES	A	0.031	1	1.000	50.63	50.63	50.63
8639-016-053	369 S GLENDORA AVE	RES	A	0.029	1	1.000	50.63	50.63	50.63
8639-016-054	375 S GLENDORA AVE	RES	A	0.028	1	1.000	50.63	50.63	50.63
8639-016-055	377 S GLENDORA AVE	RES	A	0.032	1	1.000	50.63	50.63	50.63
8639-016-056	379 S GLENDORA AVE	RES	A	0.035	1	1.000	50.63	50.63	50.63
8639-016-057	381 S GLENDORA AVE	RES	A	0.032	1	1.000	50.63	50.63	50.63
8639-016-058	383 S GLENDORA AVE	RES	A	0.034	1	1.000	50.63	50.63	50.63
8639-016-059	385 S GLENDORA AVE	RES	A	0.045	1	1.000	50.63	50.63	50.63
8639-016-060	387 S GLENDORA AVE	RES	A	0.040	1	1.000	50.63	50.63	50.63
8639-016-061	389 S GLENDORA AVE	RES	A	0.034	1	1.000	50.63	50.63	50.63
8639-016-062	391 S GLENDORA AVE	RES	A	0.033	1	1.000	50.63	50.63	50.63
8639-016-063	393 S GLENDORA AVE	RES	A	0.035	1	1.000	50.63	50.63	50.63
8639-016-064	395 S GLENDORA AVE	RES	A	0.032	1	1.000	50.63	50.63	50.63
8639-016-065	397 S GLENDORA AVE	RES	A	0.030	1	1.000	50.63	50.63	50.63
8639-016-066	403 S GLENDORA AVE	RES	A	0.020	1	1.000	50.63	50.63	50.63
8639-016-067	405 S GLENDORA AVE	RES	A	0.032	1	1.000	50.63	50.63	50.63
8639-016-068	407 S GLENDORA AVE	RES	A	0.035	1	1.000	50.63	50.63	50.63
8639-016-069	409 S GLENDORA AVE	RES	A	0.031	1	1.000	50.63	50.63	50.63
8639-016-070	411 S GLENDORA AVE	RES	A	0.033	3	1.000	50.63	50.63	50.63
8639-016-071	413 S GLENDORA AVE	RES	A	0.045	1	1.000	50.63	50.63	50.63
8639-016-072	415 S GLENDORA AVE	RES	A	0.040	1	1.000	50.63	50.63	50.63
8639-016-073	417 S GLENDORA AVE	RES	A	0.034	1	1.000	50.63	50.63	50.63
8639-016-074	419 S GLENDORA AVE	RES	A	0.031	1	1.000	50.63	50.63	50.63
8639-016-075	421 S GLENDORA AVE	RES	A	0.035	1	1.000	50.63	50.63	50.63
8639-016-076	423 S GLENDORA AVE	RES	A	0.032	1	1.000	50.63	50.63	50.63
8639-016-077	425 S GLENDORA AVE	RES	A	0.029	1	1.000	50.63	50.63	50.63
8639-016-078	431 S GLENDORA AVE	RES	A	0.182	1	1.000	50.63	50.63	50.63
8639-016-079	433 S GLENDORA AVE	RES	A	0.180	1	1.000	50.63	50.63	50.63
8639-016-080	435 S GLENDORA AVE	RES	A	0.243	1	1.000	50.63	50.63	50.63
8639-016-081	437 S GLENDORA AVE	RES	A	0.215	1	1.000	50.63	50.63	50.63

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8639-016-082	439 S GLENDORA AVE	RES	A	0.181	1	1.000	50.63	50.63	50.63
8639-016-083	441 S GLENDORA AVE	RES	A	0.176	1	1.000	50.63	50.63	50.63
8639-016-900	NO SITUS AVAILABLE	UNDEV	A	0.899	0	1.161	50.63	50.63	58.78
8639-016-904	434 S VERMONT AVE	NonRes	A	0.000	0	3.372	50.63	50.63	170.72
8639-016-905	408 S VERMONT AVE	NonRes	A	0.000	0	3.226	50.63	50.63	163.31
8639-016-906	410 S VERMONT AVE	NonRes	A	0.000	0	7.277	50.63	50.63	368.45
8639-017-021	155 W ROUTE 66	NonRes	A	0.110	0	0.427	50.63	50.63	21.59
8639-017-022	213 W ROUTE 66	NonRes	A	0.275	0	1.066	50.63	50.63	53.97
8639-017-023	213 W ROUTE 66	NonRes	A	1.230	0	4.761	50.63	50.63	241.06
8639-017-024	541 S GLENDORA AVE	NonRes	A	0.293	0	1.133	50.63	50.63	57.34
8639-017-025	103 W ROUTE 66	NonRes	A	0.514	0	1.990	50.63	50.63	100.75
8639-017-034	121 ROUTE 66	NonRes	A	0.866	0	3.350	50.63	50.63	169.62
8639-017-035	133 W ROUTE 66	NonRes	A	5.970	0	23.110	50.63	50.63	1,170.05
8639-017-036	NO SITUS AVAILABLE	NonRes	A	1.810	0	7.007	50.63	50.63	354.73
8639-017-039	517 S GLENDORA AVE	NonRes	A	0.000	1	5.748	50.63	50.63	291.04
8639-017-900	NO SITUS AVAILABLE	NonRes	A	2.949	0	5.748	50.63	50.63	291.04
8639-017-901	NO SITUS AVAILABLE	NonRes	A	0.040	0	0.133	50.63	50.63	6.74
8639-017-902	500 S VERMONT AVE	NonRes	A	0.000	0	0.925	50.63	50.63	46.84
8639-020-002	415 W ROUTE 66	NonRes	A	0.710	0	2.748	50.63	50.63	139.15
8639-020-003	363 W ROUTE 66	NonRes	A	0.730	0	2.826	50.63	50.63	143.07
8639-020-004	347 W ROUTE 66	NonRes	A	0.574	1	2.221	50.63	50.63	112.45
8639-020-013	515 S VERMONT AVE	NonRes	A	0.413	0	1.598	50.63	50.63	80.90
8639-020-015	423 W ROUTE 66	MFR	A	2.440	53	15.045	50.63	50.63	761.72
8639-020-017	337 W ROUTE 66	MFR	A	5.100	46	21.240	50.63	50.63	1,075.38
8639-020-021	NO SITUS AVAILABLE	NonRes	A	0.484	0	1.872	50.63	50.63	94.78
8639-020-022	555 S VERMONT AVE	NonRes	A	1.397	0	5.409	50.63	50.63	273.87
8639-021-003	401 S VERMONT AVE	RES	A	0.184	1	1.000	50.63	50.63	50.63
8639-021-004	331 S VERMONT AVE	NonRes	A	0.253	0	0.981	50.63	50.63	49.64
8639-021-005	321 S VERMONT AVE	NonRes	A	0.253	0	0.981	50.63	50.63	49.64
8639-021-009	218 W ADA AVE	NonRes	A	0.071	0	0.274	50.63	50.63	13.87
8639-021-010	216 W ADA AVE	RES	A	0.056	1	1.000	50.63	50.63	50.63
8639-021-011	303 S VERMONT AVE	RES	A	0.122	1	1.000	50.63	50.63	50.63
8639-021-013	505 S VERMONT AVE	NonRes	A	1.010	0	3.910	50.63	50.63	197.96
8639-021-024	304 S PENNSYLVANIA AVE	RES	A	0.149	1	1.000	50.63	50.63	50.63
8639-021-025	401 S VERMONT AVE	NonRes	A	0.716	1	2.770	50.63	50.63	140.26
8639-021-026	307 S VERMONT AVE	NonRes	A	0.760	0	2.943	50.63	50.63	149.01
8639-022-001	428 W ADA AVE	RES	A	0.140	1	1.000	50.63	50.63	50.63
8639-022-002	422 W ADA AVE	RES	A	0.140	1	1.000	50.63	50.63	50.63
8639-022-003	416 W ADA AVE	RES	A	0.140	1	1.000	50.63	50.63	50.63
8639-022-004	410 W ADA AVE	RES	A	0.140	1	1.000	50.63	50.63	50.63
8639-022-005	404 W ADA AVE	RES	A	0.140	1	1.000	50.63	50.63	50.63
8639-022-006	358 W ADA AVE	RES	A	0.140	1	1.000	50.63	50.63	50.63
8639-022-007	352 W ADA AVE	RES	A	0.140	1	1.000	50.63	50.63	50.63
8639-022-008	346 W ADA AVE	RES	A	0.140	1	1.000	50.63	50.63	50.63
8639-022-009	340 W ADA AVE	RES	A	0.140	1	1.000	50.63	50.63	50.63
8639-022-010	341 W HEBER ST	RES	A	0.140	1	1.000	50.63	50.63	50.63
8639-023-001	542 W ADA AVE	RES	A	0.143	1	1.000	50.63	50.63	50.63

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8639-023-002	536 W ADA AVE	RES	A	0.140	1	1.000	50.63	50.63	50.63
8639-023-003	530 W ADA AVE	RES	A	0.140	1	1.000	50.63	50.63	50.63
8639-023-004	526 W ADA AVE	RES	A	0.140	1	1.000	50.63	50.63	50.63
8639-023-005	520 W ADA AVE	RES	A	0.140	1	1.000	50.63	50.63	50.63
8639-023-011	512 W ADA AVE	RES	A	0.140	1	1.000	50.63	50.63	50.63
8639-023-012	508 W ADA AVE	RES	A	0.140	1	1.000	50.63	50.63	50.63
8639-023-013	502 W ADA AVE	RES	A	0.140	1	1.000	50.63	50.63	50.63
8639-023-014	442 W ADA AVE	RES	A	0.140	1	1.000	50.63	50.63	50.63
8639-023-015	434 W ADA AVE	RES	A	0.140	1	1.000	50.63	50.63	50.63
8639-027-001	507 W ROUTE 66	NonRes	A	0.298	0	1.154	50.63	50.63	58.44
8639-027-017	545 PARKER DR	NonRes	A	0.191	1	0.741	50.63	50.63	37.49
8639-027-018	509 W ROUTE 66	NonRes	A	0.259	1	1.001	50.63	50.63	50.70
8639-028-013	510 S GRAND AVE	NonRes	A	1.856	0	7.183	50.63	50.63	363.65
8639-028-022	550 S GRAND AVE	NonRes	A	1.790	1	6.929	50.63	50.63	350.81
8640-001-003	502 W ROUTE 66	NonRes	A	0.460	0	1.781	50.63	50.63	90.15
8640-001-004	512 W ROUTE 66	NonRes	A	0.570	1	2.206	50.63	50.63	111.69
8640-001-005	520 W ROUTE 66	MFR	A	0.460	7	2.065	50.63	50.63	104.55
8640-001-022	650 STITESWOOD AVE	RES	A	0.139	1	1.000	50.63	50.63	50.63
8640-001-023	651 STITESWOOD AVE	RES	A	0.141	1	1.000	50.63	50.63	50.63
8640-001-024	530 W ROUTE 66	NonRes	A	0.890	0	3.445	50.63	50.63	174.41
8640-001-036	630 S GRAND AVE	NonRes	A	2.000	0	7.742	50.63	50.63	391.97
8640-001-039	659 WESTRIDGE AVE	RES	A	0.183	1	1.000	50.63	50.63	50.63
8640-001-040	651 WESTRIDGE AVE	RES	A	0.167	1	1.000	50.63	50.63	50.63
8640-001-041	643 WESTRIDGE AVE	RES	A	0.165	1	1.000	50.63	50.63	50.63
8640-001-042	635 WESTRIDGE AVE	RES	A	0.160	1	1.000	50.63	50.63	50.63
8640-001-043	627 WESTRIDGE AVE	RES	A	0.243	1	1.000	50.63	50.63	50.63
8640-001-044	433 BAGNALL ST	RES	A	0.155	1	1.000	50.63	50.63	50.63
8640-001-045	425 BAGNALL ST	RES	A	0.157	1	1.000	50.63	50.63	50.63
8640-001-046	417 BAGNALL ST	RES	A	0.157	1	1.000	50.63	50.63	50.63
8640-001-047	409 BAGNALL ST	RES	A	0.154	1	1.000	50.63	50.63	50.63
8640-001-048	628 BENDER AVE	RES	A	0.246	1	1.000	50.63	50.63	50.63
8640-001-049	636 BENDER AVE	RES	A	0.162	1	1.000	50.63	50.63	50.63
8640-001-050	644 BENDER AVE	RES	A	0.166	1	1.000	50.63	50.63	50.63
8640-001-051	652 BENDER AVE	RES	A	0.165	1	1.000	50.63	50.63	50.63
8640-001-052	660 BENDER AVE	RES	A	0.177	1	1.000	50.63	50.63	50.63
8640-001-053	661 BENDER AVE	RES	A	0.151	1	1.000	50.63	50.63	50.63
8640-001-054	653 BENDER AVE	RES	A	0.143	1	1.000	50.63	50.63	50.63
8640-001-055	645 BENDER AVE	RES	A	0.167	1	1.000	50.63	50.63	50.63
8640-001-056	642 S WESTRIDGE AVE	RES	A	0.167	1	1.000	50.63	50.63	50.63
8640-001-057	650 S WESTRIDGE AVE	RES	A	0.143	1	1.000	50.63	50.63	50.63
8640-001-058	658 S WESTRIDGE AVE	RES	A	0.151	1	1.000	50.63	50.63	50.63
8640-002-014	750 S SANTA FE AVE	RES	A	0.160	1	1.000	50.63	50.63	50.63
8640-002-015	143 W MAUNA LOA AVE	RES	A	0.160	1	1.000	50.63	50.63	50.63
8640-002-016	137 W MAUNA LOA AVE	RES	A	0.160	1	1.000	50.63	50.63	50.63
8640-002-023	138 W COLORADO AVE	RES	A	0.160	1	1.000	50.63	50.63	50.63
8640-002-024	144 W COLORADO AVE	RES	A	0.160	1	1.000	50.63	50.63	50.63
8640-002-025	704 S SANTA FE AVE	RES	A	0.160	1	1.000	50.63	50.63	50.63

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8640-002-026	127 W MAUNA LOA AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8640-002-027	121 W MAUNA LOA AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8640-002-028	115 W MAUNA LOA AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8640-002-029	109 W MAUNA LOA AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8640-002-030	103 W MAUNA LOA AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8640-002-041	102 W COLORADO AVE	RES	A	0.160	1	1.000	50.63	50.63	50.63
8640-002-042	106 W COLORADO AVE	RES	A	0.160	1	1.000	50.63	50.63	50.63
8640-002-043	110 W COLORADO AVE	RES	A	0.160	1	1.000	50.63	50.63	50.63
8640-002-044	114 W COLORADO AVE	RES	A	0.160	1	1.000	50.63	50.63	50.63
8640-002-045	120 W COLORADO AVE	RES	A	0.226	1	1.000	50.63	50.63	50.63
8640-003-009	802 S DANEHURST AVE	RES	A	0.175	1	1.000	50.63	50.63	50.63
8640-003-010	810 S DANEHURST AVE	RES	A	0.175	1	1.000	50.63	50.63	50.63
8640-003-011	818 S DANEHURST AVE	RES	A	0.185	1	1.000	50.63	50.63	50.63
8640-003-012	826 S DANEHURST AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8640-003-013	834 S DANEHURST AVE	RES	A	0.209	1	1.000	50.63	50.63	50.63
8640-003-014	840 S DANEHURST AVE	RES	A	0.202	1	1.000	50.63	50.63	50.63
8640-003-015	839 S DANEHURST AVE	RES	A	0.202	1	1.000	50.63	50.63	50.63
8640-003-016	833 S DANEHURST AVE	RES	A	0.177	1	1.000	50.63	50.63	50.63
8640-003-017	825 S DANEHURST AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8640-003-018	817 S DANEHURST AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8640-003-019	809 S DANEHURST AVE	RES	A	0.185	1	1.000	50.63	50.63	50.63
8640-003-020	801 S DANEHURST AVE	RES	A	0.195	1	1.000	50.63	50.63	50.63
8640-003-021	802 S CALMGROVE AVE	RES	A	0.191	1	1.000	50.63	50.63	50.63
8640-003-022	810 S CALMGROVE AVE	RES	A	0.184	1	1.000	50.63	50.63	50.63
8640-003-023	818 S CALMGROVE AVE	RES	A	0.180	1	1.000	50.63	50.63	50.63
8640-003-024	826 S CALMGROVE AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8640-003-025	834 S CALMGROVE AVE	RES	A	0.188	1	1.000	50.63	50.63	50.63
8640-003-026	840 S CALMGROVE AVE	RES	A	0.275	1	1.000	50.63	50.63	50.63
8640-003-027	841 S CALMGROVE AVE	RES	A	0.184	1	1.000	50.63	50.63	50.63
8640-003-029	833 S CALMGROVE AVE	RES	A	0.184	1	1.000	50.63	50.63	50.63
8640-003-030	825 S CALMGROVE AVE	RES	A	0.186	1	1.000	50.63	50.63	50.63
8640-003-031	817 S CALMGROVE AVE	RES	A	0.186	1	1.000	50.63	50.63	50.63
8640-003-032	809 S CALMGROVE AVE	RES	A	0.178	1	1.000	50.63	50.63	50.63
8640-003-033	801 S CALMGROVE AVE	RES	A	0.177	1	1.000	50.63	50.63	50.63
8640-003-034	839 S CALMGROVE AVE	RES	A	0.275	1	1.000	50.63	50.63	50.63
8640-004-001	665 S WASHINGTON AVE	RES	A	0.159	1	1.000	50.63	50.63	50.63
8640-004-014	664 S WASHINGTON AVE	RES	A	0.155	1	1.000	50.63	50.63	50.63
8640-004-029	665 S VERMONT AVE	RES	A	0.159	1	1.000	50.63	50.63	50.63
8640-004-036	308 W ROUTE 66	NonRes	A	0.456	0	1.765	50.63	50.63	89.35
8640-004-038	330 W ROUTE 66	NonRes	A	0.505	35	1.955	50.63	50.63	98.97
8640-004-040	316 W ROUTE 66	NonRes	A	0.344	0	1.333	50.63	50.63	67.47
8640-004-042	NO SITUS AVAILABLE	UNDEV	A	0.138	0	0.178	50.63	50.63	9.02
8640-004-046	422 W ROUTE 66 1	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-047	422 W ROUTE 66 2	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-048	422 W ROUTE 66 3	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-049	422 W ROUTE 66 4	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-050	422 W ROUTE 66 5	RES	A	0.046	1	1.000	50.63	50.63	50.63

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8640-004-051	422 W ROUTE 66 6	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-052	422 W ROUTE 66 7	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-053	422 W ROUTE 66 8	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-054	422 W ROUTE 66 9	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-055	422 W ROUTE 66 10	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-056	422 W ROUTE 66 11	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-057	422 W ROUTE 66 12	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-058	422 W ROUTE 66 13	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-059	422 W ROUTE 66 14	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-060	422 W ROUTE 66 15	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-061	422 W ROUTE 66 16	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-062	422 W ROUTE 66 17	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-063	422 W ROUTE 66 18	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-064	422 W ROUTE 66 19	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-065	422 W ROUTE 66 20	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-066	422 W ROUTE 66 21	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-067	422 W ROUTE 66 22	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-068	430 W ROUTE 66	NonRes	A	0.022	0	0.085	50.63	50.63	4.31
8640-004-069	418 W ROUTE 66	NonRes	A	0.022	0	0.085	50.63	50.63	4.31
8640-004-071	422 W ROUTE66 23	RES	A	0.052	1	1.000	50.63	50.63	50.63
8640-004-072	422 W ROUTE66 24	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-073	422 W ROUTE66 25	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-074	422 W ROUTE66 26	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-075	422 W ROUTE66 27	RES	A	0.038	1	1.000	50.63	50.63	50.63
8640-004-076	422 W ROUTE66 28	RES	A	0.037	1	1.000	50.63	50.63	50.63
8640-004-077	422 W ROUTE66 29	RES	A	0.037	1	1.000	50.63	50.63	50.63
8640-004-078	422 W ROUTE66 30	RES	A	0.038	1	1.000	50.63	50.63	50.63
8640-004-079	422 W ROUTE66 31	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-080	422 W ROUTE66 32	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-081	422 W ROUTE66 33	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-082	422 W ROUTE66 34	RES	A	0.052	1	1.000	50.63	50.63	50.63
8640-004-083	422 W ROUTE66 35	RES	A	0.052	1	1.000	50.63	50.63	50.63
8640-004-084	422 W ROUTE66 36	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-085	422 W ROUTE66 37	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-086	422 W ROUTE66 38	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-087	422 W ROUTE66 39	RES	A	0.038	1	1.000	50.63	50.63	50.63
8640-004-088	422 W ROUTE66 40	RES	A	0.037	1	1.000	50.63	50.63	50.63
8640-004-089	422 W ROUTE66 41	RES	A	0.037	1	1.000	50.63	50.63	50.63
8640-004-090	422 W ROUTE66 42	RES	A	0.038	1	1.000	50.63	50.63	50.63
8640-004-091	422 W ROUTE66 43	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-092	422 W ROUTE66 44	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-093	422 W ROUTE66 45	RES	A	0.040	1	1.000	50.63	50.63	50.63
8640-004-094	422 W ROUTE66 46	RES	A	0.038	1	1.000	50.63	50.63	50.63
8640-004-095	422 W ROUTE66 47	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-096	422 W ROUTE66 48	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-097	422 W ROUTE 66 49	RES	A	0.037	1	1.000	50.63	50.63	50.63
8640-004-098	422 W ROUTE 66 50	RES	A	0.038	1	1.000	50.63	50.63	50.63

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8640-004-099	422 W ROUTE 66 51	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-100	422 W ROUTE 66 52	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-101	422 W ROUTE 66 53	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-102	422 W ROUTE 66 54	RES	A	0.052	1	1.000	50.63	50.63	50.63
8640-004-103	422 W ROUTE 66 55	RES	A	0.052	1	1.000	50.63	50.63	50.63
8640-004-104	422 W ROUTE 66 56	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-105	422 W ROUTE 66 57	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-106	422 W ROUTE 66 58	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-107	422 W ROUTE 66 59	RES	A	0.038	1	1.000	50.63	50.63	50.63
8640-004-108	422 W ROUTE 66 60	RES	A	0.037	1	1.000	50.63	50.63	50.63
8640-004-109	422 W ROUTE 66 61	RES	A	0.037	1	1.000	50.63	50.63	50.63
8640-004-110	422 W ROUTE 66 62	RES	A	0.038	1	1.000	50.63	50.63	50.63
8640-004-111	422 W ROUTE 66 63	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-112	422 W ROUTE 66 64	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-113	422 W ROUTE 66 65	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-114	422 W ROUTE 66 66	RES	A	0.052	1	1.000	50.63	50.63	50.63
8640-004-115	422 W ROUTE 66 67	RES	A	0.052	1	1.000	50.63	50.63	50.63
8640-004-116	422 W ROUTE 66 68	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-117	422 W ROUTE 66 69	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-118	422 W ROUTE 66 70	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-119	422 W ROUTE 66 71	RES	A	0.038	1	1.000	50.63	50.63	50.63
8640-004-120	422 W ROUTE 66 72	RES	A	0.037	1	1.000	50.63	50.63	50.63
8640-004-121	422 W ROUTE 66 73	RES	A	0.037	1	1.000	50.63	50.63	50.63
8640-004-122	422 W ROUTE 66 74	RES	A	0.038	1	1.000	50.63	50.63	50.63
8640-004-123	422 W ROUTE 66 75	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-124	422 W ROUTE 66 76	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-125	422 W ROUTE 66 77	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-126	422 W ROUTE 66 78	RES	A	0.052	1	1.000	50.63	50.63	50.63
8640-004-127	422 W ROUTE66 79	RES	A	0.037	1	1.000	50.63	50.63	50.63
8640-004-128	422 W ROUTE66 80	RES	A	0.038	1	1.000	50.63	50.63	50.63
8640-004-129	422 W ROUTE66 81	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-130	422 W ROUTE66 82	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-131	422 W ROUTE 66 83	RES	A	0.052	1	1.000	50.63	50.63	50.63
8640-004-132	422 W ROUTE 66 84	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-133	422 W ROUTE 66 85	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-134	422 W ROUTE 66 86	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-135	422 W ROUTE 66 87	RES	A	0.038	1	1.000	50.63	50.63	50.63
8640-004-136	422 W ROUTE 66 88	RES	A	0.037	1	1.000	50.63	50.63	50.63
8640-004-137	422 W ROUTE 66 89	RES	A	0.037	1	1.000	50.63	50.63	50.63
8640-004-138	422 W ROUTE 66 90	RES	A	0.038	1	1.000	50.63	50.63	50.63
8640-004-139	422 W ROUTE 66 91	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-140	422 W ROUTE 66 92	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-141	422 W ROUTE 66 93	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-142	422 W ROUTE 66 94	RES	A	0.052	1	1.000	50.63	50.63	50.63
8640-004-143	422 W ROUTE 66 95	RES	A	0.037	1	1.000	50.63	50.63	50.63
8640-004-144	422 W ROUTE 66 96	RES	A	0.038	1	1.000	50.63	50.63	50.63
8640-004-145	422 W ROUTE 66 97	RES	A	0.046	1	1.000	50.63	50.63	50.63

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8640-004-146	422 W ROUTE 66 98	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-147	422 W ROUTE 66 99	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-148	422 W ROUTE 66 100	RES	A	0.052	1	1.000	50.63	50.63	50.63
8640-004-149	422 W ROUTE 66 101	RES	A	0.037	1	1.000	50.63	50.63	50.63
8640-004-150	422 W ROUTE 66 102	RES	A	0.037	1	1.000	50.63	50.63	50.63
8640-004-151	422 W ROUTE 66 103	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-152	422 W ROUTE 66 104	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-153	422 W ROUTE 66 105	RES	A	0.046	1	1.000	50.63	50.63	50.63
8640-004-154	422 W ROUTE 66 106	RES	A	0.052	1	1.000	50.63	50.63	50.63
8640-005-007	621 S SANTA FE AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8640-005-008	625 S SANTA FE AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8640-005-009	627 S SANTA FE AVE	MFR	A	0.170	5	1.475	50.63	50.63	74.67
8640-005-014	633 S SANTA FE AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8640-005-015	635 S SANTA FE AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8640-005-016	641 S SANTA FE AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8640-005-017	643 S SANTA FE AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8640-005-026	225 W COLORADO AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8640-005-038	623 S GLENDORA AVE	NonRes	A	0.172	0	0.666	50.63	50.63	33.72
8640-005-040	649 S GLENDORA AVE	RES	A	0.143	1	1.000	50.63	50.63	50.63
8640-005-041	653 S GLENDORA AVE	RES	A	0.143	1	1.000	50.63	50.63	50.63
8640-005-042	657 S GLENDORA AVE	RES	A	0.143	1	1.000	50.63	50.63	50.63
8640-005-047	100 W ROUTE 66	NonRes	A	0.501	0	1.939	50.63	50.63	98.19
8640-005-048	130 W ALOSTA AVE	NonRes	A	1.950	0	7.548	50.63	50.63	382.17
8640-005-050	641 S GLENDORA AVE	NonRes	A	0.430	0	1.666	50.63	50.63	84.35
8640-005-051	628 S SANTA FE AVE	NonRes	A	5.730	142	22.181	50.63	50.63	1,123.01
8640-005-052	665 S GLENDORA AVE	RES	A	0.212	1	1.000	50.63	50.63	50.63
8640-005-053	214 W ROUTE 66	NonRes	A	0.513	1	1.988	50.63	50.63	100.64
8640-005-054	216 W ROUTE 66	NonRes	A	0.513	0	1.988	50.63	50.63	100.64
8640-006-026	810 S GRAND AVE	NonRes	A	0.510	0	1.974	50.63	50.63	99.95
8640-006-030	820 S GRAND AVE	NonRes	A	3.850	0	14.903	50.63	50.63	754.55
8640-006-031	828 S GRAND AVE	NonRes	A	0.960	0	3.717	50.63	50.63	188.16
8640-007-018	965 FUCHSIA AVE	RES	A	0.140	1	1.000	50.63	50.63	50.63
8640-007-019	959 FUCHSIA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8640-007-020	953 FUCHSIA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8640-007-021	947 FUCHSIA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8640-007-022	941 FUCHSIA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8640-007-023	935 FUCHSIA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8640-007-024	929 FUCHSIA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8640-007-025	923 FUCHSIA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8640-007-026	917 FUCHSIA AVE	RES	A	0.143	1	1.000	50.63	50.63	50.63
8640-007-027	911 FUCHSIA AVE	RES	A	0.140	1	1.000	50.63	50.63	50.63
8640-007-028	905 FUCHSIA AVE	RES	A	0.218	1	1.000	50.63	50.63	50.63
8640-007-029	901 FUCHSIA AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8640-007-032	946 S GRAND AVE	NonRes	A	1.030	0	3.988	50.63	50.63	201.92
8640-007-033	954 S GRAND AVE	NonRes	A	0.280	1	1.084	50.63	50.63	54.87
8640-007-034	NO SITUS AVAILABLE	NonRes	A	1.180	0	4.568	50.63	50.63	231.26
8640-007-035	940 S GRAND AVE	NonRes	A	0.844	0	3.266	50.63	50.63	165.37

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8640-007-036	940 S GRAND AVE	NonRes	A	0.103	0	0.400	50.63	50.63	20.24
8640-007-037	NO SITUS AVAILABLE	NonRes	A	0.139	0	0.536	50.63	50.63	27.14
8640-007-038	934 S GRAND AVE	NonRes	A	0.350	0	1.355	50.63	50.63	68.59
8640-007-039	832 S GRAND AVE	NonRes	A	3.500	0	13.549	50.63	50.63	685.96
8640-007-041	504 W BASELINE RD	NonRes	A	0.289	0	1.119	50.63	50.63	56.67
8640-007-042	546 W BASELINE RD	NonRes	A	0.989	0	3.829	50.63	50.63	193.87
8640-008-016	402 W LARKSPUR LN	RES	A	0.156	1	1.000	50.63	50.63	50.63
8640-008-017	408 W LARKSPUR LN	RES	A	0.197	1	1.000	50.63	50.63	50.63
8640-008-018	412 W LARKSPUR LN	RES	A	0.147	1	1.000	50.63	50.63	50.63
8640-008-019	409 W PRIMROSE PL	RES	A	0.155	1	1.000	50.63	50.63	50.63
8640-008-020	403 W PRIMROSE PL	RES	A	0.222	1	1.000	50.63	50.63	50.63
8640-008-021	400 W PRIMROSE PL	RES	A	0.205	1	1.000	50.63	50.63	50.63
8640-008-022	406 W PRIMROSE PL	RES	A	0.225	1	1.000	50.63	50.63	50.63
8640-008-023	412 W PRIMROSE PL	RES	A	0.145	1	1.000	50.63	50.63	50.63
8640-008-024	959 BRYANT CIR	RES	A	0.160	1	1.000	50.63	50.63	50.63
8640-008-025	949 BRYANT CIR	RES	A	0.355	1	1.000	50.63	50.63	50.63
8640-008-026	950 BRYANT CIR	RES	A	0.172	1	1.000	50.63	50.63	50.63
8640-008-027	962 BRYANT CIR	RES	A	0.149	1	1.000	50.63	50.63	50.63
8640-008-028	421 W LARKSPUR LN	RES	A	0.147	1	1.000	50.63	50.63	50.63
8640-008-029	415 W LARKSPUR LN	RES	A	0.157	1	1.000	50.63	50.63	50.63
8640-008-030	407 W LARKSPUR LN	RES	A	0.177	1	1.000	50.63	50.63	50.63
8640-008-031	401 W LARKSPUR LN	RES	A	0.204	1	1.000	50.63	50.63	50.63
8640-008-032	914 FUCHSIA AVE	RES	A	0.157	1	1.000	50.63	50.63	50.63
8640-008-033	920 FUCHSIA AVE	RES	A	0.151	1	1.000	50.63	50.63	50.63
8640-008-034	926 FUCHSIA AVE	RES	A	0.154	1	1.000	50.63	50.63	50.63
8640-008-035	938 FUCHSIA AVE	RES	A	0.135	1	1.000	50.63	50.63	50.63
8640-008-036	944 FUCHSIA AVE	RES	A	0.139	1	1.000	50.63	50.63	50.63
8640-008-037	950 FUCHSIA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8640-008-038	956 FUCHSIA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8640-009-019	312 W COLORADO AVE	RES	A	0.140	1	1.000	50.63	50.63	50.63
8640-009-027	313 W MAUNA LOA AVE	RES	A	0.140	1	1.000	50.63	50.63	50.63
8640-009-030	160 W COLORADO AVE	RES	A	0.146	1	1.000	50.63	50.63	50.63
8640-009-041	215 W MAUNA LOA AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8640-009-042	223 W MAUNA LOA AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8640-009-043	227 W MAUNA LOA AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8640-009-044	235 W MAUNA LOA AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8640-009-045	751 S JENIFER AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8640-009-046	745 S JENIFER AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8640-009-047	739 S JENIFER AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8640-009-048	733 S JENIFER AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8640-009-049	727 S JENIFER AVE	RES	A	0.296	1	1.000	50.63	50.63	50.63
8640-009-050	721 S JENIFER AVE	RES	A	0.211	1	1.000	50.63	50.63	50.63
8640-009-051	715 S JENIFER AVE	RES	A	0.176	1	1.000	50.63	50.63	50.63
8640-009-052	709 S JENIFER AVE	RES	A	0.198	1	1.000	50.63	50.63	50.63
8640-009-053	703 S JENIFER AVE	RES	A	0.280	1	1.000	50.63	50.63	50.63
8640-009-054	702 S JENIFER AVE	RES	A	0.205	1	1.000	50.63	50.63	50.63
8640-009-055	706 S JENIFER AVE	RES	A	0.280	1	1.000	50.63	50.63	50.63

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8640-009-056	710 S JENIFER AVE	RES	A	0.192	1	1.000	50.63	50.63	50.63
8640-009-057	740 S JENIFER AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8640-009-058	734 S JENIFER AVE	RES	A	0.176	1	1.000	50.63	50.63	50.63
8640-009-059	238 W COLORADO AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8640-009-060	232 W COLORADO AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8640-009-061	226 W COLORADO AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8640-009-062	220 W COLORADO AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8640-009-063	214 W COLORADO AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8640-009-064	208 W COLORADO AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8640-010-001	364 W COLORADO AVE	RES	A	0.137	1	1.000	50.63	50.63	50.63
8640-010-018	354 W COLORADO AVE	RES	A	0.137	1	1.000	50.63	50.63	50.63
8640-010-019	338 W COLORADO AVE	RES	A	0.137	1	1.000	50.63	50.63	50.63
8640-011-001	703 S WESTRIDGE AVE	RES	A	0.171	1	1.000	50.63	50.63	50.63
8640-011-018	703 S BENDER AVE	RES	A	0.168	1	1.000	50.63	50.63	50.63
8640-011-033	732 S GRAND AVE	NonRes	A	0.150	0	0.581	50.63	50.63	29.39
8640-011-039	520 W COLORADO AVE APT 0013	MFR	A	0.290	4	1.180	50.63	50.63	59.74
8640-011-040	520 W COLORADO AVE APT 0017	MFR	A	0.320	4	1.180	50.63	50.63	59.74
8640-011-041	520 W COLORADO AVE APT 021	MFR	A	0.330	4	1.180	50.63	50.63	59.74
8640-011-042	520 W COLORADO AVE	MFR	A	0.930	12	3.540	50.63	50.63	179.23
8640-011-043	750 S GRAND AVE	NonRes	A	0.558	1	2.161	50.63	50.63	109.42
8640-011-045	714 S GRAND AVE	NonRes	A	0.461	0	1.785	50.63	50.63	90.35
8640-011-046	726 S GRAND AVE	NonRes	A	0.139	0	0.538	50.63	50.63	27.22
8640-011-047	722 S GRAND AVE	NonRes	A	0.189	0	0.733	50.63	50.63	37.12
8640-012-023	1001 S FARBER AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8640-012-024	1011 S FARBER AVE	RES	A	0.196	1	1.000	50.63	50.63	50.63
8640-012-025	1017 S FARBER AVE	RES	A	0.202	1	1.000	50.63	50.63	50.63
8640-012-026	1021 S FARBER AVE	RES	A	0.236	1	1.000	50.63	50.63	50.63
8640-012-027	1000 S FARBER AVE	RES	A	0.197	1	1.000	50.63	50.63	50.63
8640-012-028	1010 S FARBER AVE	RES	A	0.202	1	1.000	50.63	50.63	50.63
8640-012-029	1014 S FARBER AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8640-012-030	1020 S FARBER AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8640-012-031	1024 S FARBER AVE	RES	A	0.257	1	1.000	50.63	50.63	50.63
8640-012-058	1028 S FARBER AVE	RES	A	0.291	1	1.000	50.63	50.63	50.63
8640-013-083	1030 S DANEHURST AVE	RES	A	0.217	1	1.000	50.63	50.63	50.63
8640-013-084	1036 S DANEHURST AVE	RES	A	0.246	1	1.000	50.63	50.63	50.63
8640-013-085	1045 S GLENDORA AVE	RES	A	0.680	1	1.000	50.63	50.63	50.63
8640-013-087	1031 DANEHURST AVE	RES	A	0.750	1	1.000	50.63	50.63	50.63
8640-013-271	NO SITUS AVAILABLE	UNDEV	A	0.386	0	0.498	50.63	50.63	25.19
8640-013-906	NO SITUS AVAILABLE	UNDEV	A	0.017	0	0.026	50.63	50.63	1.30
8640-014-001	300 W MAUNA LOA AVE	RES	A	0.139	1	1.000	50.63	50.63	50.63
8640-014-014	808 S JENIFER AVE	RES	A	0.155	1	1.000	50.63	50.63	50.63
8640-014-015	236 W MAUNA LOA AVE	RES	A	0.144	1	1.000	50.63	50.63	50.63
8640-014-016	230 W MAUNA LOA AVE	RES	A	0.144	1	1.000	50.63	50.63	50.63
8640-014-017	224 W MAUNA LOA AVE	RES	A	0.144	1	1.000	50.63	50.63	50.63
8640-014-018	216 W MAUNA LOA AVE	RES	A	0.144	1	1.000	50.63	50.63	50.63
8640-014-019	210 W MAUNA LOA AVE	RES	A	0.144	1	1.000	50.63	50.63	50.63
8640-014-020	204 W MAUNA LOA AVE	RES	A	0.155	1	1.000	50.63	50.63	50.63

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8640-015-068	158 W BASELINE RD	RES	A	0.142	1	1.000	50.63	50.63	50.63
8640-015-069	156 W BASELINE RD	RES	A	0.138	1	1.000	50.63	50.63	50.63
8640-015-070	154 W BASELINE RD	RES	A	0.145	1	1.000	50.63	50.63	50.63
8640-015-071	152 W BASELINE RD	RES	A	0.241	1	1.000	50.63	50.63	50.63
8640-016-034	153 W BASELINE RD	RES	A	0.216	1	1.000	50.63	50.63	50.63
8640-016-035	147 W BASELINE RD	RES	A	0.218	1	1.000	50.63	50.63	50.63
8641-001-001	330 W CITRUS EDGE ST	RES	A	0.196	1	1.000	50.63	50.63	50.63
8641-001-002	336 W CITRUS EDGE ST	RES	A	0.196	1	1.000	50.63	50.63	50.63
8641-001-003	340 W CITRUS EDGE ST	RES	A	0.196	1	1.000	50.63	50.63	50.63
8641-001-004	350 W CITRUS EDGE ST	RES	A	0.196	1	1.000	50.63	50.63	50.63
8641-001-005	400 W CITRUS EDGE ST	RES	A	0.214	1	1.000	50.63	50.63	50.63
8641-001-006	402 W CITRUS EDGE ST	RES	A	0.230	1	1.000	50.63	50.63	50.63
8641-001-007	339 W CITRUS EDGE ST	RES	A	0.179	1	1.000	50.63	50.63	50.63
8641-001-008	1062 S BENDER AVE	RES	A	0.183	1	1.000	50.63	50.63	50.63
8641-001-013	401 W CITRUS EDGE ST	RES	A	0.170	1	1.000	50.63	50.63	50.63
8641-001-014	405 W CITRUS EDGE ST	RES	A	0.203	1	1.000	50.63	50.63	50.63
8641-001-015	409 W CITRUS EDGE ST	RES	A	0.191	1	1.000	50.63	50.63	50.63
8641-001-016	408 W CITRUS EDGE ST	RES	A	0.194	1	1.000	50.63	50.63	50.63
8641-001-017	406 W CITRUS EDGE ST	RES	A	0.181	1	1.000	50.63	50.63	50.63
8641-001-018	404 W CITRUS EDGE ST	RES	A	0.198	1	1.000	50.63	50.63	50.63
8641-001-020	510 W CITRUS EDGE ST	NonRes	A	0.380	0	1.471	50.63	50.63	74.47
8641-001-031	333 W CITRUS EDGE ST	RES	A	0.130	1	1.000	50.63	50.63	50.63
8641-001-034	1138 S GRAND AVE	NonRes	A	0.404	0	1.565	50.63	50.63	79.25
8641-001-037	511 W CITRUS EDGE ST	NonRes	A	1.060	1	4.103	50.63	50.63	207.74
8641-001-039	1150 S GRAND AVE	NonRes	A	0.879	0	3.403	50.63	50.63	172.27
8641-001-049	1123 S WESTRIDGE AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8641-001-050	1115 S WESTRIDGE AVE	RES	A	0.179	1	1.000	50.63	50.63	50.63
8641-001-051	1116 S WESTRIDGE AVE	RES	A	0.168	1	1.000	50.63	50.63	50.63
8641-001-052	1122 S WESTRIDGE AVE	RES	A	0.147	1	1.000	50.63	50.63	50.63
8641-001-053	1118 S WESTRIDGE AVE	RES	A	0.132	1	1.000	50.63	50.63	50.63
8641-001-274	NO SITUS AVAILABLE	NonRes	A	1.675	0	6.485	50.63	50.63	328.33
8641-001-903	NO SITUS AVAILABLE	UNDEV	A	0.273	0	0.348	50.63	50.63	17.63
8641-002-010	1125 S BENDER AVE	RES	A	0.136	1	1.000	50.63	50.63	50.63
8641-002-011	1121 S BENDER AVE	RES	B	0.097	1	0.050	50.63	50.63	2.53
8641-002-012	1117 S BENDER AVE	RES	B	0.097	1	0.050	50.63	50.63	2.53
8641-002-013	1113 S BENDER AVE	RES	B	0.100	1	0.050	50.63	50.63	2.53
8641-002-014	1109 S BENDER AVE	RES	B	0.100	1	0.050	50.63	50.63	2.53
8641-002-015	1105 S BENDER AVE	RES	B	0.112	1	0.050	50.63	50.63	2.53
8641-002-016	1124 S BENDER AVE	RES	B	0.114	1	0.050	50.63	50.63	2.53
8641-002-017	1118 S BENDER AVE	RES	B	0.108	1	0.050	50.63	50.63	2.53
8641-002-018	343 W DAWSON CT	RES	B	0.092	1	0.050	50.63	50.63	2.53
8641-002-019	339 W DAWSON CT	RES	B	0.097	1	0.050	50.63	50.63	2.53
8641-002-020	335 W DAWSON CT	RES	B	0.102	1	0.050	50.63	50.63	2.53
8641-002-021	331 W DAWSON CT	RES	B	0.107	1	0.050	50.63	50.63	2.53
8641-002-022	327 W DAWSON CT	RES	B	0.108	1	0.050	50.63	50.63	2.53
8641-002-023	323 W DAWSON CT	RES	B	0.097	1	0.050	50.63	50.63	2.53
8641-002-024	319 W DAWSON CT	RES	B	0.168	1	0.050	50.63	50.63	2.53

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8641-002-025	307 W DAWSON CT	RES	B	0.122	1	0.050	50.63	50.63	2.53
8641-002-026	305 W DAWSON CT	RES	B	0.128	1	0.050	50.63	50.63	2.53
8641-002-027	303 W DAWSON CT	RES	B	0.123	1	0.050	50.63	50.63	2.53
8641-002-028	302 W DAWSON CT	RES	B	0.119	1	0.050	50.63	50.63	2.53
8641-002-029	304 W DAWSON CT	RES	B	0.117	1	0.050	50.63	50.63	2.53
8641-002-030	306 W DAWSON CT	RES	B	0.114	1	0.050	50.63	50.63	2.53
8641-002-031	308 W DAWSON CT	RES	B	0.119	1	0.050	50.63	50.63	2.53
8641-002-032	310 W DAWSON CT	RES	B	0.123	1	0.050	50.63	50.63	2.53
8641-002-046	333 W DAWSON AVE	NonRes	A	2.940	117	11.381	50.63	50.63	576.20
8641-002-904	155 W DAWSON AVE	UNDEV	A	5.440	0	7.018	50.63	50.63	355.30
8641-004-014	422 W GAILLARD ST	RES	A	0.176	1	1.000	50.63	50.63	50.63
8641-004-032	1340 S GRAND AVE	RES	A	0.303	1	1.000	50.63	50.63	50.63
8641-004-036	435 W GLADSTONE ST	MFR	A	4.650	72	21.240	50.63	50.63	1,075.38
8641-004-038	1332 S GRAND AVE	MFR	A	0.062	1	0.295	50.63	50.63	14.93
8641-004-039	1334 S GRAND AVE	MFR	A	0.091	1	0.295	50.63	50.63	14.93
8641-004-040	1336 S GRAND AVE	MFR	A	0.062	1	0.295	50.63	50.63	14.93
8641-004-041	1338 S GRAND AVE	MFR	A	0.089	1	0.295	50.63	50.63	14.93
8641-005-003	1200 S PENNSYLVANIA AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8641-005-004	1210 S PENNSYLVANIA AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8641-005-005	1220 S PENNSYLVANIA AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8641-005-006	1230 S PENNSYLVANIA AVE	RES	A	0.301	1	1.000	50.63	50.63	50.63
8641-005-007	1240 S PENNSYLVANIA AVE	RES	A	0.272	1	1.000	50.63	50.63	50.63
8641-005-008	1250 S PENNSYLVANIA AVE	RES	A	0.243	1	1.000	50.63	50.63	50.63
8641-005-009	1260 S PENNSYLVANIA AVE	RES	A	0.204	1	1.000	50.63	50.63	50.63
8641-005-010	1261 S PENNSYLVANIA AVE	RES	A	0.193	1	1.000	50.63	50.63	50.63
8641-005-011	1251 S PENNSYLVANIA AVE	RES	A	0.189	1	1.000	50.63	50.63	50.63
8641-005-012	1241 S PENNSYLVANIA AVE	RES	A	0.189	1	1.000	50.63	50.63	50.63
8641-005-013	1231 S PENNSYLVANIA AVE	RES	A	0.189	1	1.000	50.63	50.63	50.63
8641-005-014	1221 S PENNSYLVANIA AVE	RES	A	0.189	1	1.000	50.63	50.63	50.63
8641-005-015	1211 S PENNSYLVANIA AVE	RES	A	0.189	1	1.000	50.63	50.63	50.63
8641-005-016	1201 S PENNSYLVANIA AVE	RES	A	0.189	1	1.000	50.63	50.63	50.63
8641-005-017	1200 S WASHINGTON AVE	RES	A	0.189	1	1.000	50.63	50.63	50.63
8641-005-018	1210 S WASHINGTON AVE	RES	A	0.189	1	1.000	50.63	50.63	50.63
8641-005-019	1220 S WASHINGTON AVE	RES	A	0.189	1	1.000	50.63	50.63	50.63
8641-005-020	1230 S WASHINGTON AVE	RES	A	0.189	1	1.000	50.63	50.63	50.63
8641-005-021	1240 S WASHINGTON AVE	RES	A	0.189	1	1.000	50.63	50.63	50.63
8641-005-022	1250 S WASHINGTON AVE	RES	A	0.189	1	1.000	50.63	50.63	50.63
8641-005-023	1260 S WASHINGTON AVE	RES	A	0.193	1	1.000	50.63	50.63	50.63
8641-005-024	1261 S WASHINGTON AVE	RES	A	0.225	1	1.000	50.63	50.63	50.63
8641-005-025	1251 S WASHINGTON AVE	RES	A	0.184	1	1.000	50.63	50.63	50.63
8641-005-026	1241 S WASHINGTON AVE	RES	A	0.184	1	1.000	50.63	50.63	50.63
8641-005-027	1231 S WASHINGTON AVE	RES	A	0.186	1	1.000	50.63	50.63	50.63
8641-005-028	1221 S WASHINGTON AVE	RES	A	0.186	1	1.000	50.63	50.63	50.63
8641-005-029	1211 S WASHINGTON AVE	RES	A	0.186	1	1.000	50.63	50.63	50.63
8641-005-030	1201 S WASHINGTON AVE	RES	A	0.186	1	1.000	50.63	50.63	50.63
8641-006-900	NO SITUS AVAILABLE	UNDEV	A	1.895	0	2.451	50.63	50.63	124.09
8641-006-901	325 W GLADSTONE ST	UNDEV	A	3.855	0	4.967	50.63	50.63	251.45

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8641-006-902	NO SITUS AVAILABLE	UNDEV	A	2.059	0	2.657	50.63	50.63	134.54
8641-007-001	233 W GLADSTONE ST	NonRes	A	0.469	1	1.814	50.63	50.63	91.84
8641-007-900	NO SITUS AVAILABLE	UNDEV	A	0.920	0	1.187	50.63	50.63	60.08
8641-007-907	NO SITUS AVAILABLE	UNDEV	A	0.810	0	1.045	50.63	50.63	52.90
8641-007-908	NO SITUS AVAILABLE	UNDEV	A	1.780	0	2.296	50.63	50.63	116.25
8641-007-909	NO SITUS AVAILABLE	UNDEV	A	0.980	0	1.264	50.63	50.63	64.00
8641-007-910	NO SITUS AVAILABLE	UNDEV	A	0.840	0	1.084	50.63	50.63	54.86
8641-007-911	NO SITUS AVAILABLE	UNDEV	A	0.200	0	0.258	50.63	50.63	13.06
8641-007-912	NO SITUS AVAILABLE	UNDEV	A	1.100	0	1.419	50.63	50.63	71.84
8641-007-917	NO SITUS AVAILABLE	UNDEV	A	1.240	0	1.600	50.63	50.63	80.98
8641-007-918	200 W DAWSON AVE	UNDEV	A	2.710	0	3.496	50.63	50.63	176.99
8641-007-919	NO SITUS AVAILABLE	UNDEV	A	1.380	0	1.780	50.63	50.63	90.13
8641-007-920	NO SITUS AVAILABLE	UNDEV	A	2.420	0	3.122	50.63	50.63	158.05
8641-007-921	201 W GLADSTONE ST	UNDEV	A	0.935	1	1.200	50.63	50.63	60.74
8641-008-001	1371 S REYNOLDS WAY	RES	A	0.215	1	1.000	50.63	50.63	50.63
8641-008-002	1361 S REYNOLDS WAY	RES	A	0.202	1	1.000	50.63	50.63	50.63
8641-008-003	1351 S REYNOLDS WAY	RES	A	0.202	1	1.000	50.63	50.63	50.63
8641-008-004	1341 S REYNOLDS WAY	RES	A	0.202	1	1.000	50.63	50.63	50.63
8641-008-005	1331 S REYNOLDS WAY	RES	A	0.202	1	1.000	50.63	50.63	50.63
8641-008-006	1321 S REYNOLDS WAY	RES	A	0.202	1	1.000	50.63	50.63	50.63
8641-008-007	1311 S REYNOLDS WAY	RES	A	0.198	1	1.000	50.63	50.63	50.63
8641-008-008	1301 S REYNOLDS WAY	RES	A	0.291	1	1.000	50.63	50.63	50.63
8641-008-009	143 W GAILLARD ST	RES	A	0.308	1	1.000	50.63	50.63	50.63
8641-008-010	135 W GAILLARD ST	RES	A	0.217	1	1.000	50.63	50.63	50.63
8641-008-011	129 W GAILLARD ST	RES	A	0.226	1	1.000	50.63	50.63	50.63
8641-008-012	119 W GAILLARD ST	RES	A	0.209	1	1.000	50.63	50.63	50.63
8641-008-013	120 W GAILLARD ST	RES	A	0.196	1	1.000	50.63	50.63	50.63
8641-008-014	128 W GAILLARD ST	RES	A	0.213	1	1.000	50.63	50.63	50.63
8641-008-015	136 W GAILLARD ST	RES	A	0.213	1	1.000	50.63	50.63	50.63
8641-008-016	1330 S REYNOLDS WAY	RES	A	0.213	1	1.000	50.63	50.63	50.63
8641-008-017	127 W GHENT ST	RES	A	0.213	1	1.000	50.63	50.63	50.63
8641-008-018	119 W GHENT ST	RES	A	0.196	1	1.000	50.63	50.63	50.63
8641-008-019	120 W GHENT ST	RES	A	0.196	1	1.000	50.63	50.63	50.63
8641-008-020	128 W GHENT ST	RES	A	0.213	1	1.000	50.63	50.63	50.63
8641-008-021	136 W GHENT ST	RES	A	0.213	1	1.000	50.63	50.63	50.63
8641-008-022	135 W GLADSTONE ST	RES	A	0.226	1	1.000	50.63	50.63	50.63
8641-008-023	127 W GLADSTONE ST	RES	A	0.226	1	1.000	50.63	50.63	50.63
8641-008-024	119 W GLADSTONE ST	RES	A	0.238	1	1.000	50.63	50.63	50.63
8641-008-025	1361 S GLENDORA AVE	RES	A	0.184	1	1.000	50.63	50.63	50.63
8641-008-026	1351 S GLENDORA AVE	RES	A	0.184	1	1.000	50.63	50.63	50.63
8641-008-027	1343 S GLENDORA AVE	RES	A	0.184	1	1.000	50.63	50.63	50.63
8641-008-028	1335 S GLENDORA AVE	RES	A	0.210	1	1.000	50.63	50.63	50.63
8641-008-029	1329 S GLENDORA AVE	RES	A	0.186	1	1.000	50.63	50.63	50.63
8641-008-030	1323 S GLENDORA AVE	RES	A	0.185	1	1.000	50.63	50.63	50.63
8641-008-031	1315 S GLENDORA AVE	RES	A	0.180	1	1.000	50.63	50.63	50.63
8641-008-032	1307 S GLENDORA AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8641-008-037	1301 S GLENDORA AVE	RES	A	0.176	1	1.000	50.63	50.63	50.63

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8641-008-038	1247 S GLENDORA AVE	RES	A	0.176	1	1.000	50.63	50.63	50.63
8641-009-001	1343 S GLENCROFT RD	RES	A	0.219	1	1.000	50.63	50.63	50.63
8641-009-002	1333 S GLENCROFT RD	RES	A	0.226	1	1.000	50.63	50.63	50.63
8641-009-003	1327 S GLENCROFT RD	RES	A	0.236	1	1.000	50.63	50.63	50.63
8641-009-004	1319 S GLENCROFT RD	RES	A	0.241	1	1.000	50.63	50.63	50.63
8641-009-005	1311 S GLENCROFT RD	RES	A	0.241	1	1.000	50.63	50.63	50.63
8641-009-006	1303 S GLENCROFT RD	RES	A	0.241	1	1.000	50.63	50.63	50.63
8641-009-007	1257 S GLENCROFT RD	RES	A	0.240	1	1.000	50.63	50.63	50.63
8641-009-008	1249 S GLENCROFT RD	RES	A	0.233	1	1.000	50.63	50.63	50.63
8641-009-009	1241 S GLENCROFT RD	RES	A	0.219	1	1.000	50.63	50.63	50.63
8641-009-010	1233 S GLENCROFT RD	RES	A	0.225	1	1.000	50.63	50.63	50.63
8641-009-011	1225 S GLENCROFT RD	RES	A	0.388	1	1.000	50.63	50.63	50.63
8641-009-012	1217 S GLENCROFT RD	RES	A	0.289	1	1.000	50.63	50.63	50.63
8641-009-013	141 ROSALYNN DR	RES	A	0.218	1	1.000	50.63	50.63	50.63
8641-009-014	149 ROSALYNN DR	RES	A	0.236	1	1.000	50.63	50.63	50.63
8641-009-015	151 E GLADSTONE ST	RES	A	0.469	1	1.000	50.63	50.63	50.63
8641-009-026	103 ROSALYNN DR	RES	A	0.225	1	1.000	50.63	50.63	50.63
8641-009-027	105 ROSALYNN DR	RES	A	0.207	1	1.000	50.63	50.63	50.63
8641-009-029	106 ROSALYNN DR	RES	A	0.172	1	1.000	50.63	50.63	50.63
8641-009-030	108 ROSALYNN DR	RES	A	0.175	1	1.000	50.63	50.63	50.63
8641-009-031	110 ROSALYNN DR	RES	A	0.278	1	1.000	50.63	50.63	50.63
8641-009-032	112 ROSALYNN DR	RES	A	0.657	1	1.000	50.63	50.63	50.63
8641-009-034	107 ROSALYNN DR	RES	A	0.548	1	1.000	50.63	50.63	50.63
8641-009-035	135 E GLADSTONE ST	RES	A	0.198	1	1.000	50.63	50.63	50.63
8641-009-036	125 E GLADSTONE ST	RES	A	0.198	1	1.000	50.63	50.63	50.63
8641-009-037	115 E GLADSTONE ST	RES	A	0.198	1	1.000	50.63	50.63	50.63
8641-009-038	105 E GLADSTONE ST	RES	A	0.226	1	1.000	50.63	50.63	50.63
8641-009-040	109 ROSALYNN DR	RES	A	0.858	1	1.000	50.63	50.63	50.63
8641-009-048	104 ROSALYNN DR	RES	A	0.189	1	1.000	50.63	50.63	50.63
8641-009-049	1300 S WABASH AVE	RES	A	0.235	1	1.000	50.63	50.63	50.63
8641-009-050	1306 S WABASH AVE	RES	A	0.235	1	1.000	50.63	50.63	50.63
8641-009-051	1312 S WABASH AVE	RES	A	0.235	1	1.000	50.63	50.63	50.63
8641-009-052	1318 S WABASH AVE	RES	A	0.233	1	1.000	50.63	50.63	50.63
8641-009-053	1324 S WABASH AVE	RES	A	0.200	1	1.000	50.63	50.63	50.63
8641-009-054	1324 S GLENDORA AVE	RES	A	0.252	1	1.000	50.63	50.63	50.63
8641-009-055	1316 S GLENDORA AVE	RES	A	0.267	1	1.000	50.63	50.63	50.63
8641-009-056	1308 S GLENDORA AVE	RES	A	0.282	1	1.000	50.63	50.63	50.63
8641-009-057	1248 S GLENDORA AVE	RES	A	0.280	1	1.000	50.63	50.63	50.63
8641-009-059	1336 S GLENDORA AVE	MFR	A	0.479	2	0.590	50.63	50.63	29.87
8641-009-060	1344 S WABASH AVE	RES	A	0.225	1	1.000	50.63	50.63	50.63
8641-009-061	1345 S WABASH AVE	RES	A	0.262	1	1.000	50.63	50.63	50.63
8641-009-904	NO SITUS AVAILABLE	UNDEV	A	0.178	0	0.232	50.63	50.63	11.75
8641-010-001	1242 S GLENCROFT RD	RES	A	0.191	1	1.000	50.63	50.63	50.63
8641-010-002	1250 S GLENCROFT RD	RES	A	0.199	1	1.000	50.63	50.63	50.63
8641-010-003	1258 S GLENCROFT RD	RES	A	0.194	1	1.000	50.63	50.63	50.63
8641-010-004	1304 S GLENCROFT RD	RES	A	0.193	1	1.000	50.63	50.63	50.63
8641-010-005	1312 S GLENCROFT RD	RES	A	0.193	1	1.000	50.63	50.63	50.63

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8641-010-006	1320 S GLENCROFT RD	RES	A	0.194	1	1.000	50.63	50.63	50.63
8641-010-007	1328 S GLENCROFT RD	RES	A	0.199	1	1.000	50.63	50.63	50.63
8641-010-008	1336 S GLENCROFT RD	RES	A	0.208	1	1.000	50.63	50.63	50.63
8641-010-009	1344 S GLENCROFT RD	RES	A	0.216	1	1.000	50.63	50.63	50.63
8641-010-010	1352 S GLENCROFT RD	RES	A	0.217	1	1.000	50.63	50.63	50.63
8641-010-011	1360 S GLENCROFT RD	RES	A	0.217	1	1.000	50.63	50.63	50.63
8641-010-012	1361 S RIMHURST AVE	RES	A	0.176	1	1.000	50.63	50.63	50.63
8641-010-013	1355 S RIMHURST AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8641-010-014	1353 S RIMHURST AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8641-010-015	1347 S RIMHURST AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8641-010-016	1339 S RIMHURST AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8641-010-017	1331 S RIMHURST AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8641-010-018	1323 S RIMHURST AVE	RES	A	0.187	1	1.000	50.63	50.63	50.63
8641-010-019	1315 S RIMHURST AVE	RES	A	0.191	1	1.000	50.63	50.63	50.63
8641-010-020	1307 S RIMHURST AVE	RES	A	0.199	1	1.000	50.63	50.63	50.63
8641-010-021	152 ROSALYNN DR	RES	A	0.200	1	1.000	50.63	50.63	50.63
8641-010-022	1301 S RIMHURST AVE	RES	A	0.209	1	1.000	50.63	50.63	50.63
8641-011-001	151 ROSALYNN DR	RES	A	0.237	1	1.000	50.63	50.63	50.63
8641-011-002	155 ROSALYNN DR	RES	A	0.213	1	1.000	50.63	50.63	50.63
8641-011-003	159 ROSALYNN DR	RES	A	0.215	1	1.000	50.63	50.63	50.63
8641-011-004	201 ROSALYNN DR	RES	A	0.212	1	1.000	50.63	50.63	50.63
8641-011-005	207 ROSALYNN DR	RES	A	0.205	1	1.000	50.63	50.63	50.63
8641-011-006	213 ROSALYNN DR	RES	A	0.202	1	1.000	50.63	50.63	50.63
8641-011-007	219 ROSALYNN DR	RES	A	0.202	1	1.000	50.63	50.63	50.63
8641-011-008	225 ROSALYNN DR	RES	A	0.180	1	1.000	50.63	50.63	50.63
8641-011-009	231 ROSALYNN DR	RES	A	0.178	1	1.000	50.63	50.63	50.63
8641-011-010	230 ROSALYNN DR	RES	A	0.179	1	1.000	50.63	50.63	50.63
8641-011-011	224 ROSALYNN DR	RES	A	0.178	1	1.000	50.63	50.63	50.63
8641-011-012	218 ROSALYNN DR	RES	A	0.174	1	1.000	50.63	50.63	50.63
8641-011-013	212 ROSALYNN DR	RES	A	0.174	1	1.000	50.63	50.63	50.63
8641-011-014	206 ROSALYNN DR	RES	A	0.174	1	1.000	50.63	50.63	50.63
8641-011-015	1300 S RIMHURST AVE	RES	A	0.169	1	1.000	50.63	50.63	50.63
8641-011-016	1302 S RIMHURST AVE	RES	A	0.180	1	1.000	50.63	50.63	50.63
8641-011-017	1308 S RIMHURST AVE	RES	A	0.200	1	1.000	50.63	50.63	50.63
8641-011-018	1316 S RIMHURST AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8641-011-019	207 TEMMERA LN	RES	A	0.186	1	1.000	50.63	50.63	50.63
8641-011-020	213 TEMMERA LN	RES	A	0.172	1	1.000	50.63	50.63	50.63
8641-011-021	219 TEMMERA LN	RES	A	0.169	1	1.000	50.63	50.63	50.63
8641-011-022	225 TEMMERA LN	RES	A	0.253	1	1.000	50.63	50.63	50.63
8641-011-023	231 TEMMERA LN	RES	A	0.227	1	1.000	50.63	50.63	50.63
8641-011-024	237 TEMMERA LN	RES	A	0.193	1	1.000	50.63	50.63	50.63
8641-011-025	238 TEMMERA LN	RES	A	0.184	1	1.000	50.63	50.63	50.63
8641-011-026	236 TEMMERA LN	RES	A	0.165	1	1.000	50.63	50.63	50.63
8641-011-027	234 TEMMERA LN	RES	A	0.172	1	1.000	50.63	50.63	50.63
8641-011-028	300 ROSALYNN DR	RES	A	0.185	1	1.000	50.63	50.63	50.63
8641-011-029	312 ROSALYNN DR	RES	A	0.198	1	1.000	50.63	50.63	50.63
8641-011-030	1307 S CONCORD LN	RES	A	0.218	1	1.000	50.63	50.63	50.63

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8641-011-031	1315 S CONCORD LN	RES	A	0.217	1	1.000	50.63	50.63	50.63
8641-012-001	232 TEMMERA LN	RES	A	0.186	1	1.000	50.63	50.63	50.63
8641-012-002	230 TEMMERA LN	RES	A	0.175	1	1.000	50.63	50.63	50.63
8641-012-003	224 TEMMERA LN	RES	A	0.186	1	1.000	50.63	50.63	50.63
8641-012-004	218 TEMMERA LN	RES	A	0.174	1	1.000	50.63	50.63	50.63
8641-012-005	212 TEMMERA LN	RES	A	0.174	1	1.000	50.63	50.63	50.63
8641-012-006	206 TEMMERA LN	RES	A	0.174	1	1.000	50.63	50.63	50.63
8641-012-007	200 TEMMERA LN	RES	A	0.174	1	1.000	50.63	50.63	50.63
8641-012-008	201 ESSEX ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8641-012-009	207 ESSEX ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8641-012-010	213 ESSEX ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8641-012-011	219 ESSEX ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8641-012-012	225 ESSEX ST	RES	A	0.186	1	1.000	50.63	50.63	50.63
8641-012-013	231 ESSEX ST	RES	A	0.175	1	1.000	50.63	50.63	50.63
8641-012-014	237 ESSEX ST	RES	A	0.188	1	1.000	50.63	50.63	50.63
8641-012-015	236 ESSEX ST	RES	A	0.188	1	1.000	50.63	50.63	50.63
8641-012-016	230 ESSEX ST	RES	A	0.175	1	1.000	50.63	50.63	50.63
8641-012-017	224 ESSEX ST	RES	A	0.186	1	1.000	50.63	50.63	50.63
8641-012-018	218 ESSEX ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8641-012-019	212 ESSEX ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8641-012-020	206 ESSEX ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8641-012-021	200 ESSEX ST	RES	A	0.169	1	1.000	50.63	50.63	50.63
8641-012-022	1361 S CONCORD LN	RES	A	0.214	1	1.000	50.63	50.63	50.63
8641-012-023	1355 S CONCORD LN	RES	A	0.214	1	1.000	50.63	50.63	50.63
8641-012-024	1353 S CONCORD LN	RES	A	0.214	1	1.000	50.63	50.63	50.63
8641-012-025	1347 S CONCORD LN	RES	A	0.214	1	1.000	50.63	50.63	50.63
8641-012-026	1339 S CONCORD LN	RES	A	0.214	1	1.000	50.63	50.63	50.63
8641-012-027	1331 S CONCORD LN	RES	A	0.214	1	1.000	50.63	50.63	50.63
8641-012-028	1323 S CONCORD LN	RES	A	0.214	1	1.000	50.63	50.63	50.63
8641-013-001	1319 BONNIE COVE AVE	RES	A	0.544	1	1.000	50.63	50.63	50.63
8641-013-002	1327 BONNIE COVE AVE	RES	A	0.218	1	1.000	50.63	50.63	50.63
8641-013-005	320 ESSEX ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8641-013-006	328 ESSEX ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8641-013-007	336 ESSEX ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8641-013-008	344 ESSEX ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8641-013-009	352 ESSEX ST	RES	A	0.177	1	1.000	50.63	50.63	50.63
8641-013-010	360 ESSEX ST	RES	A	0.177	1	1.000	50.63	50.63	50.63
8641-013-011	368 ESSEX ST	RES	A	0.205	1	1.000	50.63	50.63	50.63
8641-013-012	376 ESSEX ST	RES	A	0.197	1	1.000	50.63	50.63	50.63
8641-013-013	1344 ESSEX CT	RES	A	0.181	1	1.000	50.63	50.63	50.63
8641-013-014	1338 ESSEX CT	RES	A	0.179	1	1.000	50.63	50.63	50.63
8641-013-015	1332 ESSEX CT	RES	A	0.181	1	1.000	50.63	50.63	50.63
8641-013-016	1326 ESSEX CT	RES	A	0.209	1	1.000	50.63	50.63	50.63
8641-013-017	1327 ESSEX CT	RES	A	0.200	1	1.000	50.63	50.63	50.63
8641-013-018	1329 ESSEX CT	RES	A	0.195	1	1.000	50.63	50.63	50.63
8641-013-019	1335 ESSEX CT	RES	A	0.211	1	1.000	50.63	50.63	50.63
8641-013-020	1343 ESSEX CT	RES	A	0.176	1	1.000	50.63	50.63	50.63

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8641-013-021	345 ESSEX ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8641-013-022	337 ESSEX ST	RES	A	0.211	1	1.000	50.63	50.63	50.63
8641-013-023	329 ESSEX ST	RES	A	0.180	1	1.000	50.63	50.63	50.63
8641-013-024	1344 S CONCORD LN	RES	A	0.174	1	1.000	50.63	50.63	50.63
8641-013-025	1336 S CONCORD LN	RES	A	0.177	1	1.000	50.63	50.63	50.63
8641-013-026	1328 S CONCORD LN	RES	A	0.167	1	1.000	50.63	50.63	50.63
8641-013-027	330 TEMMERA LN	RES	A	0.179	1	1.000	50.63	50.63	50.63
8641-013-028	338 TEMMERA LN	RES	A	0.172	1	1.000	50.63	50.63	50.63
8641-013-029	346 TEMMERA LN	RES	A	0.172	1	1.000	50.63	50.63	50.63
8641-013-030	352 TEMMERA LN	RES	A	0.177	1	1.000	50.63	50.63	50.63
8641-013-031	360 TEMMERA LN	RES	A	0.186	1	1.000	50.63	50.63	50.63
8641-013-032	368 TEMMERA LN	RES	A	0.174	1	1.000	50.63	50.63	50.63
8641-013-033	376 TEMMERA LN	RES	A	0.172	1	1.000	50.63	50.63	50.63
8641-013-041	435 E GLADSTONE ST	NonRes	A	2.480	0	9.600	50.63	50.63	486.05
8641-014-004	1239 BONNIE COVE AVE	RES	A	0.650	1	1.000	50.63	50.63	50.63
8641-014-008	369 TEMMERA LN	RES	A	0.172	1	1.000	50.63	50.63	50.63
8641-014-009	361 TEMMERA LN	RES	A	0.168	1	1.000	50.63	50.63	50.63
8641-014-010	355 TEMMERA LN	RES	A	0.207	1	1.000	50.63	50.63	50.63
8641-014-011	349 TEMMERA LN	RES	A	0.207	1	1.000	50.63	50.63	50.63
8641-014-012	341 TEMMERA LN	RES	A	0.208	1	1.000	50.63	50.63	50.63
8641-014-013	329 TEMMERA LN	RES	A	0.170	1	1.000	50.63	50.63	50.63
8641-014-014	323 TEMMERA LN	RES	A	0.177	1	1.000	50.63	50.63	50.63
8641-014-015	1308 S CONCORD LN	RES	A	0.184	1	1.000	50.63	50.63	50.63
8641-014-016	1258 S CONCORD LN	RES	A	0.202	1	1.000	50.63	50.63	50.63
8641-014-017	1250 S CONCORD LN	RES	A	0.176	1	1.000	50.63	50.63	50.63
8641-014-018	1242 S CONCORD LN	RES	A	0.172	1	1.000	50.63	50.63	50.63
8641-014-019	1234 S CONCORD LN	RES	A	0.179	1	1.000	50.63	50.63	50.63
8641-014-020	1232 S CONCORD LN	RES	A	0.220	1	1.000	50.63	50.63	50.63
8641-014-021	1226 S CONCORD LN	RES	A	0.212	1	1.000	50.63	50.63	50.63
8641-014-022	1218 S CONCORD LN	RES	A	0.202	1	1.000	50.63	50.63	50.63
8641-014-023	1211 S CONCORD LN	RES	A	0.239	1	1.000	50.63	50.63	50.63
8641-014-024	1219 S CONCORD LN	RES	A	0.174	1	1.000	50.63	50.63	50.63
8641-014-025	1227 S CONCORD LN	RES	A	0.174	1	1.000	50.63	50.63	50.63
8641-014-026	1235 S CONCORD LN	RES	A	0.176	1	1.000	50.63	50.63	50.63
8641-014-027	1243 S CONCORD LN	RES	A	0.177	1	1.000	50.63	50.63	50.63
8641-014-028	1251 S CONCORD LN	RES	A	0.181	1	1.000	50.63	50.63	50.63
8641-014-029	317 ROSALYNN DR	RES	A	0.218	1	1.000	50.63	50.63	50.63
8641-014-030	309 ROSALYNN DR	RES	A	0.175	1	1.000	50.63	50.63	50.63
8641-014-031	301 ROSALYNN DR	RES	A	0.170	1	1.000	50.63	50.63	50.63
8641-014-032	NO SITUS AVAILABLE	UNDEV	A	0.463	0	0.597	50.63	50.63	30.22
8641-014-033	1305 BONNIE COVE AVE	RES	A	0.463	1	1.000	50.63	50.63	50.63
8641-014-034	1307 BONNIE COVE AVE	RES	A	0.463	1	1.000	50.63	50.63	50.63
8641-014-035	1309 BONNIE COVE AVE	RES	A	0.465	1	1.000	50.63	50.63	50.63
8641-014-036	402 TEMMERA LN	RES	A	0.661	1	1.000	50.63	50.63	50.63
8641-014-037	1303 BONNIE COVE AVE	RES	A	0.686	1	1.000	50.63	50.63	50.63
8642-001-001	1304 BRADLEY CT	RES	A	0.237	1	1.000	50.63	50.63	50.63
8642-001-002	1258 S DOVER ST	RES	A	0.294	1	1.000	50.63	50.63	50.63

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8642-001-003	1248 S DOVER ST	RES	A	0.265	1	1.000	50.63	50.63	50.63
8642-001-004	1238 S DOVER ST	RES	A	0.288	1	1.000	50.63	50.63	50.63
8642-001-005	551 CROWN ST	RES	A	0.439	1	1.000	50.63	50.63	50.63
8642-001-006	543 CROWN ST	RES	A	0.264	1	1.000	50.63	50.63	50.63
8642-001-007	537 CROWN ST	RES	A	0.209	1	1.000	50.63	50.63	50.63
8642-001-008	529 CROWN ST	RES	A	0.196	1	1.000	50.63	50.63	50.63
8642-001-009	521 CROWN ST	RES	A	0.183	1	1.000	50.63	50.63	50.63
8642-001-010	513 CROWN ST	RES	A	0.183	1	1.000	50.63	50.63	50.63
8642-001-011	507 CROWN ST	RES	A	0.188	1	1.000	50.63	50.63	50.63
8642-001-012	506 CROWN ST	RES	A	0.179	1	1.000	50.63	50.63	50.63
8642-001-013	514 CROWN ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8642-001-014	522 CROWN ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8642-001-015	530 CROWN ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8642-001-016	538 CROWN ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8642-001-017	546 CROWN ST	RES	A	0.202	1	1.000	50.63	50.63	50.63
8642-001-018	539 E DOVER ST	RES	A	0.232	1	1.000	50.63	50.63	50.63
8642-001-019	531 E DOVER ST	RES	A	0.202	1	1.000	50.63	50.63	50.63
8642-001-020	523 E DOVER ST	RES	A	0.195	1	1.000	50.63	50.63	50.63
8642-001-021	515 E DOVER ST	RES	A	0.195	1	1.000	50.63	50.63	50.63
8642-001-022	507 E DOVER ST	RES	A	0.202	1	1.000	50.63	50.63	50.63
8642-001-024	1232 BONNIE COVE AVE	RES	A	0.650	1	1.000	50.63	50.63	50.63
8642-001-025	1230 BONNIE COVE AVE	RES	A	0.480	1	1.000	50.63	50.63	50.63
8642-001-026	1238 BONNIE COVE AVE	RES	A	0.680	1	1.000	50.63	50.63	50.63
8642-001-028	1236 S STEPHORA AVE	RES	A	0.470	1	1.000	50.63	50.63	50.63
8642-001-031	1300 S STEPHORA AVE	RES	A	0.280	1	1.000	50.63	50.63	50.63
8642-001-032	1302 S STEPHORA AVE	RES	A	0.260	1	1.000	50.63	50.63	50.63
8642-001-035	1235 S STEPHORA AVE	RES	A	0.720	1	1.000	50.63	50.63	50.63
8642-001-036	1239 S STEPHORA AVE	RES	A	0.640	1	1.000	50.63	50.63	50.63
8642-001-037	1243 S STEPHORA AVE	RES	A	0.414	1	1.000	50.63	50.63	50.63
8642-001-038	1247 S STEPHORA AVE	RES	A	0.436	1	1.000	50.63	50.63	50.63
8642-001-039	NO SITUS AVAILABLE	UNDEV	A	0.410	0	0.529	50.63	50.63	26.77
8642-001-040	1250 S STEPHORA AVE	RES	A	0.460	1	1.000	50.63	50.63	50.63
8642-001-041	1210 BONNIE COVE AVE	RES	A	0.920	1	1.000	50.63	50.63	50.63
8642-001-042	1220 BONNIE COVE AVE	RES	A	0.372	1	1.000	50.63	50.63	50.63
8642-001-043	1303 S STEPHORA AVE	RES	A	0.246	1	1.000	50.63	50.63	50.63
8642-001-044	1307 S STEPHORA AVE	RES	A	0.244	1	1.000	50.63	50.63	50.63
8642-002-001	1358 BONNIE COVE AVE	RES	A	0.194	1	1.000	50.63	50.63	50.63
8642-002-002	1350 BONNIE COVE AVE	RES	A	0.176	1	1.000	50.63	50.63	50.63
8642-002-003	1342 BONNIE COVE AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8642-002-004	1334 BONNIE COVE AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8642-002-005	1326 BONNIE COVE AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8642-002-006	1318 BONNIE COVE AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8642-002-007	1310 BONNIE COVE AVE	RES	A	0.186	1	1.000	50.63	50.63	50.63
8642-002-008	1309 SUFFOLK AVE	RES	A	0.186	1	1.000	50.63	50.63	50.63
8642-002-009	1317 SUFFOLK AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8642-002-010	1325 SUFFOLK AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8642-002-011	1333 SUFFOLK AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63

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8642-002-012	1341 SUFFOLK AVE	RES	A	0.178	1	1.000	50.63	50.63	50.63
8642-002-013	1351 SUFFOLK AVE	RES	A	0.261	1	1.000	50.63	50.63	50.63
8642-002-014	528 ESSEX ST	RES	A	0.204	1	1.000	50.63	50.63	50.63
8642-002-015	536 ESSEX ST	RES	A	0.176	1	1.000	50.63	50.63	50.63
8642-002-016	542 ESSEX ST	RES	A	0.180	1	1.000	50.63	50.63	50.63
8642-002-017	552 ESSEX ST	RES	A	0.218	1	1.000	50.63	50.63	50.63
8642-002-018	560 ESSEX ST	RES	A	0.272	1	1.000	50.63	50.63	50.63
8642-002-019	561 ESSEX ST	RES	A	0.303	1	1.000	50.63	50.63	50.63
8642-002-020	555 ESSEX ST	RES	A	0.210	1	1.000	50.63	50.63	50.63
8642-002-021	545 ESSEX ST	RES	A	0.184	1	1.000	50.63	50.63	50.63
8642-002-022	1340 SUFFOLK AVE	RES	A	0.179	1	1.000	50.63	50.63	50.63
8642-002-023	1332 SUFFOLK AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8642-002-024	1324 SUFFOLK AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8642-002-025	1316 SUFFOLK AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8642-002-026	1310 SUFFOLK AVE	RES	A	0.188	1	1.000	50.63	50.63	50.63
8642-002-027	548 E DOVER ST	RES	A	0.209	1	1.000	50.63	50.63	50.63
8642-002-028	1317 BRADLEY CT	RES	A	0.231	1	1.000	50.63	50.63	50.63
8642-002-029	1325 BRADLEY CT	RES	A	0.220	1	1.000	50.63	50.63	50.63
8642-002-030	1320 BRADLEY CT	RES	A	0.250	1	1.000	50.63	50.63	50.63
8642-002-031	1312 BRADLEY CT	RES	A	0.212	1	1.000	50.63	50.63	50.63
8642-003-010	1306 S STEPHORA AVE	RES	A	0.269	1	1.000	50.63	50.63	50.63
8642-003-011	1345 BRUNING AVE	RES	A	0.177	1	1.000	50.63	50.63	50.63
8642-003-012	1339 BRUNING AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8642-003-013	1333 BRUNING AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8642-003-014	1327 BRUNING AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8642-003-015	1321 BRUNING AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8642-003-016	1315 BRUNING AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8642-003-017	1309 BRUNING AVE	RES	A	0.175	1	1.000	50.63	50.63	50.63
8642-003-023	641 CROWN ST	RES	A	0.474	1	1.000	50.63	50.63	50.63
8642-003-024	643 CROWN ST	RES	A	0.322	1	1.000	50.63	50.63	50.63
8642-003-025	637 CROWN ST	RES	A	0.355	1	1.000	50.63	50.63	50.63
8642-004-001	1359 LYMAN AVE	RES	A	0.182	1	1.000	50.63	50.63	50.63
8642-004-002	1351 LYMAN AVE	RES	A	0.182	1	1.000	50.63	50.63	50.63
8642-004-003	1345 LYMAN AVE	RES	A	0.351	1	1.000	50.63	50.63	50.63
8642-004-004	1337 LYMAN AVE	RES	A	0.288	1	1.000	50.63	50.63	50.63
8642-004-005	1331 LYMAN AVE	RES	A	0.248	1	1.000	50.63	50.63	50.63
8642-004-006	1323 LYMAN AVE	RES	A	0.202	1	1.000	50.63	50.63	50.63
8642-004-007	1317 LYMAN AVE	RES	A	0.180	1	1.000	50.63	50.63	50.63
8642-004-008	1309 LYMAN AVE	RES	A	0.177	1	1.000	50.63	50.63	50.63
8642-004-009	1303 LYMAN AVE	RES	A	0.177	1	1.000	50.63	50.63	50.63
8642-004-010	1257 LYMAN AVE	RES	A	0.177	1	1.000	50.63	50.63	50.63
8642-004-011	701 E GLADSTONE ST	RES	A	0.264	1	1.000	50.63	50.63	50.63
8642-004-015	1304 BRUNING AVE	RES	A	0.194	1	1.000	50.63	50.63	50.63
8642-004-016	1310 BRUNING AVE	RES	A	0.175	1	1.000	50.63	50.63	50.63
8642-004-017	1316 BRUNING AVE	RES	A	0.175	1	1.000	50.63	50.63	50.63
8642-004-018	1322 BRUNING AVE	RES	A	0.175	1	1.000	50.63	50.63	50.63
8642-004-019	1328 BRUNING AVE	RES	A	0.175	1	1.000	50.63	50.63	50.63

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8642-004-020	1334 BRUNING AVE	RES	A	0.175	1	1.000	50.63	50.63	50.63
8642-004-021	1344 BRUNING AVE	RES	A	0.190	1	1.000	50.63	50.63	50.63
8642-004-022	1348 BRUNING AVE	RES	A	0.177	1	1.000	50.63	50.63	50.63
8642-004-023	640 E GHENT ST	RES	A	0.212	1	1.000	50.63	50.63	50.63
8642-004-024	638 E GHENT ST	RES	A	0.178	1	1.000	50.63	50.63	50.63
8642-005-001	1260 LYMAN AVE	RES	A	0.197	1	1.000	50.63	50.63	50.63
8642-005-002	731 E DOVER ST	RES	A	0.177	1	1.000	50.63	50.63	50.63
8642-005-003	737 E DOVER ST	RES	A	0.175	1	1.000	50.63	50.63	50.63
8642-005-004	743 E DOVER ST	RES	A	0.176	1	1.000	50.63	50.63	50.63
8642-005-005	747 E DOVER ST	RES	A	0.236	1	1.000	50.63	50.63	50.63
8642-005-006	749 E DOVER ST	RES	A	0.215	1	1.000	50.63	50.63	50.63
8642-005-007	751 E DOVER ST	RES	A	0.203	1	1.000	50.63	50.63	50.63
8642-005-008	753 E DOVER ST	RES	A	0.185	1	1.000	50.63	50.63	50.63
8642-005-009	755 E DOVER ST	RES	A	0.227	1	1.000	50.63	50.63	50.63
8642-005-010	756 E DOVER ST	RES	A	0.208	1	1.000	50.63	50.63	50.63
8642-005-011	754 E DOVER ST	RES	A	0.273	1	1.000	50.63	50.63	50.63
8642-005-012	744 E DOVER ST	RES	A	0.204	1	1.000	50.63	50.63	50.63
8642-005-013	738 E DOVER ST	RES	A	0.182	1	1.000	50.63	50.63	50.63
8642-005-014	730 E DOVER ST	RES	A	0.182	1	1.000	50.63	50.63	50.63
8642-005-015	1312 LYMAN AVE	RES	A	0.201	1	1.000	50.63	50.63	50.63
8642-005-016	1320 LYMAN AVE	RES	A	0.185	1	1.000	50.63	50.63	50.63
8642-005-017	1326 LYMAN AVE	RES	A	0.181	1	1.000	50.63	50.63	50.63
8642-005-018	1334 LYMAN AVE	RES	A	0.178	1	1.000	50.63	50.63	50.63
8642-005-019	729 ESSEX ST	RES	A	0.193	1	1.000	50.63	50.63	50.63
8642-005-020	735 ESSEX ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8642-005-021	741 ESSEX ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8642-005-022	747 ESSEX ST	RES	A	0.182	1	1.000	50.63	50.63	50.63
8642-005-023	755 ESSEX ST	RES	A	0.184	1	1.000	50.63	50.63	50.63
8642-005-024	761 ESSEX ST	RES	A	0.202	1	1.000	50.63	50.63	50.63
8642-005-025	805 ESSEX ST	RES	A	0.199	1	1.000	50.63	50.63	50.63
8642-005-026	1327 YORK AVE	RES	A	0.194	1	1.000	50.63	50.63	50.63
8642-005-027	1319 YORK AVE	RES	A	0.182	1	1.000	50.63	50.63	50.63
8642-005-028	1311 YORK AVE	RES	A	0.182	1	1.000	50.63	50.63	50.63
8642-005-029	1305 YORK AVE	RES	A	0.182	1	1.000	50.63	50.63	50.63
8642-005-030	1259 YORK AVE	RES	A	0.190	1	1.000	50.63	50.63	50.63
8642-005-031	770 CROWN ST	RES	A	0.186	1	1.000	50.63	50.63	50.63
8642-005-032	762 CROWN ST	RES	A	0.209	1	1.000	50.63	50.63	50.63
8642-005-033	754 CROWN ST	RES	A	0.207	1	1.000	50.63	50.63	50.63
8642-005-034	746 CROWN ST	RES	A	0.202	1	1.000	50.63	50.63	50.63
8642-005-035	738 CROWN ST	RES	A	0.189	1	1.000	50.63	50.63	50.63
8642-005-036	730 CROWN ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8642-005-037	1242 LYMAN AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8642-005-038	1250 LYMAN AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8642-006-001	1239 LYMAN AVE	RES	A	0.246	1	1.000	50.63	50.63	50.63
8642-006-002	1231 LYMAN AVE	RES	A	0.263	1	1.000	50.63	50.63	50.63
8642-006-003	1223 LYMAN AVE	RES	A	0.360	1	1.000	50.63	50.63	50.63
8642-006-004	1215 LYMAN AVE	RES	A	0.250	1	1.000	50.63	50.63	50.63

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8642-006-005	1218 LYMAN AVE	RES	A	0.248	1	1.000	50.63	50.63	50.63
8642-006-006	1228 LYMAN AVE	RES	A	0.227	1	1.000	50.63	50.63	50.63
8642-006-007	1231 QUEEN ANNE CT	RES	A	0.198	1	1.000	50.63	50.63	50.63
8642-006-008	1223 QUEEN ANNE CT	RES	A	0.227	1	1.000	50.63	50.63	50.63
8642-006-009	1215 QUEEN ANNE CT	RES	A	0.227	1	1.000	50.63	50.63	50.63
8642-006-010	1212 QUEEN ANNE CT	RES	A	0.239	1	1.000	50.63	50.63	50.63
8642-006-011	1218 QUEEN ANNE CT	RES	A	0.236	1	1.000	50.63	50.63	50.63
8642-006-012	1228 QUEEN ANNE CT	RES	A	0.223	1	1.000	50.63	50.63	50.63
8642-006-013	1231 YORK AVE	RES	A	0.211	1	1.000	50.63	50.63	50.63
8642-006-014	1223 YORK AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8642-006-015	1215 YORK AVE	RES	A	0.282	1	1.000	50.63	50.63	50.63
8642-006-016	1212 YORK AVE	RES	A	0.218	1	1.000	50.63	50.63	50.63
8642-006-017	1220 YORK AVE	RES	A	0.271	1	1.000	50.63	50.63	50.63
8642-006-018	1228 YORK AVE	RES	A	0.181	1	1.000	50.63	50.63	50.63
8642-006-019	1236 YORK AVE	RES	A	0.177	1	1.000	50.63	50.63	50.63
8642-006-020	1244 YORK AVE	RES	A	0.177	1	1.000	50.63	50.63	50.63
8642-006-021	1247 WALES AVE	RES	A	0.177	1	1.000	50.63	50.63	50.63
8642-006-022	1239 WALES AVE	RES	A	0.177	1	1.000	50.63	50.63	50.63
8642-006-023	1231 WALES AVE	RES	A	0.184	1	1.000	50.63	50.63	50.63
8642-006-024	1223 WALES AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8642-006-025	1215 WALES AVE	RES	A	0.230	1	1.000	50.63	50.63	50.63
8642-006-026	1218 WALES AVE	RES	A	0.248	1	1.000	50.63	50.63	50.63
8642-006-027	1226 WALES AVE	RES	A	0.186	1	1.000	50.63	50.63	50.63
8642-006-028	1234 WALES AVE	RES	A	0.181	1	1.000	50.63	50.63	50.63
8642-006-029	1242 WALES AVE	RES	A	0.186	1	1.000	50.63	50.63	50.63
8642-006-030	1239 SUNFLOWER AVE	RES	A	0.186	1	1.000	50.63	50.63	50.63
8642-006-031	1231 SUNFLOWER AVE	RES	A	0.186	1	1.000	50.63	50.63	50.63
8642-006-032	1223 SUNFLOWER AVE	RES	A	0.186	1	1.000	50.63	50.63	50.63
8642-006-033	1215 SUNFLOWER AVE	RES	A	0.205	1	1.000	50.63	50.63	50.63
8642-006-034	1252 YORK AVE	RES	A	0.177	1	1.000	50.63	50.63	50.63
8642-006-035	1260 YORK AVE	RES	A	0.177	1	1.000	50.63	50.63	50.63
8642-006-036	1308 YORK AVE	RES	A	0.177	1	1.000	50.63	50.63	50.63
8642-006-037	1316 YORK AVE	RES	A	0.177	1	1.000	50.63	50.63	50.63
8642-006-038	1324 YORK AVE	RES	A	0.184	1	1.000	50.63	50.63	50.63
8642-006-039	819 ESSEX ST	RES	A	0.170	1	1.000	50.63	50.63	50.63
8642-006-040	825 ESSEX ST	RES	A	0.181	1	1.000	50.63	50.63	50.63
8642-006-041	831 ESSEX ST	RES	A	0.193	1	1.000	50.63	50.63	50.63
8642-006-042	1317 WALES AVE	RES	A	0.197	1	1.000	50.63	50.63	50.63
8642-006-043	1309 WALES AVE	RES	A	0.177	1	1.000	50.63	50.63	50.63
8642-006-044	1303 WALES AVE	RES	A	0.177	1	1.000	50.63	50.63	50.63
8642-006-045	1255 WALES AVE	RES	A	0.177	1	1.000	50.63	50.63	50.63
8642-006-046	1250 WALES AVE	RES	A	0.186	1	1.000	50.63	50.63	50.63
8642-006-047	1258 WALES AVE	RES	A	0.186	1	1.000	50.63	50.63	50.63
8642-006-048	1306 WALES AVE	RES	A	0.186	1	1.000	50.63	50.63	50.63
8642-006-049	1312 WALES AVE	RES	A	0.181	1	1.000	50.63	50.63	50.63
8642-006-050	843 ESSEX ST	RES	A	0.184	1	1.000	50.63	50.63	50.63
8642-006-051	849 ESSEX ST	RES	A	0.186	1	1.000	50.63	50.63	50.63

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8642-006-052	855 ESSEX ST	RES	A	0.173	1	1.000	50.63	50.63	50.63
8642-006-053	1309 SUNFLOWER AVE	RES	A	0.186	1	1.000	50.63	50.63	50.63
8642-006-054	1303 SUNFLOWER AVE	RES	A	0.186	1	1.000	50.63	50.63	50.63
8642-006-055	1255 SUNFLOWER AVE	RES	A	0.186	1	1.000	50.63	50.63	50.63
8642-006-056	1247 SUNFLOWER AVE	RES	A	0.186	1	1.000	50.63	50.63	50.63
8642-007-001	852 ESSEX ST	RES	A	0.200	1	1.000	50.63	50.63	50.63
8642-007-002	846 ESSEX ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8642-007-003	840 ESSEX ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8642-007-004	834 ESSEX ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8642-007-005	828 ESSEX ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8642-007-006	822 ESSEX ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8642-007-007	816 ESSEX ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8642-007-008	810 ESSEX ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8642-007-009	804 ESSEX ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8642-007-010	758 ESSEX ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8642-007-011	752 ESSEX ST	RES	A	0.218	1	1.000	50.63	50.63	50.63
8642-007-012	746 ESSEX ST	RES	A	0.196	1	1.000	50.63	50.63	50.63
8642-007-013	740 ESSEX ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8642-007-014	734 ESSEX ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8642-007-015	728 ESSEX ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8642-007-035	849 E HAMPTON ST	RES	A	0.197	1	1.000	50.63	50.63	50.63
8642-007-036	843 E HAMPTON ST	RES	A	0.175	1	1.000	50.63	50.63	50.63
8642-007-037	837 E HAMPTON ST	RES	A	0.179	1	1.000	50.63	50.63	50.63
8642-007-038	831 E HAMPTON ST	RES	A	0.180	1	1.000	50.63	50.63	50.63
8642-007-039	825 E HAMPTON ST	RES	A	0.176	1	1.000	50.63	50.63	50.63
8642-007-040	819 E GLADSTONE ST	RES	A	0.201	1	1.000	50.63	50.63	50.63
8642-007-041	813 E GLADSTONE ST	RES	A	0.178	1	1.000	50.63	50.63	50.63
8642-007-042	807 E GLADSTONE ST	RES	A	0.253	1	1.000	50.63	50.63	50.63
8642-008-005	1242 SUNFLOWER AVE	RES	A	0.279	1	1.000	50.63	50.63	50.63
8642-008-006	1244 SUNFLOWER AVE	RES	A	0.279	1	1.000	50.63	50.63	50.63
8642-008-007	1246 SUNFLOWER AVE	RES	A	0.279	1	1.000	50.63	50.63	50.63
8642-008-008	1248 SUNFLOWER AVE	RES	A	0.282	1	1.000	50.63	50.63	50.63
8642-008-009	1250 SUNFLOWER AVE	RES	A	0.282	1	1.000	50.63	50.63	50.63
8642-008-010	1252 SUNFLOWER AVE	RES	A	0.282	1	1.000	50.63	50.63	50.63
8642-008-011	1302 SUNFLOWER AVE	RES	A	0.195	1	1.000	50.63	50.63	50.63
8642-008-012	NO SITUS AVAILABLE	UNDEV	A	0.195	0	0.252	50.63	50.63	12.75
8642-008-013	1240 SUNFLOWER AVE	RES	A	0.321	1	1.000	50.63	50.63	50.63
8642-008-016	918 SHADY LN	RES	B	0.252	1	0.050	50.63	50.63	2.53
8642-008-017	922 SHADY LN	RES	B	0.252	1	0.050	50.63	50.63	2.53
8642-008-020	903 SHADY LN	RES	B	0.187	1	0.050	50.63	50.63	2.53
8642-008-021	905 SHADY LN	RES	B	0.189	1	0.050	50.63	50.63	2.53
8642-008-022	907 SHADY LN	RES	B	0.189	1	0.050	50.63	50.63	2.53
8642-008-023	909 SHADY LN	RES	B	0.189	1	0.050	50.63	50.63	2.53
8642-008-024	911 SHADY LN	RES	B	0.190	1	0.050	50.63	50.63	2.53
8642-008-025	913 SHADY LN	RES	B	0.184	1	0.050	50.63	50.63	2.53
8642-008-026	915 SHADY LN	RES	B	0.189	1	0.050	50.63	50.63	2.53
8642-008-027	917 SHADY LN	RES	B	0.185	1	0.050	50.63	50.63	2.53

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8642-008-028	919 SHADY LN	RES	B	0.196	1	0.050	50.63	50.63	2.53
8642-008-029	921 SHADY LN	RES	B	0.196	1	0.050	50.63	50.63	2.53
8642-008-030	923 SHADY LN	RES	B	0.194	1	0.050	50.63	50.63	2.53
8642-008-031	925 SHADY LN	RES	B	0.191	1	0.050	50.63	50.63	2.53
8642-008-032	927 SHADY LN	RES	B	0.198	1	0.050	50.63	50.63	2.53
8642-008-033	929 SHADY LN	RES	B	0.187	1	0.050	50.63	50.63	2.53
8642-008-034	931 SHADY LN	RES	B	0.187	1	0.050	50.63	50.63	2.53
8642-008-035	933 SHADY LN	RES	B	0.187	1	0.050	50.63	50.63	2.53
8642-008-036	935 SHADY LN	RES	B	0.187	1	0.050	50.63	50.63	2.53
8642-008-037	937 SHADY LN	RES	B	0.187	1	0.050	50.63	50.63	2.53
8642-008-038	941 SHADY LN	RES	B	0.187	1	0.050	50.63	50.63	2.53
8642-008-039	943 SHADY LN	RES	B	0.187	1	0.050	50.63	50.63	2.53
8642-008-040	945 SHADY LN	RES	B	0.187	1	0.050	50.63	50.63	2.53
8642-008-041	947 SHADY LN	RES	B	0.188	1	0.050	50.63	50.63	2.53
8642-008-042	949 SHADY LN	RES	B	0.190	1	0.050	50.63	50.63	2.53
8642-008-043	951 SHADY LN	RES	B	0.191	1	0.050	50.63	50.63	2.53
8642-008-044	953 SHADY LN	RES	B	0.191	1	0.050	50.63	50.63	2.53
8642-008-045	955 SHADY LN	RES	B	0.191	1	0.050	50.63	50.63	2.53
8642-008-046	957 SHADY LN	RES	B	0.191	1	0.050	50.63	50.63	2.53
8642-008-047	959 SHADY LN	RES	B	0.193	1	0.050	50.63	50.63	2.53
8642-008-048	961 SHADY LN	RES	B	0.192	1	0.050	50.63	50.63	2.53
8642-008-049	963 SHADY LN	RES	B	0.193	1	0.050	50.63	50.63	2.53
8642-008-050	965 SHADY LN	RES	B	0.192	1	0.050	50.63	50.63	2.53
8642-008-051	967 SHADY LN	RES	B	0.188	1	0.050	50.63	50.63	2.53
8642-008-052	969 SHADY LN	RES	B	0.186	1	0.050	50.63	50.63	2.53
8642-008-053	971 SHADY LN	RES	B	0.183	1	0.050	50.63	50.63	2.53
8642-008-054	973 SHADY LN	RES	B	0.239	1	0.050	50.63	50.63	2.53
8642-008-055	975 SHADY LN	RES	B	0.244	1	0.050	50.63	50.63	2.53
8642-008-056	979 SHADY LN	RES	B	0.192	1	0.050	50.63	50.63	2.53
8642-008-057	981 SHADY LN	RES	B	0.188	1	0.050	50.63	50.63	2.53
8642-008-058	983 SHADY LN	RES	B	0.188	1	0.050	50.63	50.63	2.53
8642-008-059	985 SHADY LN	RES	B	0.191	1	0.050	50.63	50.63	2.53
8642-008-060	987 SHADY LN	RES	B	0.191	1	0.050	50.63	50.63	2.53
8642-008-061	989 SHADY LN	RES	B	0.189	1	0.050	50.63	50.63	2.53
8642-008-062	991 SHADY LN	RES	B	0.199	1	0.050	50.63	50.63	2.53
8642-008-063	914 SHADY LN	RES	B	0.335	1	0.050	50.63	50.63	2.53
8642-008-064	910 SHADY LN	RES	B	0.335	1	0.050	50.63	50.63	2.53
8642-008-065	906 SHADY LN	RES	B	0.230	1	0.050	50.63	50.63	2.53
8642-008-066	902 SHADY LN	RES	B	0.411	1	0.050	50.63	50.63	2.53
8642-008-072	905 ESSEX ST	RES	A	0.191	1	1.000	50.63	50.63	50.63
8642-008-073	911 ESSEX ST	RES	A	0.209	1	1.000	50.63	50.63	50.63
8642-008-074	917 ESSEX ST	RES	A	0.193	1	1.000	50.63	50.63	50.63
8642-008-075	923 ESSEX ST	RES	A	0.209	1	1.000	50.63	50.63	50.63
8642-008-076	929 ESSEX ST	RES	A	0.203	1	1.000	50.63	50.63	50.63
8642-008-077	935 ESSEX ST	RES	A	0.209	1	1.000	50.63	50.63	50.63
8642-008-078	941 ESSEX ST	RES	A	0.209	1	1.000	50.63	50.63	50.63
8642-008-079	947 ESSEX ST	RES	A	0.204	1	1.000	50.63	50.63	50.63

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8642-008-080	940 ESSEX ST	RES	A	0.291	1	1.000	50.63	50.63	50.63
8642-008-081	934 ESSEX ST	RES	A	0.207	1	1.000	50.63	50.63	50.63
8642-008-082	928 ESSEX ST	RES	A	0.207	1	1.000	50.63	50.63	50.63
8642-008-083	922 ESSEX ST	RES	A	0.207	1	1.000	50.63	50.63	50.63
8642-008-084	916 ESSEX ST	RES	A	0.207	1	1.000	50.63	50.63	50.63
8642-008-085	910 ESSEX ST	RES	A	0.207	1	1.000	50.63	50.63	50.63
8642-008-086	904 ESSEX ST	RES	A	0.190	1	1.000	50.63	50.63	50.63
8642-009-022	1350 S CANDISH AVE	RES	A	0.212	1	1.000	50.63	50.63	50.63
8642-009-023	1340 S CANDISH AVE	RES	A	0.222	1	1.000	50.63	50.63	50.63
8642-009-024	1330 S CANDISH AVE	RES	A	0.302	1	1.000	50.63	50.63	50.63
8642-009-025	1333 S CANDISH AVE	RES	A	0.202	1	1.000	50.63	50.63	50.63
8642-009-026	1341 S CANDISH AVE	RES	A	0.180	1	1.000	50.63	50.63	50.63
8642-009-027	1347 S CANDISH AVE	RES	A	0.194	1	1.000	50.63	50.63	50.63
8642-009-028	923 E GLADSTONE ST	RES	A	0.283	1	1.000	50.63	50.63	50.63
8642-009-029	917 E GLADSTONE ST	RES	A	0.244	1	1.000	50.63	50.63	50.63
8642-009-030	911 E GLADSTONE ST	RES	A	0.206	1	1.000	50.63	50.63	50.63
8642-009-031	905 E GLADSTONE ST	RES	A	0.256	1	1.000	50.63	50.63	50.63
8642-009-033	1349 S BURNABY DR	RES	A	0.180	1	1.000	50.63	50.63	50.63
8642-009-034	1341 S BURNABY DR	RES	A	0.186	1	1.000	50.63	50.63	50.63
8642-009-035	1333 S BURNABY DR	RES	A	0.186	1	1.000	50.63	50.63	50.63
8642-009-036	1325 S BURNABY DR	RES	A	0.186	1	1.000	50.63	50.63	50.63
8642-009-037	1319 S BURNABY DR	RES	A	0.199	1	1.000	50.63	50.63	50.63
8642-009-038	1310 S BURNABY DR	RES	A	0.354	1	1.000	50.63	50.63	50.63
8642-009-039	1318 S BURNABY DR	RES	A	0.222	1	1.000	50.63	50.63	50.63
8642-009-040	1326 S BURNABY DR	RES	A	0.213	1	1.000	50.63	50.63	50.63
8642-009-041	1334 S BURNABY DR	RES	A	0.225	1	1.000	50.63	50.63	50.63
8642-009-042	1342 S BURNABY DR	RES	A	0.225	1	1.000	50.63	50.63	50.63
8642-009-043	1019 E GLADSTONE ST	RES	A	0.184	1	1.000	50.63	50.63	50.63
8642-009-044	1025 E GLADSTONE ST	RES	A	0.181	1	1.000	50.63	50.63	50.63
8642-010-003	1203 WILLOW AVE	RES	A	0.168	1	1.000	50.63	50.63	50.63
8642-010-004	1150 ALLEN AVE	RES	A	0.159	1	1.000	50.63	50.63	50.63
8642-010-005	1142 ALLEN AVE	RES	A	0.159	1	1.000	50.63	50.63	50.63
8642-010-006	1136 ALLEN AVE	RES	A	0.159	1	1.000	50.63	50.63	50.63
8642-010-019	1126 ALLEN AVE	RES	A	0.177	1	1.000	50.63	50.63	50.63
8642-010-020	1120 ALLEN AVE	RES	A	0.177	1	1.000	50.63	50.63	50.63
8642-010-021	1114 ALLEN AVE	RES	A	0.190	1	1.000	50.63	50.63	50.63
8642-010-022	1108 ALLEN AVE	RES	A	0.300	1	1.000	50.63	50.63	50.63
8642-014-001	1257 E GLADSTONE ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8642-014-002	1253 E GLADSTONE ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8642-014-003	1245 E GLADSTONE ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8642-014-004	1241 E GLADSTONE ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8642-014-005	1233 E GLADSTONE ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8642-014-006	1227 E GLADSTONE ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8642-014-007	1221 E GLADSTONE ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8642-014-008	1217 E GLADSTONE ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8642-014-009	1211 E GLADSTONE ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8642-014-010	1203 E GLADSTONE ST	RES	A	0.138	1	1.000	50.63	50.63	50.63

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8642-014-020	1333 S VALLEY CENTER AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8642-014-021	1341 S VALLEY CENTER AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8642-014-022	1347 S VALLEY CENTER AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8642-015-023	1303 S VALLEY CENTER AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8642-015-024	1309 S VALLEY CENTER AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8642-015-025	1315 S VALLEY CENTER AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8642-015-026	1321 S VALLEY CENTER AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8642-015-027	1327 S VALLEY CENTER AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8642-015-036	1261 S VALLEY CENTER AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8642-015-037	1255 S VALLEY CENTER AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8642-016-001	1202 ALLEN AVE	RES	A	0.166	1	1.000	50.63	50.63	50.63
8642-016-002	1256 ALLEN AVE	RES	A	0.152	1	1.000	50.63	50.63	50.63
8642-016-003	1252 ALLEN AVE	RES	A	0.152	1	1.000	50.63	50.63	50.63
8642-016-004	1244 ALLEN AVE	RES	A	0.152	1	1.000	50.63	50.63	50.63
8642-016-005	1240 ALLEN AVE	RES	A	0.152	1	1.000	50.63	50.63	50.63
8642-016-006	1232 ALLEN AVE	RES	A	0.152	1	1.000	50.63	50.63	50.63
8642-016-007	1226 ALLEN AVE	RES	A	0.152	1	1.000	50.63	50.63	50.63
8642-016-008	1220 ALLEN AVE	RES	A	0.152	1	1.000	50.63	50.63	50.63
8642-016-009	1216 ALLEN AVE	RES	A	0.153	1	1.000	50.63	50.63	50.63
8642-016-010	1210 ALLEN AVE	RES	A	0.153	1	1.000	50.63	50.63	50.63
8642-016-034	1249 S VALLEY CENTER AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8642-016-035	1243 S VALLEY CENTER AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8642-016-036	1237 S VALLEY CENTER AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8642-016-037	1231 S VALLEY CENTER AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8642-016-038	1227 S VALLEY CENTER AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8642-016-039	1221 S VALLEY CENTER AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8642-016-040	1215 S VALLEY CENTER AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8642-017-002	1123 ALLEN AVE	RES	A	0.168	1	1.000	50.63	50.63	50.63
8642-017-003	1135 ALLEN AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8642-017-004	1139 ALLEN AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8642-017-005	1145 ALLEN AVE	RES	A	0.170	1	1.000	50.63	50.63	50.63
8642-017-006	1151 MORPATH LN	RES	A	0.209	1	1.000	50.63	50.63	50.63
8642-017-007	1147 MORPATH LN	RES	A	0.177	1	1.000	50.63	50.63	50.63
8642-017-008	1146 MORPATH LN	RES	A	0.172	1	1.000	50.63	50.63	50.63
8642-017-009	1148 MORPATH LN	RES	A	0.259	1	1.000	50.63	50.63	50.63
8642-017-010	1154 MORPATH LN	RES	A	0.172	1	1.000	50.63	50.63	50.63
8642-017-011	1160 MORPATH LN	RES	A	0.172	1	1.000	50.63	50.63	50.63
8642-017-012	1161 WILLOW AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8642-017-013	1153 WILLOW AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8642-017-014	1145 WILLOW AVE	RES	A	0.165	1	1.000	50.63	50.63	50.63
8642-017-015	1137 WILLOW AVE	RES	A	0.170	1	1.000	50.63	50.63	50.63
8642-017-016	1209 SWAIN ST	RES	A	0.170	1	1.000	50.63	50.63	50.63
8642-017-017	1217 SWAIN ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8642-017-018	1225 SWAIN ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8642-017-019	1233 SWAIN ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8642-017-020	1241 SWAIN ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8642-017-021	1249 SWAIN ST	RES	A	0.172	1	1.000	50.63	50.63	50.63

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8642-017-022	1257 SWAIN ST	RES	A	0.163	1	1.000	50.63	50.63	50.63
8642-017-023	1264 SWAIN ST	RES	A	0.168	1	1.000	50.63	50.63	50.63
8642-017-024	1256 SWAIN ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8642-017-025	1248 SWAIN ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8642-017-026	1240 SWAIN ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8642-017-027	1232 SWAIN ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8642-017-028	1224 SWAIN ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8642-017-029	1216 SWAIN ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8642-017-030	1215 ALLEN AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8642-017-031	1223 ALLEN AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8642-017-032	1231 ALLEN AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8642-017-033	1239 ALLEN AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8642-017-034	1247 ALLEN AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8642-017-035	1255 ALLEN AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8642-017-036	1263 ALLEN AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8642-019-905	NO SITUS AVAILABLE	UNDEV	A	0.070	0	0.090	50.63	50.63	4.57
8642-019-906	NO SITUS AVAILABLE	UNDEV	A	1.830	0	2.361	50.63	50.63	119.52
8642-020-049	1325 S LONE HILL AVE	NonRes	A	1.009	0	3.907	50.63	50.63	197.79
8642-020-050	1331 S LONE HILL AVE	NonRes	A	2.180	0	8.439	50.63	50.63	427.25
8642-020-053	1317 LONE HILL AVE	NonRes	A	0.815	0	3.156	50.63	50.63	159.80
8642-020-054	1391 E GLADSTONE ST	NonRes	A	5.060	0	19.587	50.63	50.63	991.70
8642-020-055	1385 E GLADSTONE ST	NonRes	A	0.800	0	3.096	50.63	50.63	156.75
8642-020-056	1301 E GLADSTONE ST	NonRes	A	1.470	0	5.690	50.63	50.63	288.10
8642-020-057	1301 E GLADSTONE ST	NonRes	A	0.891	0	3.451	50.63	50.63	174.70
8642-020-058	1307 E GLADSTONE ST	NonRes	A	6.340	0	24.542	50.63	50.63	1,242.56
8642-020-059	1307 E GLADSTONE ST	NonRes	A	3.640	0	14.090	50.63	50.63	713.39
8642-020-060	1337 E GLADSTONE AVE	NonRes	A	2.000	0	7.742	50.63	50.63	391.97
8642-020-061	1337 E GLADSTONE AVE	NonRes	A	0.828	0	3.204	50.63	50.63	162.20
8642-020-062	1365 E GLADSTONE ST	NonRes	A	2.120	0	8.207	50.63	50.63	415.49
8642-020-063	1371 E GLADSTONE ST	NonRes	A	0.998	0	3.864	50.63	50.63	195.61
8642-020-064	1377 E GLADSTONE ST	NonRes	A	0.733	0	2.837	50.63	50.63	143.64
8642-020-065	1357 E GLADSTONE ST	NonRes	A	1.460	0	5.652	50.63	50.63	286.14
8642-020-066	1351 E GLADSTONE ST	NonRes	A	2.690	0	10.413	50.63	50.63	527.20
8642-020-080	1253 S LONE HILL AVE	NonRes	A	2.610	0	8.245	50.63	50.63	417.45
8642-020-084	1261 S LONE HILL AVE	NonRes	A	1.300	0	5.032	50.63	50.63	254.78
8642-021-002	1332 S LONE HILL AVE	NonRes	A	3.060	0	11.845	50.63	50.63	599.72
8642-021-021	1308 S LONE HILL AVE	NonRes	A	0.000	0	6.314	50.63	50.63	319.65
8642-022-005	1248 S LONE HILL AVE	NonRes	A	0.490	1	1.896	50.63	50.63	96.01
8642-022-006	1950 AUTO CENTRE DR	NonRes	A	11.760	0	45.523	50.63	50.63	2,304.82
8642-022-007	1950 AUTO CENTER DR	NonRes	A	2.180	0	8.439	50.63	50.63	427.25
8642-022-008	NO SITUS AVAILABLE	UNDEV	A	0.070	0	0.090	50.63	50.63	4.57
8642-022-912	NO SITUS AVAILABLE	UNDEV	A	1.250	0	1.613	50.63	50.63	81.64
8642-023-012	1945 AUTO CENTRE DR	NonRes	A	4.810	0	18.620	50.63	50.63	942.74
8642-023-278	NO SITUS AVAILABLE	UNDEV	A	1.312	0	1.692	50.63	50.63	85.67
8642-023-900	NO SITUS AVAILABLE	UNDEV	A	1.670	0	2.154	50.63	50.63	109.07
8643-001-008	1410 S GRAND AVE	NonRes	A	0.400	0	1.548	50.63	50.63	78.39
8643-001-009	440 W GLADSTONE ST	MFR	A	8.620	208	61.360	50.63	50.63	3,106.65

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8643-002-008	1523 S GLENDORA AVE	RES	A	0.218	1	1.000	50.63	50.63	50.63
8643-002-014	149 W JUANITA AVE	RES	A	0.666	1	1.000	50.63	50.63	50.63
8643-002-015	151 W JUANITA AVE	RES	A	0.865	1	1.000	50.63	50.63	50.63
8643-002-024	153 W PAYSON ST	RES	A	0.230	1	1.000	50.63	50.63	50.63
8643-002-025	147 W PAYSON ST	RES	A	0.207	1	1.000	50.63	50.63	50.63
8643-002-026	141 W PAYSON ST	RES	A	0.170	1	1.000	50.63	50.63	50.63
8643-002-027	142 W PAYSON ST	RES	A	0.253	1	1.000	50.63	50.63	50.63
8643-002-028	148 W PAYSON ST	RES	A	0.200	1	1.000	50.63	50.63	50.63
8643-002-029	152 W PAYSON ST	RES	A	0.216	1	1.000	50.63	50.63	50.63
8643-002-031	1457 S GLENDORA AVE	RES	A	0.171	1	1.000	50.63	50.63	50.63
8643-002-032	105 W PAYSON ST	RES	A	0.168	1	1.000	50.63	50.63	50.63
8643-002-033	111 W PAYSON ST	RES	A	0.168	1	1.000	50.63	50.63	50.63
8643-002-034	117 W PAYSON ST	RES	A	0.168	1	1.000	50.63	50.63	50.63
8643-002-035	123 W PAYSON ST	RES	A	0.171	1	1.000	50.63	50.63	50.63
8643-002-036	129 W PAYSON ST	RES	A	0.176	1	1.000	50.63	50.63	50.63
8643-002-037	135 W PAYSON ST	RES	A	0.191	1	1.000	50.63	50.63	50.63
8643-002-038	136 W PAYSON ST	RES	A	0.191	1	1.000	50.63	50.63	50.63
8643-002-039	130 W PAYSON ST	RES	A	0.175	1	1.000	50.63	50.63	50.63
8643-002-040	124 W PAYSON ST	RES	A	0.171	1	1.000	50.63	50.63	50.63
8643-002-041	118 W PAYSON ST	RES	A	0.168	1	1.000	50.63	50.63	50.63
8643-002-042	112 W PAYSON ST	RES	A	0.168	1	1.000	50.63	50.63	50.63
8643-002-043	106 W PAYSON ST	RES	A	0.168	1	1.000	50.63	50.63	50.63
8643-002-044	1501 S GLENDORA AVE	RES	A	0.171	1	1.000	50.63	50.63	50.63
8643-002-046	155 W NORGATE ST	RES	A	0.235	1	1.000	50.63	50.63	50.63
8643-002-047	1401 S REYNOLDS WAY	RES	A	0.177	1	1.000	50.63	50.63	50.63
8643-002-048	147 W NORGATE ST	RES	A	0.181	1	1.000	50.63	50.63	50.63
8643-002-049	1402 S REYNOLDS WAY	RES	A	0.181	1	1.000	50.63	50.63	50.63
8643-002-050	133 W NORGATE ST	RES	A	0.198	1	1.000	50.63	50.63	50.63
8643-002-051	127 W NORGATE ST	RES	A	0.236	1	1.000	50.63	50.63	50.63
8643-002-055	108 W NORGATE ST	RES	A	0.186	1	1.000	50.63	50.63	50.63
8643-002-056	114 W NORGATE ST	RES	A	0.298	1	1.000	50.63	50.63	50.63
8643-002-057	120 W NORGATE ST	RES	A	0.181	1	1.000	50.63	50.63	50.63
8643-002-058	126 W NORGATE ST	RES	A	0.214	1	1.000	50.63	50.63	50.63
8643-002-059	132 W NORGATE ST	RES	A	0.215	1	1.000	50.63	50.63	50.63
8643-002-060	138 W NORGATE ST	RES	A	0.215	1	1.000	50.63	50.63	50.63
8643-002-061	144 W NORGATE ST	RES	A	0.216	1	1.000	50.63	50.63	50.63
8643-002-062	150 W NORGATE ST	RES	A	0.231	1	1.000	50.63	50.63	50.63
8643-002-063	156 W NORGATE ST	RES	A	0.251	1	1.000	50.63	50.63	50.63
8643-002-064	121 W NORGATE ST	RES	A	0.161	1	1.000	50.63	50.63	50.63
8643-002-065	115 W NORGATE ST	RES	A	0.294	1	1.000	50.63	50.63	50.63
8643-002-066	109 W NORGATE ST	RES	A	0.184	1	1.000	50.63	50.63	50.63
8643-002-072	113 W JUANITA AVE	NonRes	A	2.380	1	9.213	50.63	50.63	466.45
8643-002-073	1515 S GLENDORA AVE	NonRes	A	4.260	0	16.490	50.63	50.63	834.91
8643-003-002	401 W LAXFORD ST	RES	A	0.215	1	1.000	50.63	50.63	50.63
8643-003-003	409 W LAXFORD ST	RES	A	0.215	1	1.000	50.63	50.63	50.63
8643-003-004	415 W LAXFORD ST	RES	A	0.215	1	1.000	50.63	50.63	50.63
8643-003-005	423 W LAXFORD ST	RES	A	0.215	1	1.000	50.63	50.63	50.63

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8643-003-006	1654 S WESTRIDGE AVE	RES	A	0.221	1	1.000	50.63	50.63	50.63
8643-003-013	1661 S WESTRIDGE AVE	RES	A	0.177	1	1.000	50.63	50.63	50.63
8643-003-014	1655 S WESTRIDGE AVE	RES	A	0.177	1	1.000	50.63	50.63	50.63
8643-003-015	1647 S WESTRIDGE AVE	RES	A	0.177	1	1.000	50.63	50.63	50.63
8643-003-016	1641 S WESTRIDGE AVE	RES	A	0.189	1	1.000	50.63	50.63	50.63
8643-003-025	360 W JUANITA AVE	RES	A	0.611	1	1.000	50.63	50.63	50.63
8643-003-026	402 W JUANITA AVE	RES	A	0.186	1	1.000	50.63	50.63	50.63
8643-003-027	408 W JUANITA AVE	RES	A	0.279	1	1.000	50.63	50.63	50.63
8643-003-028	418 W JUANITA AVE	RES	A	0.186	1	1.000	50.63	50.63	50.63
8643-003-029	432 W JUANITA AVE	RES	A	0.524	1	1.000	50.63	50.63	50.63
8643-003-032	1624 S GRAND AVE	NonRes	A	0.259	0	1.003	50.63	50.63	50.76
8643-003-033	1638 S GRAND AVE	RES	A	0.184	1	1.000	50.63	50.63	50.63
8643-003-034	1646 S GRAND AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-003-035	1652 S GRAND AVE	RES	A	0.176	1	1.000	50.63	50.63	50.63
8643-003-036	1658 S GRAND AVE	RES	A	0.178	1	1.000	50.63	50.63	50.63
8643-003-037	1610 S GRAND AVE	NonRes	A	0.311	0	1.202	50.63	50.63	60.87
8643-003-038	1620 S GRAND AVE	NonRes	A	0.297	0	1.150	50.63	50.63	58.24
8643-003-039	450 W JUANITA AVE	RES	A	0.201	1	1.000	50.63	50.63	50.63
8643-003-040	442 W JUANITA AVE	RES	A	0.263	2	1.000	50.63	50.63	50.63
8643-004-026	356 W LAXFORD ST	RES	A	0.179	1	1.000	50.63	50.63	50.63
8643-004-054	1720 S GRAND AVE	NonRes	A	0.617	6	2.386	50.63	50.63	120.82
8643-004-056	1710 S GRAND AVE	NonRes	A	1.199	0	4.643	50.63	50.63	235.06
8643-004-059	444 W CARTER DR	NonRes	A	0.301	0	1.165	50.63	50.63	58.99
8643-004-060	438 W CARTER DR	NonRes	A	0.454	0	1.756	50.63	50.63	88.90
8643-004-064	NO SITUS AVAILABLE	NonRes	A	0.188	0	0.726	50.63	50.63	36.74
8643-004-065	NO SITUS AVAILABLE	NonRes	A	0.186	0	0.720	50.63	50.63	36.43
8643-004-067	1750 S GRAND AVE	NonRes	A	0.486	0	1.882	50.63	50.63	95.28
8643-004-068	422 W CARTER DR	NonRes	A	0.660	1	2.554	50.63	50.63	129.29
8643-005-011	451 W ARROW HWY	NonRes	A	0.140	0	0.542	50.63	50.63	27.41
8643-005-012	433 W ARROW HWY	NonRes	A	0.140	0	0.542	50.63	50.63	27.41
8643-005-021	359 W ARROW HWY	NonRes	A	0.150	0	0.581	50.63	50.63	29.39
8643-005-023	355 W ARROW HWY	NonRes	A	0.160	0	0.619	50.63	50.63	31.35
8643-005-024	NO SITUS AVAILABLE	NonRes	A	0.030	0	0.116	50.63	50.63	5.87
8643-005-025	407 W ARROW HWY	NonRes	A	0.180	0	0.696	50.63	50.63	35.25
8643-005-027	429 W ARROW HWY	NonRes	A	0.100	0	0.387	50.63	50.63	19.59
8643-005-905	NO SITUS AVAILABLE	UNDEV	A	0.960	0	1.238	50.63	50.63	62.70
8643-006-011	202 W CARTER DR	RES	A	0.197	1	1.000	50.63	50.63	50.63
8643-006-012	210 W CARTER DR	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-006-028	229 W ARROW HWY	NonRes	A	0.220	0	0.851	50.63	50.63	43.09
8643-006-035	219 W ARROW HWY	NonRes	A	0.310	0	1.200	50.63	50.63	60.75
8643-006-044	335 W ARROW HWY	NonRes	A	0.080	0	0.310	50.63	50.63	15.67
8643-006-065	329 W ARROW HWY	NonRes	A	0.100	0	0.387	50.63	50.63	19.61
8643-006-066	321 W ARROW HWY	NonRes	A	0.130	0	0.503	50.63	50.63	25.45
8643-007-010	333 W CARTER DR	RES	A	0.182	1	1.000	50.63	50.63	50.63
8643-007-011	1725 S WASHINGTON AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-007-012	1717 S WASHINGTON AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-007-013	1711 S WASHINGTON AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63

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8643-007-014	1703 S WASHINGTON AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-007-015	1665 S WASHINGTON AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-007-016	1657 S WASHINGTON AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-007-017	1651 S WASHINGTON AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-007-018	1643 S WASHINGTON AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-007-019	330 W NEWBURGH ST	RES	A	0.181	1	1.000	50.63	50.63	50.63
8643-007-020	314 W NEWBURGH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-007-021	1640 S WASHINGTON AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-007-022	1648 S WASHINGTON AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-007-023	1654 S WASHINGTON AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-007-024	1660 S WASHINGTON AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-007-025	1702 S WASHINGTON AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-007-026	1710 S WASHINGTON AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-007-027	1716 S WASHINGTON AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-007-028	1722 S WASHINGTON AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-007-029	315 W CARTER DR	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-008-010	247 W CARTER DR	RES	A	0.185	1	1.000	50.63	50.63	50.63
8643-008-011	1717 S VERMONT AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8643-008-012	1711 S VERMONT AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8643-008-013	1703 S VERMONT AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8643-008-014	1661 S VERMONT AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8643-008-015	1653 S VERMONT AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8643-008-016	1647 S VERMONT AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8643-008-017	1641 S VERMONT AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8643-008-018	244 W NEWBURGH ST	RES	A	0.183	1	1.000	50.63	50.63	50.63
8643-008-019	230 W NEWBURGH ST	RES	A	0.187	1	1.000	50.63	50.63	50.63
8643-008-020	1640 S VERMONT AVE	RES	A	0.180	1	1.000	50.63	50.63	50.63
8643-008-021	1648 S VERMONT AVE	RES	A	0.180	1	1.000	50.63	50.63	50.63
8643-008-022	1656 S VERMONT AVE	RES	A	0.180	1	1.000	50.63	50.63	50.63
8643-008-023	1664 S VERMONT AVE	RES	A	0.180	1	1.000	50.63	50.63	50.63
8643-008-024	1702 S VERMONT AVE	RES	A	0.180	1	1.000	50.63	50.63	50.63
8643-008-025	1712 S VERMONT AVE	RES	A	0.180	1	1.000	50.63	50.63	50.63
8643-008-026	231 W CARTER DR	RES	A	0.186	1	1.000	50.63	50.63	50.63
8643-008-027	221 W CARTER DR	RES	A	0.180	1	1.000	50.63	50.63	50.63
8643-008-028	1711 S SANTA FE AVE	RES	A	0.176	1	1.000	50.63	50.63	50.63
8643-008-029	1703 S SANTA FE AVE	RES	A	0.176	1	1.000	50.63	50.63	50.63
8643-008-030	1663 S SANTA FE AVE	RES	A	0.176	1	1.000	50.63	50.63	50.63
8643-008-031	1655 S SANTA FE AVE	RES	A	0.176	1	1.000	50.63	50.63	50.63
8643-008-032	1649 S SANTA FE AVE	RES	A	0.176	1	1.000	50.63	50.63	50.63
8643-008-033	1641 S SANTA FE AVE	RES	A	0.176	1	1.000	50.63	50.63	50.63
8643-008-034	220 W NEWBURGH ST	RES	A	0.183	1	1.000	50.63	50.63	50.63
8643-009-002	332 W JUANITA AVE	RES	A	0.202	1	1.000	50.63	50.63	50.63
8643-009-003	326 W JUANITA AVE	RES	A	0.190	1	1.000	50.63	50.63	50.63
8643-009-004	318 W JUANITA AVE	RES	A	0.179	1	1.000	50.63	50.63	50.63
8643-009-005	312 W JUANITA AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-009-006	260 W JUANITA AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-009-012	1603 S SANTA FE AVE	RES	A	0.177	1	1.000	50.63	50.63	50.63

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8643-009-013	1615 S SANTA FE AVE	RES	A	0.177	1	1.000	50.63	50.63	50.63
8643-009-026	304 W JUANITA AVE	RES	A	0.230	1	1.000	50.63	50.63	50.63
8643-010-001	202 W JUANITA AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-010-002	1610 S SANTA FE AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8643-010-003	203 W NEWBURGH ST	RES	A	0.175	1	1.000	50.63	50.63	50.63
8643-010-004	202 W NEWBURGH ST	RES	A	0.175	1	1.000	50.63	50.63	50.63
8643-010-005	1640 S SANTA FE AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8643-010-006	1648 S SANTA FE AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8643-010-007	1654 S SANTA FE AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8643-010-008	1660 S SANTA FE AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8643-010-009	1702 S SANTA FE AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8643-010-010	1710 S SANTA FE AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8643-010-011	203 W CARTER DR	RES	A	0.193	1	1.000	50.63	50.63	50.63
8643-010-012	1605 S GLENDORA AVE	RES	A	0.218	1	1.000	50.63	50.63	50.63
8643-010-013	110 W JUANITA AVE	RES	A	0.238	1	1.000	50.63	50.63	50.63
8643-010-014	118 W JUANITA AVE	RES	A	0.228	1	1.000	50.63	50.63	50.63
8643-010-015	1619 S GLENDORA AVE	RES	A	0.458	1	1.000	50.63	50.63	50.63
8643-010-016	1627 S GLENDORA AVE	RES	A	0.304	1	1.000	50.63	50.63	50.63
8643-010-019	150 W JUANITA AVE	RES	A	0.565	1	1.000	50.63	50.63	50.63
8643-010-021	1656 S DANEHURST AVE	RES	A	0.210	1	1.000	50.63	50.63	50.63
8643-010-022	1650 S DANEHURST AVE	RES	A	0.314	1	1.000	50.63	50.63	50.63
8643-010-023	119 W LAXFORD ST	RES	A	0.219	1	1.000	50.63	50.63	50.63
8643-010-024	125 W LAXFORD ST	RES	A	0.175	1	1.000	50.63	50.63	50.63
8643-010-025	131 W LAXFORD ST	RES	A	0.180	1	1.000	50.63	50.63	50.63
8643-010-026	137 W LAXFORD ST	RES	A	0.180	1	1.000	50.63	50.63	50.63
8643-010-027	143 W LAXFORD ST	RES	A	0.181	1	1.000	50.63	50.63	50.63
8643-010-030	1659 S CALMGROVE AVE	RES	A	0.182	1	1.000	50.63	50.63	50.63
8643-010-031	1665 S CALMGROVE AVE	RES	A	0.177	1	1.000	50.63	50.63	50.63
8643-010-032	1705 S CALMGROVE AVE	RES	A	0.177	1	1.000	50.63	50.63	50.63
8643-010-033	1711 S CALMGROVE AVE	RES	A	0.177	1	1.000	50.63	50.63	50.63
8643-010-034	1717 S CALMGROVE AVE	RES	A	0.199	1	1.000	50.63	50.63	50.63
8643-010-035	141 W CARTER DR	RES	A	0.190	1	1.000	50.63	50.63	50.63
8643-010-036	135 W CARTER DR	RES	A	0.185	1	1.000	50.63	50.63	50.63
8643-010-037	129 W CARTER DR	RES	A	0.185	1	1.000	50.63	50.63	50.63
8643-010-038	123 W CARTER DR	RES	A	0.196	1	1.000	50.63	50.63	50.63
8643-010-039	1701 S DANEHURST AVE	RES	A	0.268	1	1.000	50.63	50.63	50.63
8643-010-040	1702 S CALMGROVE AVE	RES	A	0.346	1	1.000	50.63	50.63	50.63
8643-010-041	140 W LAXFORD ST	RES	A	0.190	1	1.000	50.63	50.63	50.63
8643-010-042	134 W LAXFORD ST	RES	A	0.185	1	1.000	50.63	50.63	50.63
8643-010-043	128 W LAXFORD ST	RES	A	0.185	1	1.000	50.63	50.63	50.63
8643-010-044	122 W LAXFORD ST	RES	A	0.190	1	1.000	50.63	50.63	50.63
8643-010-045	149 W LAXFORD ST	RES	A	0.316	1	1.000	50.63	50.63	50.63
8643-010-046	1653 S CALMGROVE AVE	RES	A	0.220	1	1.000	50.63	50.63	50.63
8643-010-047	1600 S DANEHURST AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8643-010-048	1612 S DANEHURST AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8643-010-049	1624 S DANEHURST AVE	RES	A	0.170	1	1.000	50.63	50.63	50.63
8643-010-050	1636 S DANEHURST AVE	RES	A	0.178	1	1.000	50.63	50.63	50.63

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8643-010-051	1639 S DANEHURST AVE	RES	A	0.178	1	1.000	50.63	50.63	50.63
8643-010-052	1627 S DANEHURST AVE	RES	A	0.170	1	1.000	50.63	50.63	50.63
8643-010-053	1615 S DANEHURST AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8643-010-054	1603 S DANEHURST AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8643-011-026	156 W CARTER DR	RES	A	0.197	1	1.000	50.63	50.63	50.63
8643-011-027	150 W CARTER DR	RES	A	0.178	1	1.000	50.63	50.63	50.63
8643-011-028	144 W CARTER DR	RES	A	0.177	1	1.000	50.63	50.63	50.63
8643-011-029	138 W CARTER DR	RES	A	0.180	1	1.000	50.63	50.63	50.63
8643-011-030	132 W CARTER DR	RES	A	0.181	1	1.000	50.63	50.63	50.63
8643-011-031	126 W CARTER DR	RES	A	0.191	1	1.000	50.63	50.63	50.63
8643-011-032	120 W CARTER DR	RES	A	0.216	1	1.000	50.63	50.63	50.63
8643-011-033	118 W CARTER DR	RES	A	0.295	1	1.000	50.63	50.63	50.63
8643-011-034	1714 S DANEHURST AVE	RES	A	0.195	1	1.000	50.63	50.63	50.63
8643-011-035	1708 S DANEHURST AVE	RES	A	0.179	1	1.000	50.63	50.63	50.63
8643-011-036	1702 S DANEHURST AVE	RES	A	0.185	1	1.000	50.63	50.63	50.63
8643-011-037	143 W ARROW HWY	NonRes	A	0.900	0	3.484	50.63	50.63	176.38
8643-011-044	165 W ARROW HWY	NonRes	A	1.010	0	3.910	50.63	50.63	197.94
8643-011-048	117 W ARROW HWY	NonRes	A	0.475	0	1.840	50.63	50.63	93.13
8643-011-049	NO SITUS AVAILABLE	NonRes	A	0.449	0	1.737	50.63	50.63	87.95
8643-011-907	NO SITUS AVAILABLE	UNDEV	A	1.040	0	1.342	50.63	50.63	67.92
8643-012-006	245 E JUANITA AVE	RES	A	0.370	1	1.000	50.63	50.63	50.63
8643-012-012	239 E JUANITA AVE	RES	A	0.308	1	1.000	50.63	50.63	50.63
8643-012-014	1537 S RIMHURST AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-012-015	1531 S RIMHURST AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-012-016	1527 S RIMHURST AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-012-017	1523 S RIMHURST AVE	RES	A	0.180	1	1.000	50.63	50.63	50.63
8643-012-018	1519 S RIMHURST AVE	RES	A	0.180	1	1.000	50.63	50.63	50.63
8643-012-019	216 E RENWICK RD	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-012-020	210 E RENWICK RD	RES	A	0.177	1	1.000	50.63	50.63	50.63
8643-012-021	204 E RENWICK RD	RES	A	0.183	1	1.000	50.63	50.63	50.63
8643-012-022	219 E JUANITA AVE	RES	A	0.182	1	1.000	50.63	50.63	50.63
8643-012-023	227 E JUANITA AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-012-024	231 E JUANITA AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-012-027	157 E JUANITA AVE	RES	A	0.176	1	1.000	50.63	50.63	50.63
8643-012-028	153 E JUANITA AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8643-012-029	143 E JUANITA AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8643-012-030	131 E JUANITA AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8643-012-031	127 E JUANITA AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8643-012-032	119 E JUANITA AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8643-012-033	111 E JUANITA AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8643-012-034	1542 S GLENDORA AVE	RES	A	0.176	1	1.000	50.63	50.63	50.63
8643-012-035	1538 S GLENDORA AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-012-036	1532 S GLENDORA AVE	RES	A	0.176	1	1.000	50.63	50.63	50.63
8643-012-037	112 E RENWICK RD	RES	A	0.175	1	1.000	50.63	50.63	50.63
8643-012-038	120 E RENWICK RD	RES	A	0.175	1	1.000	50.63	50.63	50.63
8643-012-039	126 E RENWICK RD	RES	A	0.175	1	1.000	50.63	50.63	50.63
8643-012-040	130 E RENWICK RD	RES	A	0.175	1	1.000	50.63	50.63	50.63

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8643-012-041	142 E RENWICK RD	RES	A	0.181	1	1.000	50.63	50.63	50.63
8643-012-042	152 E RENWICK RD	RES	A	0.234	1	1.000	50.63	50.63	50.63
8643-012-043	1526 S GLENCROFT RD	RES	A	0.250	1	1.000	50.63	50.63	50.63
8643-012-044	1524 S GLENCROFT RD	RES	A	0.182	1	1.000	50.63	50.63	50.63
8643-012-045	1520 S GLENCROFT RD	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-012-046	1516 S GLENCROFT RD	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-012-047	1512 S GLENCROFT RD	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-012-048	1508 S GLENCROFT RD	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-012-049	1549 S CONCORD LN	RES	A	0.256	1	1.000	50.63	50.63	50.63
8643-012-050	1545 S CONCORD LN	RES	A	0.226	1	1.000	50.63	50.63	50.63
8643-012-051	1541 S CONCORD LN	RES	A	0.211	1	1.000	50.63	50.63	50.63
8643-012-052	167 E JUANITA AVE	RES	A	0.311	1	1.000	50.63	50.63	50.63
8643-012-053	1539 S RIMHURST AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8643-013-001	1406 S CONCORD LN	RES	A	0.232	1	1.000	50.63	50.63	50.63
8643-013-002	1414 S CONCORD LN	RES	A	0.232	1	1.000	50.63	50.63	50.63
8643-013-003	1422 S CONCORD LN	RES	A	0.232	1	1.000	50.63	50.63	50.63
8643-013-004	1430 S CONCORD LN	RES	A	0.232	1	1.000	50.63	50.63	50.63
8643-013-005	1438 S CONCORD LN	RES	A	0.232	1	1.000	50.63	50.63	50.63
8643-013-006	1446 S CONCORD LN	RES	A	0.232	1	1.000	50.63	50.63	50.63
8643-014-028	1403 BONNIE COVE AVE	RES	A	0.421	1	1.000	50.63	50.63	50.63
8643-014-031	360 E GLADSTONE ST	RES	A	0.530	1	1.000	50.63	50.63	50.63
8643-014-032	350 E GLADSTONE ST	RES	A	0.273	1	1.000	50.63	50.63	50.63
8643-014-033	340 E GLADSTONE ST	RES	A	0.273	1	1.000	50.63	50.63	50.63
8643-014-034	335 E CAMDEN ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-014-035	343 E CAMDEN ST	RES	A	0.185	1	1.000	50.63	50.63	50.63
8643-014-036	1437 S NEW HAVEN CT	RES	A	0.256	1	1.000	50.63	50.63	50.63
8643-014-037	1425 S NEW HAVEN CT	RES	A	0.340	1	1.000	50.63	50.63	50.63
8643-014-038	1420 S NEW HAVEN CT	RES	A	0.283	1	1.000	50.63	50.63	50.63
8643-014-039	1424 S NEW HAVEN CT	RES	A	0.296	1	1.000	50.63	50.63	50.63
8643-014-040	1436 S NEW HAVEN CT	RES	A	0.244	1	1.000	50.63	50.63	50.63
8643-014-041	363 E CAMDEN ST	RES	A	0.184	1	1.000	50.63	50.63	50.63
8643-014-042	355 E CAMDEN ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-014-065	444 GREENFIELD CT	RES	A	0.198	1	1.000	50.63	50.63	50.63
8643-014-066	436 GREENFIELD CT	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-014-067	428 GREENFIELD CT	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-014-068	420 GREENFIELD CT	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-014-069	412 GREENFIELD CT	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-014-070	408 GREENFIELD CT	RES	A	0.179	1	1.000	50.63	50.63	50.63
8643-014-071	404 GREENFIELD CT	RES	A	0.192	1	1.000	50.63	50.63	50.63
8643-014-072	405 GREENFIELD CT	RES	A	0.185	1	1.000	50.63	50.63	50.63
8643-014-073	409 GREENFIELD CT	RES	A	0.176	1	1.000	50.63	50.63	50.63
8643-014-074	413 GREENFIELD CT	RES	A	0.176	1	1.000	50.63	50.63	50.63
8643-014-075	421 GREENFIELD CT	RES	A	0.173	1	1.000	50.63	50.63	50.63
8643-014-076	429 GREENFIELD CT	RES	A	0.173	1	1.000	50.63	50.63	50.63
8643-014-077	439 GREENFIELD CT	RES	A	0.175	1	1.000	50.63	50.63	50.63
8643-014-078	436 E GLADSTONE ST	RES	A	0.271	1	1.000	50.63	50.63	50.63
8643-014-079	420 E GLADSTONE ST	RES	A	0.271	1	1.000	50.63	50.63	50.63

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8643-014-080	410 E GLADSTONE ST	RES	A	0.262	1	1.000	50.63	50.63	50.63
8643-014-081	406 E GLADSTONE ST	RES	A	0.261	1	1.000	50.63	50.63	50.63
8643-015-003	1612 S GLENDORA AVE	MFR	A	0.219	2	0.590	50.63	50.63	29.87
8643-015-004	120 E JUANITA AVE	RES	A	0.337	1	1.000	50.63	50.63	50.63
8643-015-005	126 E JUANITA AVE	RES	A	0.337	1	1.000	50.63	50.63	50.63
8643-015-020	128 E JUANITA AVE	RES	A	0.386	1	1.000	50.63	50.63	50.63
8643-015-031	1700 S GLENDORA AVE	MFR	A	3.650	50	14.750	50.63	50.63	746.79
8643-015-045	1640 S GLENDORA AVE	RES	A	0.247	1	1.000	50.63	50.63	50.63
8643-015-056	144 E JUANITA AVE	RES	A	0.289	1	1.000	50.63	50.63	50.63
8643-015-067	156 E LAXFORD ST	RES	A	0.186	1	1.000	50.63	50.63	50.63
8643-015-068	146 E LAXFORD ST	RES	A	0.232	1	1.000	50.63	50.63	50.63
8643-015-069	138 E LAXFORD ST	RES	A	0.278	2	1.000	50.63	50.63	50.63
8643-015-070	1647 S GLENCROFT RD	RES	A	0.199	1	1.000	50.63	50.63	50.63
8643-015-071	1635 S GLENCROFT RD	RES	A	0.175	1	1.000	50.63	50.63	50.63
8643-015-072	1631 S GLENCROFT RD	RES	A	0.191	1	1.000	50.63	50.63	50.63
8643-015-075	132 E JUANITA AVE	RES	A	0.241	1	1.000	50.63	50.63	50.63
8643-015-076	154 E JUANITA AVE	RES	A	0.288	1	1.000	50.63	50.63	50.63
8643-015-077	158 E JUANITA AVE	RES	A	0.240	1	1.000	50.63	50.63	50.63
8643-015-080	1632 S GLENCROFT RD	RES	A	0.191	1	1.000	50.63	50.63	50.63
8643-015-081	1636 S GLENCROFT RD	RES	A	0.175	1	1.000	50.63	50.63	50.63
8643-015-082	1648 S GLENCROFT RD	RES	A	0.179	1	1.000	50.63	50.63	50.63
8643-015-083	1602 S GLENDORA AVE	RES	A	0.003	1	1.000	50.63	50.63	50.63
8643-015-084	1628 S GLENDORA AVE	RES	A	0.283	1	1.000	50.63	50.63	50.63
8643-015-085	1620 S GLENDORA AVE	RES	A	0.572	1	1.000	50.63	50.63	50.63
8643-015-086	1630 S GLENDORA AVE	RES	A	0.283	1	1.000	50.63	50.63	50.63
8643-015-087	1623 S GLENCROFT RD	RES	A	0.171	1	1.000	50.63	50.63	50.63
8643-015-088	1624 S GLENCROFT RD	RES	A	0.195	1	1.000	50.63	50.63	50.63
8643-015-089	106 E JUANITA AVE	RES	A	0.003	1	1.000	50.63	50.63	50.63
8643-015-090	1626 S GLENDORA AVE	RES	A	0.235	1	1.000	50.63	50.63	50.63
8643-015-091	1624 S GLENDORA AVE	RES	A	0.337	1	1.000	50.63	50.63	50.63
8643-016-048	441 E JUANITA AVE	UNDEV	A	0.362	0	0.466	50.63	50.63	23.61
8643-016-051	415 E JUANITA AVE	RES	A	0.407	1	1.000	50.63	50.63	50.63
8643-016-052	409 E JUANITA AVE	RES	A	0.351	1	1.000	50.63	50.63	50.63
8643-016-053	403 E JUANITA AVE	RES	A	0.296	1	1.000	50.63	50.63	50.63
8643-016-054	365 E JUANITA AVE	RES	A	0.227	1	1.000	50.63	50.63	50.63
8643-016-055	349 E JUANITA AVE	RES	A	0.260	1	1.000	50.63	50.63	50.63
8643-016-056	NO SITUS AVAILABLE	UNDEV	A	0.173	0	0.223	50.63	50.63	11.28
8643-016-059	452 E PAYSON ST	RES	A	0.171	1	1.000	50.63	50.63	50.63
8643-016-060	448 E PAYSON ST	RES	A	0.180	1	1.000	50.63	50.63	50.63
8643-016-061	444 E PAYSON ST	RES	A	0.180	1	1.000	50.63	50.63	50.63
8643-016-062	440 E PAYSON ST	RES	A	0.180	1	1.000	50.63	50.63	50.63
8643-016-063	436 E PAYSON ST	RES	A	0.180	1	1.000	50.63	50.63	50.63
8643-016-064	432 E PAYSON ST	RES	A	0.180	1	1.000	50.63	50.63	50.63
8643-016-065	428 E PAYSON ST	RES	A	0.180	1	1.000	50.63	50.63	50.63
8643-016-066	424 E PAYSON ST	RES	A	0.180	1	1.000	50.63	50.63	50.63
8643-016-067	420 E PAYSON ST	RES	A	0.183	1	1.000	50.63	50.63	50.63
8643-016-068	416 E PAYSON ST	RES	A	0.187	1	1.000	50.63	50.63	50.63

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8643-016-069	412 E PAYSON ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-016-072	404 E PAYSON ST	RES	A	0.185	1	1.000	50.63	50.63	50.63
8643-016-074	418 E CAMDEN ST	RES	A	0.388	1	1.000	50.63	50.63	50.63
8643-016-075	417 E CAMDEN ST	RES	A	0.197	1	1.000	50.63	50.63	50.63
8643-016-076	425 E CAMDEN ST	RES	A	0.261	1	1.000	50.63	50.63	50.63
8643-016-077	435 E CAMDEN ST	RES	A	0.276	1	1.000	50.63	50.63	50.63
8643-016-078	439 E PAYSON ST	RES	A	0.216	1	1.000	50.63	50.63	50.63
8643-016-079	443 E PAYSON ST	RES	A	0.312	1	1.000	50.63	50.63	50.63
8643-016-081	360 E CAMDEN ST	RES	A	0.210	1	1.000	50.63	50.63	50.63
8643-016-082	352 E CAMDEN ST	RES	A	0.193	1	1.000	50.63	50.63	50.63
8643-016-090	1541 HERITAGE PL	RES	A	0.184	1	1.000	50.63	50.63	50.63
8643-016-091	1535 HERITAGE PL	RES	A	0.185	1	1.000	50.63	50.63	50.63
8643-016-092	1529 HERITAGE PL	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-016-093	1523 HERITAGE PL	RES	A	0.185	1	1.000	50.63	50.63	50.63
8643-016-098	1516 HERITAGE PL	RES	A	0.180	1	1.000	50.63	50.63	50.63
8643-016-099	1522 HERITAGE PL	RES	A	0.185	1	1.000	50.63	50.63	50.63
8643-016-100	1528 HERITAGE PL	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-016-101	1534 HERITAGE PL	RES	A	0.185	1	1.000	50.63	50.63	50.63
8643-016-102	431 E JUANITA AVE	RES	A	0.226	1	1.000	50.63	50.63	50.63
8643-016-104	408 E PAYSON ST	RES	A	0.205	1	1.000	50.63	50.63	50.63
8643-016-105	344 E CAMDEN ST	RES	A	0.227	1	1.000	50.63	50.63	50.63
8643-016-106	336 E CAMDEN ST	RES	A	0.234	1	1.000	50.63	50.63	50.63
8643-016-107	1517 HERITAGE PL	RES	A	0.182	1	1.000	50.63	50.63	50.63
8643-016-108	1510 HERITAGE PL	RES	A	0.198	1	1.000	50.63	50.63	50.63
8643-016-109	455 E JUANITA AVE	RES	A	0.430	1	1.000	50.63	50.63	50.63
8643-016-907	NO SITUS AVAILABLE	UNDEV	A	0.490	0	0.632	50.63	50.63	32.00
8643-017-001	402 E JUANITA AVE	RES	A	0.170	1	1.000	50.63	50.63	50.63
8643-017-002	408 E JUANITA AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-017-003	416 E JUANITA AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-017-004	422 E JUANITA AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-017-005	430 E JUANITA AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-017-006	436 E JUANITA AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-017-007	1627 BONNIE COVE AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-017-008	1633 BONNIE COVE AVE	RES	A	0.176	1	1.000	50.63	50.63	50.63
8643-017-009	1634 AVON PL	RES	A	0.176	1	1.000	50.63	50.63	50.63
8643-017-010	1628 AVON PL	RES	A	0.171	1	1.000	50.63	50.63	50.63
8643-017-012	1621 AVON PL	RES	A	0.249	1	1.000	50.63	50.63	50.63
8643-017-013	1627 AVON PL	RES	A	0.190	1	1.000	50.63	50.63	50.63
8643-017-014	1633 AVON PL	RES	A	0.173	1	1.000	50.63	50.63	50.63
8643-017-015	1634 WINDSOR PL	RES	A	0.173	1	1.000	50.63	50.63	50.63
8643-017-016	1628 WINDSOR PL	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-017-017	1622 WINDSOR PL	RES	A	0.253	1	1.000	50.63	50.63	50.63
8643-017-018	1616 WINDSOR PL	RES	A	0.216	1	1.000	50.63	50.63	50.63
8643-017-019	1621 WINDSOR PL	RES	A	0.253	1	1.000	50.63	50.63	50.63
8643-017-020	1627 WINDSOR PL	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-017-021	1633 WINDSOR PL	RES	A	0.173	1	1.000	50.63	50.63	50.63
8643-017-024	1611 BONNIE COVE AVE	RES	A	0.391	1	1.000	50.63	50.63	50.63

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8643-017-025	1621 BONNIE COVE AVE	RES	A	0.215	1	1.000	50.63	50.63	50.63
8643-017-028	1616 AVON PL	RES	A	0.183	1	1.000	50.63	50.63	50.63
8643-017-029	1626 BRAMHALL AVE	RES	A	0.181	1	1.000	50.63	50.63	50.63
8643-017-030	1620 BRAMHALL AVE	RES	A	0.123	1	1.000	50.63	50.63	50.63
8643-017-031	1614 BRAMHALL AVE	RES	A	0.123	1	1.000	50.63	50.63	50.63
8643-017-032	1608 BRAMHALL AVE	RES	A	0.123	1	1.000	50.63	50.63	50.63
8643-017-033	1602 BRAMHALL AVE	RES	A	0.131	1	1.000	50.63	50.63	50.63
8643-017-034	442 E JUANITA AVE	RES	A	0.220	1	1.000	50.63	50.63	50.63
8643-017-035	1620 AVON PL	RES	A	0.220	1	1.000	50.63	50.63	50.63
8643-018-001	402 E PLYMOUTH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-018-002	408 E PLYMOUTH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-018-003	416 E PLYMOUTH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-018-004	422 E PLYMOUTH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-018-005	430 E PLYMOUTH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-018-006	436 E PLYMOUTH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-018-007	444 E PLYMOUTH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-018-008	450 E PLYMOUTH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-018-009	456 E PLYMOUTH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-018-010	353 E WOODCROFT AVE	RES	A	0.142	1	1.000	50.63	50.63	50.63
8643-018-011	347 E WOODCROFT AVE	RES	A	0.147	1	1.000	50.63	50.63	50.63
8643-018-012	341 E WOODCROFT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8643-018-013	335 E WOODCROFT AVE	RES	A	0.154	1	1.000	50.63	50.63	50.63
8643-018-016	323 E WOODCROFT AVE	RES	A	0.129	1	1.000	50.63	50.63	50.63
8643-018-019	328 E PLYMOUTH ST	RES	A	0.115	1	1.000	50.63	50.63	50.63
8643-018-020	334 E PLYMOUTH ST	RES	A	0.115	1	1.000	50.63	50.63	50.63
8643-018-021	340 E PLYMOUTH ST	RES	A	0.117	1	1.000	50.63	50.63	50.63
8643-018-022	346 E PLYMOUTH ST	RES	A	0.142	1	1.000	50.63	50.63	50.63
8643-018-023	352 E PLYMOUTH ST	RES	A	0.142	1	1.000	50.63	50.63	50.63
8643-018-024	329 E WOODCROFT AVE	RES	A	0.115	1	1.000	50.63	50.63	50.63
8643-018-025	322 E PLYMOUTH ST	RES	A	0.161	1	1.000	50.63	50.63	50.63
8643-019-009	1534 S FARBER AVE	RES	A	0.171	1	1.000	50.63	50.63	50.63
8643-019-010	1520 S FARBER AVE	RES	A	0.171	1	1.000	50.63	50.63	50.63
8643-019-011	1518 S FARBER AVE	RES	A	0.171	1	1.000	50.63	50.63	50.63
8643-019-012	1516 S FARBER AVE	RES	A	0.171	1	1.000	50.63	50.63	50.63
8643-019-013	1512 S FARBER AVE	RES	A	0.171	1	1.000	50.63	50.63	50.63
8643-019-014	1510 S FARBER AVE	RES	A	0.171	1	1.000	50.63	50.63	50.63
8643-019-015	1508 S FARBER AVE	RES	A	0.171	1	1.000	50.63	50.63	50.63
8643-019-016	1506 S FARBER AVE	RES	A	0.171	1	1.000	50.63	50.63	50.63
8643-019-017	1504 S FARBER AVE	RES	A	0.171	1	1.000	50.63	50.63	50.63
8643-019-018	1452 S FARBER AVE	RES	A	0.171	1	1.000	50.63	50.63	50.63
8643-019-019	1442 S FARBER AVE	RES	A	0.171	1	1.000	50.63	50.63	50.63
8643-019-020	1430 S FARBER AVE	RES	A	0.171	1	1.000	50.63	50.63	50.63
8643-019-021	1428 S FARBER AVE	RES	A	0.171	1	1.000	50.63	50.63	50.63
8643-019-022	1426 S FARBER AVE	RES	A	0.171	1	1.000	50.63	50.63	50.63
8643-022-001	1500 S NEW HAVEN LN	RES	A	0.214	1	1.000	50.63	50.63	50.63
8643-022-002	1506 S NEW HAVEN LN	RES	A	0.202	1	1.000	50.63	50.63	50.63
8643-022-003	1512 S NEW HAVEN LN	RES	A	0.202	1	1.000	50.63	50.63	50.63

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8643-022-004	1518 S NEW HAVEN LN	RES	A	0.202	1	1.000	50.63	50.63	50.63
8643-022-005	1526 S NEW HAVEN LN	RES	A	0.200	1	1.000	50.63	50.63	50.63
8643-022-006	1534 S NEW HAVEN LN	RES	A	0.206	1	1.000	50.63	50.63	50.63
8643-022-009	314 E NEW HAVEN LN	RES	A	0.197	1	1.000	50.63	50.63	50.63
8643-022-010	1540 S CONCORD LN	RES	A	0.197	1	1.000	50.63	50.63	50.63
8643-022-011	315 E JUANITA AVE	RES	A	0.193	1	1.000	50.63	50.63	50.63
8643-022-012	323 E JUANITA AVE	RES	A	0.209	1	1.000	50.63	50.63	50.63
8643-022-016	322 E NEW HAVEN LN	RES	A	0.207	1	1.000	50.63	50.63	50.63
8643-022-017	330 E NEW HAVEN LN	RES	A	0.206	1	1.000	50.63	50.63	50.63
8643-022-021	325 E JUANITA AVE	RES	A	0.292	1	1.000	50.63	50.63	50.63
8643-022-022	327 E JUANITA AVE	RES	A	0.240	1	1.000	50.63	50.63	50.63
8643-022-025	333 E JUANITA AVE	RES	A	0.654	1	1.000	50.63	50.63	50.63
8643-023-001	328 E CAMDEN ST	RES	A	0.210	1	1.000	50.63	50.63	50.63
8643-023-002	320 E CAMDEN ST	RES	A	0.210	1	1.000	50.63	50.63	50.63
8643-023-003	312 E CAMDEN ST	RES	A	0.210	1	1.000	50.63	50.63	50.63
8643-023-004	304 E CAMDEN ST	RES	A	0.210	1	1.000	50.63	50.63	50.63
8643-023-005	1502 S CONCORD LN	RES	A	0.229	1	1.000	50.63	50.63	50.63
8643-023-006	1510 S CONCORD LN	RES	A	0.195	1	1.000	50.63	50.63	50.63
8643-023-007	1518 S CONCORD LN	RES	A	0.207	1	1.000	50.63	50.63	50.63
8643-023-008	1526 S CONCORD LN	RES	A	0.206	1	1.000	50.63	50.63	50.63
8643-023-009	317 E NEW HAVEN LN	RES	A	0.227	1	1.000	50.63	50.63	50.63
8643-023-010	1529 S NEW HAVEN LN	RES	A	0.273	1	1.000	50.63	50.63	50.63
8643-023-011	320 TRENTON CT	RES	A	0.195	1	1.000	50.63	50.63	50.63
8643-023-012	322 TRENTON CT	RES	A	0.260	1	1.000	50.63	50.63	50.63
8643-023-013	325 TRENTON CT	RES	A	0.263	1	1.000	50.63	50.63	50.63
8643-023-014	333 TRENTON CT	RES	A	0.251	1	1.000	50.63	50.63	50.63
8643-023-016	1535 S CONCORD LN	RES	A	0.225	1	1.000	50.63	50.63	50.63
8643-023-017	1527 S CONCORD LN	RES	A	0.211	1	1.000	50.63	50.63	50.63
8643-023-018	1519 S CONCORD LN	RES	A	0.195	1	1.000	50.63	50.63	50.63
8643-023-019	1511 S CONCORD LN	RES	A	0.214	1	1.000	50.63	50.63	50.63
8643-023-020	1503 S CONCORD LN	RES	A	0.286	1	1.000	50.63	50.63	50.63
8643-023-021	250 E CAMDEN ST	RES	A	0.198	1	1.000	50.63	50.63	50.63
8643-023-022	244 E CAMDEN ST	RES	A	0.201	1	1.000	50.63	50.63	50.63
8643-023-023	236 E CAMDEN ST	RES	A	0.201	1	1.000	50.63	50.63	50.63
8643-023-024	228 E CAMDEN ST	RES	A	0.201	1	1.000	50.63	50.63	50.63
8643-023-025	222 E CAMDEN ST	RES	A	0.201	1	1.000	50.63	50.63	50.63
8643-023-026	214 E CAMDEN ST	RES	A	0.201	1	1.000	50.63	50.63	50.63
8643-023-027	208 E CAMDEN ST	RES	A	0.204	1	1.000	50.63	50.63	50.63
8643-023-028	202 E CAMDEN ST	RES	A	0.301	2	1.000	50.63	50.63	50.63
8643-023-029	201 E KIRKWALL RD	RES	A	0.239	1	1.000	50.63	50.63	50.63
8643-023-030	207 E KIRKWALL RD	RES	A	0.160	1	1.000	50.63	50.63	50.63
8643-023-031	213 E KIRKWALL RD	RES	A	0.173	1	1.000	50.63	50.63	50.63
8643-023-032	219 E KIRKWALL RD	RES	A	0.171	1	1.000	50.63	50.63	50.63
8643-023-033	225 E KIRKWALL RD	RES	A	0.198	1	1.000	50.63	50.63	50.63
8643-023-034	231 E KIRKWALL RD	RES	A	0.187	1	1.000	50.63	50.63	50.63
8643-023-035	230 E KIRKWALL RD	RES	A	0.232	1	1.000	50.63	50.63	50.63
8643-023-036	224 E KIRKWALL RD	RES	A	0.198	1	1.000	50.63	50.63	50.63

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8643-023-037	216 E KIRKWALL RD	RES	A	0.176	1	1.000	50.63	50.63	50.63
8643-023-038	210 E KIRKWALL RD	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-023-039	203 E RENWICK RD	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-023-040	211 E RENWICK RD	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-023-041	217 E RENWICK RD	RES	A	0.178	1	1.000	50.63	50.63	50.63
8643-023-042	221 E RENWICK RD	RES	A	0.209	1	1.000	50.63	50.63	50.63
8643-023-043	218 E RENWICK RD	RES	A	0.173	1	1.000	50.63	50.63	50.63
8643-024-006	1453 S RIMHURST AVE	RES	A	0.323	1	1.000	50.63	50.63	50.63
8643-024-007	1441 S RIMHURST AVE	RES	A	0.205	1	1.000	50.63	50.63	50.63
8643-024-008	1439 S RIMHURST AVE	RES	A	0.195	1	1.000	50.63	50.63	50.63
8643-024-009	1437 S RIMHURST AVE	RES	A	0.195	1	1.000	50.63	50.63	50.63
8643-024-010	1433 S RIMHURST AVE	RES	A	0.195	1	1.000	50.63	50.63	50.63
8643-024-011	1431 S RIMHURST AVE	RES	A	0.314	1	1.000	50.63	50.63	50.63
8643-024-015	1504 S GLENCROFT RD	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-024-016	1502 S GLENCROFT RD	RES	A	0.176	1	1.000	50.63	50.63	50.63
8643-024-017	1500 S GLENCROFT RD	RES	A	0.260	1	1.000	50.63	50.63	50.63
8643-024-018	151 E PAYSON ST	RES	A	0.207	1	1.000	50.63	50.63	50.63
8643-024-019	143 E PAYSON ST	RES	A	0.183	1	1.000	50.63	50.63	50.63
8643-024-020	135 E PAYSON ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-024-021	127 E PAYSON ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-024-022	119 E PAYSON ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-024-023	111 E PAYSON ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-024-024	103 E PAYSON ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-024-025	1430 S GLENDORA AVE	RES	A	0.220	1	1.000	50.63	50.63	50.63
8643-024-026	1420 S GLENDORA AVE	RES	A	0.220	1	1.000	50.63	50.63	50.63
8643-024-027	1410 S GLENDORA AVE	RES	A	0.225	1	1.000	50.63	50.63	50.63
8643-024-028	1407 S WABASH AVE	RES	A	0.175	1	1.000	50.63	50.63	50.63
8643-024-029	1415 S WABASH AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8643-024-030	1423 S WABASH AVE	RES	A	0.169	1	1.000	50.63	50.63	50.63
8643-024-031	1431 S WABASH AVE	RES	A	0.203	1	1.000	50.63	50.63	50.63
8643-024-032	1432 S WABASH AVE	RES	A	0.203	1	1.000	50.63	50.63	50.63
8643-024-033	1424 S WABASH AVE	RES	A	0.169	1	1.000	50.63	50.63	50.63
8643-024-034	1416 S WABASH AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8643-024-035	1408 S WABASH AVE	RES	A	0.175	1	1.000	50.63	50.63	50.63
8643-024-036	1407 S GLENCROFT RD	RES	A	0.175	1	1.000	50.63	50.63	50.63
8643-024-037	1415 S GLENCROFT RD	RES	A	0.173	1	1.000	50.63	50.63	50.63
8643-024-038	1423 S GLENCROFT RD	RES	A	0.169	1	1.000	50.63	50.63	50.63
8643-024-039	1431 S GLENCROFT RD	RES	A	0.203	1	1.000	50.63	50.63	50.63
8643-024-040	1432 S GLENCROFT RD	RES	A	0.203	1	1.000	50.63	50.63	50.63
8643-024-041	1424 S GLENCROFT RD	RES	A	0.169	1	1.000	50.63	50.63	50.63
8643-024-042	1416 S GLENCROFT RD	RES	A	0.173	1	1.000	50.63	50.63	50.63
8643-024-043	1408 S GLENCROFT RD	RES	A	0.175	1	1.000	50.63	50.63	50.63
8643-024-044	1506 S GLENCROFT RD	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-025-008	404 W RENWICK RD	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-025-009	447 W JUANITA AVE	RES	A	0.176	1	1.000	50.63	50.63	50.63
8643-025-010	445 W JUANITA AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-025-011	431 W JUANITA AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63

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8643-025-012	429 W JUANITA AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-025-013	427 W JUANITA AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-025-014	419 W JUANITA AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-025-015	411 W JUANITA AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-025-016	405 W JUANITA AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-025-017	364 W RENWICK RD	RES	A	0.173	1	1.000	50.63	50.63	50.63
8643-025-018	350 W RENWICK RD	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-025-019	348 W RENWICK RD	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-025-020	334 W RENWICK RD	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-025-021	330 W RENWICK RD	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-025-022	328 W RENWICK RD	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-025-023	314 W RENWICK RD	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-025-024	315 W JUANITA AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-025-025	319 W JUANITA AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-025-026	331 W JUANITA AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-025-027	335 W JUANITA AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-025-028	343 W JUANITA AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-025-029	351 W JUANITA AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-025-030	365 W JUANITA AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-026-008	406 W KIRKWALL RD	RES	A	0.176	1	1.000	50.63	50.63	50.63
8643-026-016	405 W RENWICK RD	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-026-017	364 W KIRKWALL RD	RES	A	0.173	1	1.000	50.63	50.63	50.63
8643-026-018	350 W KIRKWALL RD	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-026-019	348 W KIRKWALL RD	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-026-020	336 W KIRKWALL RD	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-026-021	332 W KIRKWALL RD	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-026-022	330 W KIRKWALL RD	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-026-023	316 W KIRKWALL RD	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-026-024	315 W RENWICK RD	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-026-025	329 W RENWICK RD	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-026-026	331 W RENWICK RD	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-026-027	335 W RENWICK RD	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-026-028	349 W RENWICK RD	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-026-029	351 W RENWICK RD	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-026-030	365 W RENWICK RD	RES	A	0.173	1	1.000	50.63	50.63	50.63
8643-027-009	409 W KIRKWALL RD	RES	A	0.177	1	1.000	50.63	50.63	50.63
8643-027-010	364 W PAYSON ST	RES	A	0.176	1	1.000	50.63	50.63	50.63
8643-027-011	350 W PAYSON ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-027-012	348 W PAYSON ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-027-013	334 W PAYSON ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-027-014	330 W PAYSON ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-027-015	328 W PAYSON ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-027-016	314 W PAYSON ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-027-017	315 W KIRKWALL RD	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-027-018	319 W KIRKWALL RD	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-027-019	331 W KIRKWALL RD	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-027-020	335 W KIRKWALL RD	RES	A	0.174	1	1.000	50.63	50.63	50.63

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8643-027-021	343 W KIRKWALL RD	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-027-022	351 W KIRKWALL RD	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-027-023	365 W KIRKWALL RD	RES	A	0.177	1	1.000	50.63	50.63	50.63
8643-028-001	303 W NORGATE ST	RES	A	0.173	1	1.000	50.63	50.63	50.63
8643-028-002	309 W NORGATE ST	RES	A	0.161	1	1.000	50.63	50.63	50.63
8643-028-003	311 W NORGATE ST	RES	A	0.222	1	1.000	50.63	50.63	50.63
8643-028-004	1413 S FARBER AVE	RES	A	0.185	1	1.000	50.63	50.63	50.63
8643-028-005	1417 S FARBER AVE	RES	A	0.176	1	1.000	50.63	50.63	50.63
8643-028-006	1421 S FARBER AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-028-007	1431 S FARBER AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-028-008	1445 S FARBER AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-028-009	1444 S DODSWORTH AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-028-010	1432 S DODSWORTH AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-028-011	1428 S DODSWORTH AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-028-012	1426 S DODSWORTH AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8643-028-013	1412 S DODSWORTH AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8643-028-014	1408 S DODSWORTH AVE	RES	A	0.192	1	1.000	50.63	50.63	50.63
8643-028-015	1407 S DODSWORTH AVE	RES	A	0.192	1	1.000	50.63	50.63	50.63
8643-028-016	1413 S DODSWORTH AVE	RES	A	0.176	1	1.000	50.63	50.63	50.63
8643-028-017	1425 S DODSWORTH AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8643-028-018	1429 S DODSWORTH AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-028-019	1431 S DODSWORTH AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-028-020	1445 S DODSWORTH AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-028-021	1442 S BENDER AVE	RES	A	0.185	1	1.000	50.63	50.63	50.63
8643-028-022	1430 S BENDER AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-028-023	1426 S BENDER AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-028-024	1422 S BENDER AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-028-025	1418 S BENDER AVE	RES	A	0.163	1	1.000	50.63	50.63	50.63
8643-028-026	1404 S BENDER AVE	RES	A	0.206	1	1.000	50.63	50.63	50.63
8643-028-027	1407 S BENDER AVE	RES	A	0.184	1	1.000	50.63	50.63	50.63
8643-029-001	260 E JUANITA AVE	RES	A	0.192	1	1.000	50.63	50.63	50.63
8643-029-002	254 E JUANITA AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-029-003	246 E JUANITA AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-029-004	240 E JUANITA AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-029-005	234 E JUANITA AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-029-006	224 E JUANITA AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-029-007	202 E JUANITA AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-029-033	1625 S RIMHURST AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-031-001	203 E NORGATE ST	RES	A	0.204	1	1.000	50.63	50.63	50.63
8643-031-002	209 E NORGATE ST	RES	A	0.198	1	1.000	50.63	50.63	50.63
8643-031-003	217 E NORGATE ST	RES	A	0.198	1	1.000	50.63	50.63	50.63
8643-031-004	223 E NORGATE ST	RES	A	0.198	1	1.000	50.63	50.63	50.63
8643-031-005	229 E NORGATE ST	RES	A	0.201	1	1.000	50.63	50.63	50.63
8643-031-006	235 E NORGATE ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-031-007	239 E NORGATE ST	RES	A	0.254	1	1.000	50.63	50.63	50.63
8643-031-008	238 E NORGATE ST	RES	A	0.229	1	1.000	50.63	50.63	50.63
8643-031-009	234 E NORGATE ST	RES	A	0.236	1	1.000	50.63	50.63	50.63

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8643-031-010	230 E NORGATE ST	RES	A	0.191	1	1.000	50.63	50.63	50.63
8643-031-011	224 E NORGATE ST	RES	A	0.198	1	1.000	50.63	50.63	50.63
8643-031-012	216 E NORGATE ST	RES	A	0.198	1	1.000	50.63	50.63	50.63
8643-031-013	210 E NORGATE ST	RES	A	0.198	1	1.000	50.63	50.63	50.63
8643-031-014	204 E NORGATE ST	RES	A	0.204	1	1.000	50.63	50.63	50.63
8643-031-015	209 E CAMDEN ST	RES	A	0.204	1	1.000	50.63	50.63	50.63
8643-031-016	215 E CAMDEN ST	RES	A	0.198	1	1.000	50.63	50.63	50.63
8643-031-017	223 E CAMDEN ST	RES	A	0.198	1	1.000	50.63	50.63	50.63
8643-031-018	231 E CAMDEN ST	RES	A	0.198	1	1.000	50.63	50.63	50.63
8643-031-019	237 E CAMDEN ST	RES	A	0.198	1	1.000	50.63	50.63	50.63
8643-031-020	243 E CAMDEN ST	RES	A	0.210	1	1.000	50.63	50.63	50.63
8643-031-021	251 E CAMDEN ST	RES	A	0.229	1	1.000	50.63	50.63	50.63
8643-031-022	1445 S CONCORD LN	RES	A	0.236	1	1.000	50.63	50.63	50.63
8643-031-023	1437 S CONCORD LN	RES	A	0.232	1	1.000	50.63	50.63	50.63
8643-031-024	1429 S CONCORD LN	RES	A	0.232	1	1.000	50.63	50.63	50.63
8643-031-025	1423 S CONCORD LN	RES	A	0.229	1	1.000	50.63	50.63	50.63
8643-031-026	1421 S CONCORD LN	RES	A	0.229	1	1.000	50.63	50.63	50.63
8643-031-028	1419 S CONCORD LN	RES	A	0.267	1	1.000	50.63	50.63	50.63
8643-033-001	1603 BRAMHALL AVE	RES	A	0.146	1	1.000	50.63	50.63	50.63
8643-033-002	1609 BRAMHALL AVE	RES	A	0.123	1	1.000	50.63	50.63	50.63
8643-033-003	1615 BRAMHALL AVE	RES	A	0.115	1	1.000	50.63	50.63	50.63
8643-033-004	1621 BRAMHALL AVE	RES	A	0.115	1	1.000	50.63	50.63	50.63
8643-033-005	343 E PLYMOUTH ST	RES	A	0.118	1	1.000	50.63	50.63	50.63
8643-033-006	337 E PLYMOUTH ST	RES	A	0.115	1	1.000	50.63	50.63	50.63
8643-033-007	331 E PLYMOUTH ST	RES	A	0.115	1	1.000	50.63	50.63	50.63
8643-033-014	332 E JUANITA AVE	RES	A	0.165	1	1.000	50.63	50.63	50.63
8643-033-019	1623 S BANNA AVE	RES	A	0.184	1	1.000	50.63	50.63	50.63
8643-033-020	1629 S BANNA AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-033-021	1635 S BANNA AVE	RES	A	0.124	1	1.000	50.63	50.63	50.63
8643-033-022	1641 S BANNA AVE	RES	A	0.163	1	1.000	50.63	50.63	50.63
8643-033-023	309 E WOODCROFT AVE	RES	A	0.154	1	1.000	50.63	50.63	50.63
8643-033-024	303 E WOODCROFT AVE	RES	A	0.161	1	1.000	50.63	50.63	50.63
8643-033-027	314 E JUANITA AVE	RES	A	0.272	1	1.000	50.63	50.63	50.63
8643-033-028	322 E JUANITA AVE	RES	A	0.267	2	2.000	50.63	50.63	101.26
8643-033-029	324 E JUANITA AVE	RES	A	0.284	1	1.000	50.63	50.63	50.63
8643-033-031	325 E PLYMOUTH ST	RES	A	0.118	1	1.000	50.63	50.63	50.63
8643-033-032	1622 S BANNA AVE	RES	A	0.106	1	1.000	50.63	50.63	50.63
8643-033-033	1614 S BANNA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8643-033-034	326 E JUANITA AVE	RES	A	0.140	1	1.000	50.63	50.63	50.63
8643-033-035	1612 S BANNA AVE	RES	A	0.179	1	1.000	50.63	50.63	50.63
8643-034-001	306 E WOODCROFT AVE	RES	A	0.184	1	1.000	50.63	50.63	50.63
8643-034-002	312 E WOODCROFT AVE	RES	A	0.142	1	1.000	50.63	50.63	50.63
8643-034-003	1703 S BANNA AVE	RES	A	0.154	1	1.000	50.63	50.63	50.63
8643-034-004	1709 S BANNA AVE	RES	A	0.123	1	1.000	50.63	50.63	50.63
8643-034-005	1715 S BANNA AVE	RES	A	0.123	1	1.000	50.63	50.63	50.63
8643-034-006	1723 S BANNA AVE	RES	A	0.123	1	1.000	50.63	50.63	50.63
8643-034-007	1729 S BANNA AVE	RES	A	0.123	1	1.000	50.63	50.63	50.63

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8643-034-008	1735 S BANNA AVE	RES	A	0.123	1	1.000	50.63	50.63	50.63
8643-034-009	1741 S BANNA AVE	RES	A	0.123	1	1.000	50.63	50.63	50.63
8643-034-014	1747 S BANNA AVE	RES	A	0.177	1	1.000	50.63	50.63	50.63
8643-034-017	301 E ARROW HWY 1	RES	A	0.074	1	1.000	50.63	50.63	50.63
8643-034-018	301 E ARROW HWY 2	RES	A	0.089	1	1.000	50.63	50.63	50.63
8643-034-019	301 E ARROW HWY 3	RES	A	0.080	1	1.000	50.63	50.63	50.63
8643-034-020	299 E ARROW HWY 4	RES	A	0.074	1	1.000	50.63	50.63	50.63
8643-034-023	297 E ARROW HWY 6	RES	A	0.062	1	1.000	50.63	50.63	50.63
8643-034-024	297 E ARROW HWY 7	RES	A	0.069	1	1.000	50.63	50.63	50.63
8643-034-025	297 E ARROW HWY 8	RES	A	0.069	1	1.000	50.63	50.63	50.63
8643-034-026	295 E ARROW HWY 9	RES	A	0.062	1	1.000	50.63	50.63	50.63
8643-034-027	295 E ARROW HWY 10	RES	A	0.069	1	1.000	50.63	50.63	50.63
8643-034-028	295 E ARROW HWY 11	RES	A	0.074	1	1.000	50.63	50.63	50.63
8643-034-030	293 E ARROW HWY 12	RES	A	0.054	1	1.000	50.63	50.63	50.63
8643-034-031	293 E ARROW HWY 13	RES	A	0.054	1	1.000	50.63	50.63	50.63
8643-034-032	293 E ARROW HWY 14	RES	A	0.054	1	1.000	50.63	50.63	50.63
8643-034-033	291 E ARROW HWY 15	RES	A	0.054	1	1.000	50.63	50.63	50.63
8643-034-034	291 E ARROW HWY 16	RES	A	0.054	1	1.000	50.63	50.63	50.63
8643-034-035	291 E ARROW HWY 17	RES	A	0.054	1	1.000	50.63	50.63	50.63
8643-034-036	289 E ARROW HWY 18	RES	A	0.054	1	1.000	50.63	50.63	50.63
8643-034-037	289 E ARROW HWY 19	RES	A	0.054	1	1.000	50.63	50.63	50.63
8643-034-038	289 E ARROW HWY 20	RES	A	0.054	1	1.000	50.63	50.63	50.63
8643-034-039	287 E ARROW HWY 21	RES	A	0.054	1	1.000	50.63	50.63	50.63
8643-034-040	287 E ARROW HWY 22	RES	A	0.054	1	1.000	50.63	50.63	50.63
8643-034-041	287 E ARROW HWY 23	RES	A	0.054	1	1.000	50.63	50.63	50.63
8643-035-001	320 E CARTER DR	RES	A	0.147	1	1.000	50.63	50.63	50.63
8643-035-002	326 E CARTER DR	RES	A	0.140	1	1.000	50.63	50.63	50.63
8643-035-003	332 E CARTER DR	RES	A	0.117	1	1.000	50.63	50.63	50.63
8643-035-004	338 E CARTER DR	RES	A	0.117	1	1.000	50.63	50.63	50.63
8643-035-005	344 E CARTER DR	RES	A	0.141	1	1.000	50.63	50.63	50.63
8643-035-006	350 E CARTER DR	RES	A	0.152	1	1.000	50.63	50.63	50.63
8643-035-007	356 E CARTER DR	RES	A	0.152	1	1.000	50.63	50.63	50.63
8643-035-010	353 E CARTER DR	RES	A	0.152	1	1.000	50.63	50.63	50.63
8643-035-011	347 E CARTER DR	RES	A	0.140	1	1.000	50.63	50.63	50.63
8643-035-012	341 E CARTER DR	RES	A	0.115	1	1.000	50.63	50.63	50.63
8643-035-013	335 E CARTER DR	RES	A	0.115	1	1.000	50.63	50.63	50.63
8643-035-014	329 E CARTER DR	RES	A	0.115	1	1.000	50.63	50.63	50.63
8643-035-015	323 E CARTER DR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8643-035-016	320 CLARADAY ST	RES	A	0.121	1	1.000	50.63	50.63	50.63
8643-035-017	326 CLARADAY ST	RES	A	0.115	1	1.000	50.63	50.63	50.63
8643-035-018	332 CLARADAY ST	RES	A	0.115	1	1.000	50.63	50.63	50.63
8643-035-019	338 CLARADAY ST	RES	A	0.115	1	1.000	50.63	50.63	50.63
8643-035-020	344 CLARADAY ST	RES	A	0.140	1	1.000	50.63	50.63	50.63
8643-035-021	350 CLARADAY ST	RES	A	0.152	1	1.000	50.63	50.63	50.63
8643-035-022	356 CLARADAY ST	RES	A	0.154	1	1.000	50.63	50.63	50.63
8643-035-023	359 E CARTER DR	RES	A	0.156	1	1.000	50.63	50.63	50.63
8643-035-024	359 CLARADAY ST	RES	A	0.154	1	1.000	50.63	50.63	50.63

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8643-035-025	353 CLARADAY ST	RES	A	0.151	1	1.000	50.63	50.63	50.63
8643-035-026	347 CLARADAY ST	RES	A	0.140	1	1.000	50.63	50.63	50.63
8643-035-027	341 CLARADAY ST	RES	A	0.115	1	1.000	50.63	50.63	50.63
8643-035-028	335 CLARADAY ST	RES	A	0.115	1	1.000	50.63	50.63	50.63
8643-035-029	329 CLARADAY ST	RES	A	0.115	1	1.000	50.63	50.63	50.63
8643-035-030	323 CLARADAY ST	RES	A	0.121	1	1.000	50.63	50.63	50.63
8643-035-031	320 E WOODCROFT AVE	RES	A	0.131	1	1.000	50.63	50.63	50.63
8643-035-032	326 E WOODCROFT AVE	RES	A	0.123	1	1.000	50.63	50.63	50.63
8643-035-033	332 E WOODCROFT AVE	RES	A	0.123	1	1.000	50.63	50.63	50.63
8643-035-034	338 E WOODCROFT AVE	RES	A	0.124	1	1.000	50.63	50.63	50.63
8643-035-035	344 E WOODCROFT AVE	RES	A	0.156	1	1.000	50.63	50.63	50.63
8643-035-036	350 E WOODCROFT AVE	RES	A	0.145	1	1.000	50.63	50.63	50.63
8643-035-041	439 E WOODCROFT AVE	RES	A	0.109	1	1.000	50.63	50.63	50.63
8643-035-042	437 E WOODCROFT AVE	RES	A	0.109	1	1.000	50.63	50.63	50.63
8643-035-043	433 E WOODCROFT AVE	RES	A	0.109	1	1.000	50.63	50.63	50.63
8643-035-044	431 E WOODCROFT AVE # 4	RES	A	0.109	1	1.000	50.63	50.63	50.63
8643-035-045	427 E WOODCROFT AVE	RES	A	0.109	1	1.000	50.63	50.63	50.63
8643-035-046	425 E WOODCROFT AVE	RES	A	0.109	1	1.000	50.63	50.63	50.63
8643-035-047	421 E WOODCROFT AVE	RES	A	0.109	1	1.000	50.63	50.63	50.63
8643-035-048	419 E WOODCROFT AVE	RES	A	0.109	1	1.000	50.63	50.63	50.63
8643-035-049	409 E WOODCROFT AVE	RES	A	0.109	1	1.000	50.63	50.63	50.63
8643-035-050	407 E WOODCROFT AVE	RES	A	0.109	1	1.000	50.63	50.63	50.63
8643-035-051	403 E WOODCROFT AVE	RES	A	0.109	1	1.000	50.63	50.63	50.63
8643-035-052	401 E WOODCROFT AVE	RES	A	0.109	1	1.000	50.63	50.63	50.63
8643-035-053	402 E WOODCROFT AVE	RES	A	0.109	1	1.000	50.63	50.63	50.63
8643-035-054	404 E WOODCROFT AVE	RES	A	0.109	1	1.000	50.63	50.63	50.63
8643-035-055	408 E WOODCROFT AVE	RES	A	0.109	1	1.000	50.63	50.63	50.63
8643-035-056	410 E WOODCROFT AVE	RES	A	0.109	1	1.000	50.63	50.63	50.63
8643-035-057	414 E WOODCROFT AVE	RES	A	0.109	1	1.000	50.63	50.63	50.63
8643-035-058	416 E WOODCROFT AVE	RES	A	0.109	1	1.000	50.63	50.63	50.63
8643-035-059	420 E WOODCROFT AVE	RES	A	0.109	1	1.000	50.63	50.63	50.63
8643-035-060	422 E WOODCROFT AVE	RES	A	0.109	1	1.000	50.63	50.63	50.63
8643-035-061	426 E WOODCROFT AVE	RES	A	0.109	1	1.000	50.63	50.63	50.63
8643-035-062	428 E WOODCROFT AVE	RES	A	0.109	1	1.000	50.63	50.63	50.63
8643-035-063	432 E WOODCROFT AVE	RES	A	0.109	1	1.000	50.63	50.63	50.63
8643-035-064	434 E WOODCROFT AVE	RES	A	0.109	1	1.000	50.63	50.63	50.63
8643-035-065	438 E WOODCROFT AVE	RES	A	0.109	1	1.000	50.63	50.63	50.63
8643-035-066	440 E WOODCROFT AVE	RES	A	0.109	1	1.000	50.63	50.63	50.63
8643-035-067	401 E ARROW HWY	NonRes	A	0.359	0	1.389	50.63	50.63	70.32
8643-035-069	403 E ARROW HWY	NonRes	A	0.146	0	0.566	50.63	50.63	28.67
8643-035-070	403 E ARROW HWY	NonRes	A	0.694	0	2.685	50.63	50.63	135.95
8643-035-071	431 E ARROW HWY	NonRes	A	0.106	0	0.409	50.63	50.63	20.69
8643-035-072	431 E ARROW HWY	NonRes	A	2.030	0	7.857	50.63	50.63	397.77
8643-035-073	435 E ARROW HWY	NonRes	A	0.720	0	2.788	50.63	50.63	141.17
8643-035-074	435 E ARROW HWY	NonRes	A	1.743	0	6.746	50.63	50.63	341.56
8643-035-075	441 E ARROW HWY	NonRes	A	0.327	0	1.266	50.63	50.63	64.08
8643-035-076	445 E ARROW HWY	NonRes	A	0.510	0	1.974	50.63	50.63	99.95

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8643-037-001	109 E ARROW HWY	NonRes	A	1.110	0	4.296	50.63	50.63	217.50
8643-037-002	123 E ARROW HWY	NonRes	A	0.610	2	2.361	50.63	50.63	119.51
8643-037-003	131 E ARROW HWY REAR	NonRes	A	0.312	0	1.208	50.63	50.63	61.16
8643-037-004	129 E ARROW HWY	NonRes	A	0.191	0	0.739	50.63	50.63	37.43
8643-037-005	141 E ARROW HWY	NonRes	A	0.470	0	1.819	50.63	50.63	92.09
8643-037-008	163 E ARROW HWY	NonRes	A	0.740	0	2.864	50.63	50.63	145.01
8643-037-009	201 E ARROW HWY	MFR	A	2.270	85	8.850	50.63	50.63	448.07
8643-037-010	201 E ARROW HWY	MFR	A	5.330	84	16.225	50.63	50.63	821.47
8643-037-012	151 E ARROW HWY	NonRes	A	0.577	0	2.234	50.63	50.63	113.10
8643-037-901	NO SITUS AVAILABLE	UNDEV	A	1.000	0	1.290	50.63	50.63	65.31
8643-038-001	1500 S GLENDORA AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-038-002	1502 S GLENDORA AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-038-005	1510 S GLENDORA AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-038-006	1514 S GLENDORA AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-038-007	1518 S GLENDORA AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-038-008	1522 S GLENDORA AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-038-009	1521 S WABASH ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-038-010	1519 S WABASH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-038-011	1515 S WABASH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-038-012	1511 S WABASH ST	RES	A	0.188	1	1.000	50.63	50.63	50.63
8643-038-019	1510 S WABASH ST	RES	A	0.188	1	1.000	50.63	50.63	50.63
8643-038-020	1514 S WABASH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-038-021	1518 S WABASH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-038-022	1522 S WABASH ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-038-023	1521 S GLENCROFT RD	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-038-024	1519 S GLENCROFT RD	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-038-025	1515 S GLENCROFT RD	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-038-026	1511 S GLENCROFT RD	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-038-029	1505 S GLENCROFT RD	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-038-030	1503 S GLENCROFT RD	RES	A	0.174	1	1.000	50.63	50.63	50.63
8643-038-031	130 E PAYSON ST	RES	A	0.193	1	1.000	50.63	50.63	50.63
8643-038-032	122 E PAYSON ST	RES	A	0.188	1	1.000	50.63	50.63	50.63
8643-038-033	114 E PAYSON ST	RES	A	0.193	1	1.000	50.63	50.63	50.63
8643-038-034	1506 S GLENDORA AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-038-035	1507 S WABASH ST	RES	A	0.233	1	1.000	50.63	50.63	50.63
8643-038-036	1505 S WABASH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8643-038-037	1506 S WABASH ST	RES	A	0.233	1	1.000	50.63	50.63	50.63
8643-038-038	1507 S GLENCROFT RD	RES	A	0.172	1	1.000	50.63	50.63	50.63
8644-001-013	128 E ROUTE 66	RES	A	0.213	1	1.000	50.63	50.63	50.63
8644-001-022	638 S GLENDORA AVE	NonRes	A	0.365	5	1.413	50.63	50.63	71.51
8644-001-023	650 S GLENDORA AVE	RES	A	0.186	1	1.000	50.63	50.63	50.63
8644-001-024	654 S GLENDORA AVE	RES	A	0.155	1	1.000	50.63	50.63	50.63
8644-001-025	662 S GLENDORA AVE	RES	A	0.155	1	1.000	50.63	50.63	50.63
8644-001-045	620 S GLENDORA AVE	NonRes	A	0.246	1	0.952	50.63	50.63	48.21
8644-001-046	106 E ROUTE 66	NonRes	A	0.072	0	0.278	50.63	50.63	14.05
8644-001-049	614 S GLENDORA AVE	NonRes	A	0.359	0	1.389	50.63	50.63	70.30
8644-001-050	670 S GLENDORA AVE	RES	A	0.141	1	1.000	50.63	50.63	50.63

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8644-001-051	116 E ROUTE 66	NonRes	A	0.413	0	1.600	50.63	50.63	80.98
8644-002-029	450 E ROUTE 66	NonRes	A	0.470	0	1.819	50.63	50.63	92.09
8644-002-032	520 E ROUTE 66	NonRes	A	0.460	0	1.781	50.63	50.63	90.15
8644-002-033	546 E ROUTE 66	NonRes	A	0.424	0	1.641	50.63	50.63	83.06
8644-002-034	615 LEMAR PARK DR	MFR	A	0.208	4	1.180	50.63	50.63	59.74
8644-002-035	623 LEMAR PARK DR	MFR	A	0.208	5	1.475	50.63	50.63	74.67
8644-002-036	631 LEMAR PARK DR	MFR	A	0.206	5	1.475	50.63	50.63	74.67
8644-002-037	639 LEMAR PARK DR	MFR	A	0.208	5	1.475	50.63	50.63	74.67
8644-002-038	647 LEMAR PARK DR	MFR	A	0.206	5	1.475	50.63	50.63	74.67
8644-002-039	655 LEMAR PARK DR	MFR	A	0.208	5	1.475	50.63	50.63	74.67
8644-002-040	663 LEMAR PARK DR	MFR	A	0.207	4	1.180	50.63	50.63	59.74
8644-002-041	628 MARION PL	MFR	A	0.251	10	2.950	50.63	50.63	149.35
8644-002-042	634 MARION PL	MFR	A	0.275	10	2.950	50.63	50.63	149.35
8644-002-043	640 MARION PL	MFR	A	0.162	5	1.475	50.63	50.63	74.67
8644-002-044	646 MARION PL	MFR	A	0.165	3	0.885	50.63	50.63	44.80
8644-002-045	652 MARION PL	MFR	A	0.165	3	0.885	50.63	50.63	44.80
8644-002-046	658 MARION PL	MFR	A	0.165	3	0.885	50.63	50.63	44.80
8644-002-047	453 E COLORADO AVE	MFR	A	0.164	4	1.180	50.63	50.63	59.74
8644-002-048	461 E COLORADO AVE	MFR	A	0.164	4	1.180	50.63	50.63	59.74
8644-002-049	657 SCOTT PL	MFR	A	0.331	11	3.245	50.63	50.63	164.29
8644-002-050	645 SCOTT PL	MFR	A	0.165	6	1.770	50.63	50.63	89.61
8644-002-051	639 SCOTT PL	MFR	A	0.162	5	1.475	50.63	50.63	74.67
8644-002-052	631 SCOTT PL	MFR	A	0.527	14	4.130	50.63	50.63	209.10
8644-002-053	628 SCOTT PL	MFR	A	0.251	6	1.770	50.63	50.63	89.61
8644-002-054	634 SCOTT PL	MFR	A	0.275	5	1.475	50.63	50.63	74.67
8644-002-055	640 SCOTT PL	MFR	A	0.162	3	0.885	50.63	50.63	44.80
8644-002-056	646 SCOTT PL APT 000A	MFR	A	0.165	2	0.590	50.63	50.63	29.87
8644-002-057	652 SCOTT PL	MFR	A	0.165	6	1.770	50.63	50.63	89.61
8644-002-058	658 SCOTT PL	MFR	A	0.165	6	1.770	50.63	50.63	89.61
8644-002-059	517 E COLORADO AVE	MFR	A	0.165	4	1.180	50.63	50.63	59.74
8644-002-060	504 E ROUTE 66	NonRes	A	1.235	0	4.781	50.63	50.63	242.04
8644-003-008	400 E ROUTE 66	NonRes	A	0.295	0	1.143	50.63	50.63	57.85
8644-003-013	414 E ROUTE 66	NonRes	A	0.459	10	1.777	50.63	50.63	89.95
8644-003-015	440 E ROUTE 66	NonRes	A	0.530	0	2.052	50.63	50.63	103.87
8644-003-016	435 E COLORADO AVE	MFR	A	0.163	3	0.885	50.63	50.63	44.80
8644-003-017	657 MARION PL	MFR	A	0.162	3	0.885	50.63	50.63	44.80
8644-003-018	651 MARION PL	MFR	A	0.161	3	0.885	50.63	50.63	44.80
8644-003-019	645 MARION PL	MFR	A	0.160	3	0.885	50.63	50.63	44.80
8644-003-020	633 MARION PL	MFR	A	0.375	10	2.950	50.63	50.63	149.35
8644-003-021	627 MARION PL	MFR	A	0.249	8	2.360	50.63	50.63	119.48
8644-003-035	660 S PASADENA AVE	RES	A	0.279	1	1.000	50.63	50.63	50.63
8644-004-021	340 E ROUTE 66	NonRes	A	0.390	0	1.509	50.63	50.63	76.41
8644-004-022	330 E ROUTE 66	NonRes	A	0.310	0	1.200	50.63	50.63	60.75
8644-004-023	300 E ROUTE 66	NonRes	A	0.150	0	0.581	50.63	50.63	29.39
8644-004-024	240 E ROUTE 66	NonRes	A	0.150	0	0.581	50.63	50.63	29.39
8644-004-025	230 E ROUTE 66	NonRes	A	0.459	0	1.777	50.63	50.63	89.95
8644-004-026	222 E ROUTE 66	NonRes	A	0.229	0	0.888	50.63	50.63	44.95

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8644-004-027	218 E ROUTE 66	NonRes	A	0.402	6	1.555	50.63	50.63	78.70
8644-004-028	214 E ROUTE 66	MFR	A	0.201	4	1.180	50.63	50.63	59.74
8644-004-029	210 E ROUTE 66	MFR	A	0.201	4	1.180	50.63	50.63	59.74
8644-004-030	200 E ROUTE 66	NonRes	A	0.565	0	2.186	50.63	50.63	110.65
8644-005-018	102 E MAUNA LOA AVE	RES	A	0.149	1	1.000	50.63	50.63	50.63
8644-005-027	220 E MAUNA LOA AVE	RES	A	0.152	1	1.000	50.63	50.63	50.63
8644-005-028	226 E MAUNA LOA AVE	RES	A	0.148	1	1.000	50.63	50.63	50.63
8644-005-051	227 E DUELL ST	RES	A	0.139	1	1.000	50.63	50.63	50.63
8644-005-052	219 E DUELL ST	RES	A	0.137	1	1.000	50.63	50.63	50.63
8644-006-032	231 E MAUNA LOA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8644-006-033	225 E MAUNA LOA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8644-006-042	105 E MAUNA LOA AVE	RES	A	0.216	1	1.000	50.63	50.63	50.63
8644-006-043	740 S GLENDORA AVE	RES	A	0.201	1	1.000	50.63	50.63	50.63
8644-006-047	734 S GLENDORA AVE	RES	A	0.157	1	1.000	50.63	50.63	50.63
8644-007-028	302 E MAUNA LOA AVE	RES	A	0.146	1	1.000	50.63	50.63	50.63
8644-007-029	308 E MAUNA LOA AVE	RES	A	0.146	1	1.000	50.63	50.63	50.63
8644-007-030	314 E MAUNA LOA AVE	RES	A	0.146	1	1.000	50.63	50.63	50.63
8644-007-031	320 E MAUNA LOA AVE	RES	A	0.146	1	1.000	50.63	50.63	50.63
8644-007-032	326 E MAUNA LOA AVE	RES	A	0.146	1	1.000	50.63	50.63	50.63
8644-007-033	332 E MAUNA LOA AVE	RES	A	0.146	1	1.000	50.63	50.63	50.63
8644-007-034	402 E MAUNA LOA AVE	RES	A	0.141	1	1.000	50.63	50.63	50.63
8644-007-035	408 E MAUNA LOA AVE	RES	A	0.141	1	1.000	50.63	50.63	50.63
8644-007-036	414 E MAUNA LOA AVE	RES	A	0.141	1	1.000	50.63	50.63	50.63
8644-007-037	420 E MAUNA LOA AVE	RES	A	0.162	1	1.000	50.63	50.63	50.63
8644-007-048	428 E MAUNA LOA AVE	RES	A	0.181	1	1.000	50.63	50.63	50.63
8644-007-049	432 E MAUNA LOA AVE	RES	A	0.181	1	1.000	50.63	50.63	50.63
8644-007-050	440 E MAUNA LOA AVE	RES	A	0.181	1	1.000	50.63	50.63	50.63
8644-007-051	446 E MAUNA LOA AVE	RES	A	0.179	1	1.000	50.63	50.63	50.63
8644-007-052	427 E LINFIELD ST	RES	A	0.197	1	1.000	50.63	50.63	50.63
8644-007-053	437 E LINFIELD ST	RES	A	0.198	1	1.000	50.63	50.63	50.63
8644-007-054	447 E LINFIELD ST	RES	A	0.234	1	1.000	50.63	50.63	50.63
8644-008-001	703 S PASADENA AVE	RES	A	0.234	1	1.000	50.63	50.63	50.63
8644-008-002	711 S PASADENA AVE	RES	A	0.227	1	1.000	50.63	50.63	50.63
8644-008-010	727 S PASADENA AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8644-008-011	721 S PASADENA AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8644-008-012	715 S PASADENA AVE	RES	A	0.227	1	1.000	50.63	50.63	50.63
8644-008-013	733 S PASADENA AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8644-008-014	737 S PASADENA AVE	RES	A	0.179	1	1.000	50.63	50.63	50.63
8644-008-015	743 S PASADENA AVE	RES	A	0.179	1	1.000	50.63	50.63	50.63
8644-008-016	749 S PASADENA AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8644-008-020	740 S MINNESOTA AVE	RES	A	0.179	1	1.000	50.63	50.63	50.63
8644-008-025	746 S MINNESOTA AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8644-009-034	403 E HALTERN AVE	RES	A	0.152	1	1.000	50.63	50.63	50.63
8644-009-035	402 E COLORADO AVE	RES	A	0.152	1	1.000	50.63	50.63	50.63
8644-009-040	430 E COLORADO AVE	RES	A	0.152	1	1.000	50.63	50.63	50.63
8644-009-041	436 E COLORADO AVE	RES	A	0.152	1	1.000	50.63	50.63	50.63
8644-009-042	442 E COLORADO AVE	RES	A	0.152	1	1.000	50.63	50.63	50.63

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8644-009-043	448 E COLORADO AVE	RES	A	0.152	1	1.000	50.63	50.63	50.63
8644-009-044	454 E COLORADO AVE	RES	A	0.152	1	1.000	50.63	50.63	50.63
8644-009-045	460 E COLORADO AVE	RES	A	0.152	1	1.000	50.63	50.63	50.63
8644-009-051	516 E COLORADO AVE	RES	A	0.149	1	1.000	50.63	50.63	50.63
8644-009-052	508 E COLORADO AVE	RES	A	0.160	1	1.000	50.63	50.63	50.63
8644-009-053	502 E COLORADO AVE	RES	A	0.160	1	1.000	50.63	50.63	50.63
8644-010-027	664 LEMAR PARK DR	MFR	A	0.207	4	1.180	50.63	50.63	59.74
8644-010-028	656 LEMAR PARK DR	MFR	A	0.213	4	1.180	50.63	50.63	59.74
8644-010-029	562 E COLORADO AVE	MFR	A	0.242	4	1.180	50.63	50.63	59.74
8644-010-030	568 E COLORADO AVE	MFR	A	0.245	7	2.065	50.63	50.63	104.55
8644-010-031	569 E COLORADO AVE	MFR	A	0.248	7	2.065	50.63	50.63	104.55
8644-010-032	563 E COLORADO AVE	MFR	A	0.241	4	1.180	50.63	50.63	59.74
8644-010-033	642 LEMAR PARK DR	MFR	A	0.217	6	1.770	50.63	50.63	89.61
8644-010-034	636 LEMAR PARK DR	MFR	A	0.219	5	1.475	50.63	50.63	74.67
8644-010-035	628 LEMAR PARK DR	MFR	A	0.410	10	2.950	50.63	50.63	149.35
8644-010-036	620 LEMAR PARK DR	MFR	A	0.412	10	2.950	50.63	50.63	149.35
8644-010-048	622 E ROUTE 66	UNDEV	A	0.280	0	0.361	50.63	50.63	18.28
8644-010-049	610 E ROUTE 66	NonRes	A	0.410	0	1.587	50.63	50.63	80.35
8644-010-053	638 E COLORADO AVE	NonRes	A	1.680	2	6.503	50.63	50.63	329.26
8644-010-057	526 E COLORADO AVE	RES	A	0.144	1	1.000	50.63	50.63	50.63
8644-010-059	538 E COLORADO AVE	RES	A	0.169	1	1.000	50.63	50.63	50.63
8644-010-060	548 E COLORADO AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8644-010-061	565 E HALTERN AVE	RES	A	0.151	1	1.000	50.63	50.63	50.63
8644-010-077	564 E HALTERN AVE	RES	A	0.181	1	1.000	50.63	50.63	50.63
8644-010-078	634 E ROUTE 66	MFR	A	0.585	44	12.980	50.63	50.63	657.17
8644-010-079	634 E ROUTE 66	MFR	A	1.188	44	12.980	50.63	50.63	657.17
8644-011-023	501 E MAUNA LOA AVE	RES	A	0.160	1	1.000	50.63	50.63	50.63
8644-011-024	507 E MAUNA LOA AVE	RES	A	0.149	1	1.000	50.63	50.63	50.63
8644-011-025	511 E MAUNA LOA AVE	RES	A	0.152	1	1.000	50.63	50.63	50.63
8644-011-026	517 E MAUNA LOA AVE	RES	A	0.157	1	1.000	50.63	50.63	50.63
8644-011-031	461 E MAUNA LOA AVE	RES	A	0.152	1	1.000	50.63	50.63	50.63
8644-011-032	455 E MAUNA LOA AVE	RES	A	0.152	1	1.000	50.63	50.63	50.63
8644-011-033	449 E MAUNA LOA AVE	RES	A	0.152	1	1.000	50.63	50.63	50.63
8644-011-034	443 E MAUNA LOA AVE	RES	A	0.152	1	1.000	50.63	50.63	50.63
8644-011-035	437 E MAUNA LOA AVE	RES	A	0.152	1	1.000	50.63	50.63	50.63
8644-011-036	431 E MAUNA LOA AVE	RES	A	0.152	1	1.000	50.63	50.63	50.63
8644-011-037	427 E MAUNA LOA AVE	RES	A	0.152	1	1.000	50.63	50.63	50.63
8644-011-038	421 E MAUNA LOA AVE	RES	A	0.152	1	1.000	50.63	50.63	50.63
8644-011-039	415 E MAUNA LOA AVE	RES	A	0.152	1	1.000	50.63	50.63	50.63
8644-011-040	409 E MAUNA LOA AVE	RES	A	0.152	1	1.000	50.63	50.63	50.63
8644-011-041	403 E MAUNA LOA AVE	RES	A	0.152	1	1.000	50.63	50.63	50.63
8644-011-042	402 E HALTERN AVE	RES	A	0.152	1	1.000	50.63	50.63	50.63
8644-012-022	331 E DUELL ST	RES	A	0.169	1	1.000	50.63	50.63	50.63
8644-012-023	325 E DUELL ST	RES	A	0.164	1	1.000	50.63	50.63	50.63
8644-012-024	317 E DUELL ST	RES	A	0.164	1	1.000	50.63	50.63	50.63
8644-012-025	307 E DUELL ST	RES	A	0.164	1	1.000	50.63	50.63	50.63
8644-012-026	301 E DUELL ST	RES	A	0.162	1	1.000	50.63	50.63	50.63

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8644-012-037	426 E LINFIELD ST	RES	A	0.355	1	1.000	50.63	50.63	50.63
8644-012-038	432 E LINFIELD ST	RES	A	0.320	1	1.000	50.63	50.63	50.63
8644-012-039	436 E LINFIELD ST	RES	A	0.272	1	1.000	50.63	50.63	50.63
8644-012-042	478 E LINFIELD ST	RES	A	0.169	1	1.000	50.63	50.63	50.63
8644-012-043	502 E MAUNA LOA AVE	RES	A	0.181	1	1.000	50.63	50.63	50.63
8644-012-044	508 E MAUNA LOA AVE	RES	A	0.181	1	1.000	50.63	50.63	50.63
8644-012-045	466 E LINFIELD ST	RES	A	0.496	1	1.000	50.63	50.63	50.63
8644-012-049	604 E MAUNA LOA AVE	RES	A	0.225	1	1.000	50.63	50.63	50.63
8644-012-058	440 E LINFIELD ST	RES	A	0.341	1	1.000	50.63	50.63	50.63
8644-012-059	450 E LINFIELD ST	RES	A	0.363	1	1.000	50.63	50.63	50.63
8644-014-901	NO SITUS AVAILABLE	UNDEV	A	0.610	0	0.787	50.63	50.63	39.84
8644-014-909	NO SITUS AVAILABLE	UNDEV	A	0.540	0	0.697	50.63	50.63	35.26
8644-014-911	NO SITUS AVAILABLE	UNDEV	A	0.290	0	0.374	50.63	50.63	18.94
8644-015-033	1000 S GLENDORA AVE	MFR	A	9.970	86	25.370	50.63	50.63	1,284.48
8644-015-034	1000 S GLENDORA AVE	MFR	A	3.540	71	20.945	50.63	50.63	1,060.44
8644-015-906	NO SITUS AVAILABLE	UNDEV	A	2.390	0	3.083	50.63	50.63	156.09
8644-015-914	NO SITUS AVAILABLE	UNDEV	A	3.040	0	3.922	50.63	50.63	198.55
8644-016-036	916 S GLENDORA AVE	RES	A	0.248	1	1.000	50.63	50.63	50.63
8644-016-047	218 E DUELL ST	RES	A	0.173	1	1.000	50.63	50.63	50.63
8644-016-048	226 E DUELL ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8644-016-049	302 E DUELL ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8644-016-050	308 E DUELL ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8644-016-051	318 E DUELL ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8644-016-052	324 E DUELL ST	RES	A	0.205	1	1.000	50.63	50.63	50.63
8644-016-053	330 E DUELL ST	RES	A	0.175	1	1.000	50.63	50.63	50.63
8644-016-054	333 E DUELL ST	RES	A	0.198	1	1.000	50.63	50.63	50.63
8644-016-055	341 E DUELL ST	RES	A	0.195	1	1.000	50.63	50.63	50.63
8644-016-056	340 E DUELL ST	RES	A	0.191	1	1.000	50.63	50.63	50.63
8644-016-057	334 E DUELL ST	RES	A	0.200	1	1.000	50.63	50.63	50.63
8644-016-060	908 S GLENDORA AVE	RES	A	0.128	1	1.000	50.63	50.63	50.63
8644-016-061	910 S GLENDORA AVE	RES	A	0.128	1	1.000	50.63	50.63	50.63
8644-016-062	912 S GLENDORA AVE	RES	A	0.128	1	1.000	50.63	50.63	50.63
8644-016-063	914 S GLENDORA AVE	RES	A	0.128	1	1.000	50.63	50.63	50.63
8644-016-064	964 S GLENDORA AVE	RES	A	0.128	1	1.000	50.63	50.63	50.63
8644-016-065	966 S GLENDORA AVE	RES	A	0.128	1	1.000	50.63	50.63	50.63
8644-016-066	968 S GLENDORA AVE	RES	A	0.128	1	1.000	50.63	50.63	50.63
8644-016-067	924 S GLENDORA AVE	RES	A	0.128	1	1.000	50.63	50.63	50.63
8644-016-068	926 S GLENDORA AVE	RES	A	0.128	1	1.000	50.63	50.63	50.63
8644-016-069	928 S GLENDORA AVE	RES	A	0.128	1	1.000	50.63	50.63	50.63
8644-016-070	930 S GLENDORA AVE	RES	A	0.128	1	1.000	50.63	50.63	50.63
8644-016-071	932 S GLENDORA AVE	RES	A	0.128	1	1.000	50.63	50.63	50.63
8644-016-072	934 S GLENDORA AVE	RES	A	0.128	1	1.000	50.63	50.63	50.63
8644-016-073	936 S GLENDORA AVE	RES	A	0.128	1	1.000	50.63	50.63	50.63
8644-016-074	938 S GLENDORA AVE	RES	A	0.128	1	1.000	50.63	50.63	50.63
8644-016-075	940 S GLENDORA AVE	RES	A	0.128	1	1.000	50.63	50.63	50.63
8644-016-076	942 S GLENDORA AVE	RES	A	0.128	1	1.000	50.63	50.63	50.63
8644-016-077	944 S GLENDORA AVE	RES	A	0.128	1	1.000	50.63	50.63	50.63

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8644-016-078	946 S GLENDORA AVE	RES	A	0.128	1	1.000	50.63	50.63	50.63
8644-016-079	948 S GLENDORA AVE	RES	A	0.128	1	1.000	50.63	50.63	50.63
8644-016-080	950 S GLENDORA AVE	RES	A	0.128	1	1.000	50.63	50.63	50.63
8644-016-081	952 S GLENDORA AVE	RES	A	0.128	1	1.000	50.63	50.63	50.63
8644-016-082	954 S GLENDORA AVE	RES	A	0.128	1	1.000	50.63	50.63	50.63
8644-016-083	956 S GLENDORA AVE	RES	A	0.128	1	1.000	50.63	50.63	50.63
8644-016-084	958 S GLENDORA AVE	RES	A	0.128	1	1.000	50.63	50.63	50.63
8644-016-085	960 S GLENDORA AVE	RES	A	0.128	1	1.000	50.63	50.63	50.63
8644-016-086	962 S GLENDORA AVE	RES	A	0.128	1	1.000	50.63	50.63	50.63
8644-016-087	970 S GLENDORA AVE	RES	A	0.128	1	1.000	50.63	50.63	50.63
8644-016-088	972 S GLENDORA AVE	RES	A	0.128	1	1.000	50.63	50.63	50.63
8644-016-089	974 S GLENDORA AVE	RES	A	0.128	1	1.000	50.63	50.63	50.63
8644-016-090	976 S GLENDORA AVE	RES	A	0.128	1	1.000	50.63	50.63	50.63
8644-016-091	978 S GLENDORA AVE	RES	A	0.128	1	1.000	50.63	50.63	50.63
8644-016-092	980 S GLENDORA AVE	RES	A	0.128	1	1.000	50.63	50.63	50.63
8644-016-093	982 S GLENDORA AVE	RES	A	0.128	1	1.000	50.63	50.63	50.63
8644-016-094	984 S GLENDORA AVE	RES	A	0.128	1	1.000	50.63	50.63	50.63
8644-016-095	986 S GLENDORA AVE	RES	A	0.128	1	1.000	50.63	50.63	50.63
8644-016-096	988 S GLENDORA AVE	RES	A	0.128	1	1.000	50.63	50.63	50.63
8644-017-033	740 E ROUTE 66	NonRes	A	0.552	6	2.136	50.63	50.63	108.16
8644-017-034	732 E ROUTE 66	MFR	A	2.260	29	9.145	50.63	50.63	463.01
8644-017-035	700 E ROUTE 66	NonRes	A	1.832	1	7.090	50.63	50.63	358.97
8644-017-036	712 E ROUTE 66	NonRes	A	0.310	0	1.200	50.63	50.63	60.75
8644-017-037	718 E ROUTE 66	NonRes	A	0.310	0	1.200	50.63	50.63	60.75
8644-017-038	726 E ROUTE 66	NonRes	A	0.643	0	2.488	50.63	50.63	125.96
8644-017-042	800 E ROUTE 66	MFR	A	1.499	17	5.015	50.63	50.63	253.90
8644-017-043	818 E ROUTE 66	MFR	A	0.847	16	4.720	50.63	50.63	238.97
8644-017-044	808 E ROUTE 66	RES	A	0.364	0	1.000	50.63	50.63	50.63
8644-017-045	826 E ROUTE 66	MFR	A	2.019	44	13.275	50.63	50.63	672.11
8644-017-047	856 E ROUTE 66	NonRes	A	0.280	0	1.084	50.63	50.63	54.87
8644-017-048	760 E ROUTE 66	MFR	A	2.623	21	6.195	50.63	50.63	313.65
8644-017-049	635 S ELWOOD AVE	MFR	A	2.580	87	25.665	50.63	50.63	1,299.41
8644-018-028	1000 E ROUTE 66	NonRes	A	0.310	1	1.200	50.63	50.63	60.75
8644-018-029	1002 E ROUTE 66	NonRes	A	2.140	0	8.284	50.63	50.63	419.39
8644-018-030	1000 E ROUTE 66	NonRes	A	0.550	0	2.129	50.63	50.63	107.79
8644-018-031	1000 E ROUTE 66	NonRes	A	0.660	0	2.555	50.63	50.63	129.35
8644-018-033	910 E ROUTE 66	NonRes	A	0.330	1	1.277	50.63	50.63	64.67
8644-018-037	1060 E ROUTE 66	NonRes	A	0.220	0	0.851	50.63	50.63	43.09
8644-018-042	1000 E ROUTE 66	NonRes	A	1.780	0	6.890	50.63	50.63	348.85
8644-018-044	1030 E ROUTE 66	NonRes	A	0.590	1	2.284	50.63	50.63	115.61
8644-019-039	1144 E ROUTE 66	NonRes	A	0.270	0	1.045	50.63	50.63	52.89
8644-019-041	1100 E ROUTE 66	NonRes	A	0.626	0	2.424	50.63	50.63	122.72
8644-019-042	NO SITUS AVAILABLE	UNDEV	A	0.213	0	0.275	50.63	50.63	13.89
8644-019-043	1152 E ROUTE 66	UNDEV	A	0.225	0	0.290	50.63	50.63	14.66
8644-019-907	1160 E ROUTE 66	UNDEV	A	0.056	0	0.077	50.63	50.63	3.91
8644-019-909	NO SITUS AVAILABLE	UNDEV	A	0.060	0	0.077	50.63	50.63	3.91
8644-020-023	1150 BUFFALO TRL	RES	A	1.000	1	1.000	50.63	50.63	50.63

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8644-021-024	NO SITUS AVAILABLE	UNDEV	A	0.840	0	1.083	50.63	50.63	54.85
8644-021-025	645 FOXBROOK DR	RES	A	0.573	1	1.000	50.63	50.63	50.63
8644-021-026	647 FOXBROOK DR	RES	A	0.406	1	1.000	50.63	50.63	50.63
8644-021-027	651 FOXBROOK DR	RES	A	0.321	1	1.000	50.63	50.63	50.63
8644-021-028	655 FOXBROOK DR	RES	A	0.269	1	1.000	50.63	50.63	50.63
8644-021-029	657 FOXBROOK DR	RES	A	0.301	1	1.000	50.63	50.63	50.63
8644-021-030	661 FOXBROOK DR	RES	A	0.337	1	1.000	50.63	50.63	50.63
8644-021-031	663 FOXBROOK DR	RES	A	0.315	1	1.000	50.63	50.63	50.63
8644-021-032	667 FOXBROOK DR	RES	A	0.270	1	1.000	50.63	50.63	50.63
8644-021-033	1213 BUFFALO TRL	RES	A	0.346	1	1.000	50.63	50.63	50.63
8644-021-034	1209 BUFFALO TRL	RES	A	0.287	1	1.000	50.63	50.63	50.63
8644-021-035	1201 BUFFALO TRL	RES	A	0.294	1	1.000	50.63	50.63	50.63
8644-022-042	641 HUNTERS TRL	RES	A	0.374	1	1.000	50.63	50.63	50.63
8644-022-043	633 HUNTERS TRL	RES	A	0.325	1	1.000	50.63	50.63	50.63
8644-022-044	1350 E ROUTE 66	NonRes	A	1.070	1	4.142	50.63	50.63	209.68
8644-022-045	1340 E ROUTE 66	NonRes	A	1.220	1	4.722	50.63	50.63	239.08
8644-022-049	1200 E ROUTE 66	NonRes	A	4.550	0	17.613	50.63	50.63	891.74
8644-022-050	653 HUNTERS TRL	RES	A	0.453	1	1.000	50.63	50.63	50.63
8644-022-051	647 HUNTERS TRL	RES	A	0.614	1	1.000	50.63	50.63	50.63
8644-022-056	656 PUMA CANYON LN	RES	A	0.564	1	1.000	50.63	50.63	50.63
8644-022-060	649 PUMA CANYON LN	RES	A	0.553	1	1.000	50.63	50.63	50.63
8644-022-061	660 PUMA CANYON LN	RES	A	0.747	1	1.000	50.63	50.63	50.63
8644-023-023	600 HUNTERS TRL	MFR	A	4.060	57	16.815	50.63	50.63	851.34
8644-024-025	657 HUNTERS TRL	RES	A	0.323	1	1.000	50.63	50.63	50.63
8644-024-026	661 HUNTERS TRL	RES	A	0.319	1	1.000	50.63	50.63	50.63
8644-024-027	669 HUNTERS TRL	RES	A	0.319	1	1.000	50.63	50.63	50.63
8644-024-028	1251 BUFFALO TRL	RES	A	0.299	1	1.000	50.63	50.63	50.63
8644-024-029	662 PUMA CANYON LN	RES	A	0.310	1	1.000	50.63	50.63	50.63
8644-024-030	658 PUMA CANYON LN	RES	A	0.305	1	1.000	50.63	50.63	50.63
8644-024-031	651 PUMA CANYON LN	RES	A	0.274	1	1.000	50.63	50.63	50.63
8644-024-032	659 PUMA CANYON LN	RES	A	0.331	1	1.000	50.63	50.63	50.63
8644-024-033	1241 BUFFALO TRL	RES	A	0.356	1	1.000	50.63	50.63	50.63
8644-024-034	1231 BUFFALO TRL	RES	A	0.331	1	1.000	50.63	50.63	50.63
8644-024-035	1225 BUFFALO TRL	RES	A	0.245	1	1.000	50.63	50.63	50.63
8644-024-036	660 FOXBROOK DR	RES	A	0.420	1	1.000	50.63	50.63	50.63
8644-024-037	656 FOXBROOK DR	RES	A	0.514	1	1.000	50.63	50.63	50.63
8644-024-038	650 FOXBROOK DR	RES	A	1.380	1	1.000	50.63	50.63	50.63
8644-024-039	646 FOXBROOK DR	RES	A	0.530	1	1.000	50.63	50.63	50.63
8644-025-023	728 HUNTERS TRL	RES	A	0.482	1	1.000	50.63	50.63	50.63
8644-025-024	748 HUNTERS TRL	RES	A	0.409	1	1.000	50.63	50.63	50.63
8644-025-025	736 HUNTERS TRL	RES	A	0.298	1	1.000	50.63	50.63	50.63
8644-025-026	746 HUNTERS TRL	RES	A	0.282	1	1.000	50.63	50.63	50.63
8644-025-027	802 HUNTERS TRL	RES	A	0.433	1	1.000	50.63	50.63	50.63
8644-025-028	812 HUNTERS TRL	RES	A	0.365	1	1.000	50.63	50.63	50.63
8644-025-030	NO SITUS AVAILABLE	UNDEV	A	0.586	0	0.756	50.63	50.63	38.26
8644-025-031	825 HUNTERS TRL	RES	A	0.303	1	1.000	50.63	50.63	50.63
8644-025-032	817 HUNTERS TRL	RES	A	0.289	1	1.000	50.63	50.63	50.63

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8644-025-033	807 HUNTERS TRL	RES	A	0.601	1	1.000	50.63	50.63	50.63
8644-025-034	751 HUNTERS TRL	RES	A	0.314	1	1.000	50.63	50.63	50.63
8644-025-035	804 PUMA CANYON LN	RES	A	0.344	1	1.000	50.63	50.63	50.63
8644-025-036	754 PUMA CANYON LN	RES	A	0.344	1	1.000	50.63	50.63	50.63
8644-025-037	746 PUMA CANYON LN	RES	A	0.297	1	1.000	50.63	50.63	50.63
8644-025-038	740 PUMA CANYON LN	RES	A	0.290	1	1.000	50.63	50.63	50.63
8644-025-040	734 PUMA CANYON LN	RES	A	0.395	1	1.000	50.63	50.63	50.63
8644-025-041	726 PUMA CANYON LN	RES	A	0.305	1	1.000	50.63	50.63	50.63
8644-025-042	1250 BUFFALO TRL	RES	A	0.298	1	1.000	50.63	50.63	50.63
8644-025-043	719 HUNTERS TRL	RES	A	0.298	1	1.000	50.63	50.63	50.63
8644-025-044	727 HUNTERS TRL	RES	A	0.298	1	1.000	50.63	50.63	50.63
8644-025-045	733 HUNTERS TRL	RES	A	0.309	1	1.000	50.63	50.63	50.63
8644-025-047	745 HUNTERS TRL	RES	A	0.033	1	1.000	50.63	50.63	50.63
8644-025-049	739 HUNTERS TRL	RES	A	0.300	1	1.000	50.63	50.63	50.63
8644-025-050	736 PUMA CANYON LN	RES	A	0.849	1	1.000	50.63	50.63	50.63
8644-026-024	1230 BUFFALO TRL	RES	A	0.298	1	1.000	50.63	50.63	50.63
8644-026-025	721 PUMA CANYON LN	RES	A	0.312	1	1.000	50.63	50.63	50.63
8644-026-026	731 PUMA CANYON LN	RES	A	0.258	1	1.000	50.63	50.63	50.63
8644-026-027	737 PUMA CANYON LN	RES	A	0.294	1	1.000	50.63	50.63	50.63
8644-026-028	743 PUMA CANYON LN	RES	A	0.365	1	1.000	50.63	50.63	50.63
8644-026-029	749 PUMA CANYON LN	RES	A	0.344	1	1.000	50.63	50.63	50.63
8644-026-030	803 PUMA CANYON LN	RES	A	0.281	1	1.000	50.63	50.63	50.63
8644-026-032	1226 BUFFALO TRL	RES	A	0.305	1	1.000	50.63	50.63	50.63
8644-026-033	1220 BUFFALO TRL	RES	A	0.342	1	1.000	50.63	50.63	50.63
8644-026-034	1214 BUFFALO TRL	RES	A	0.328	1	1.000	50.63	50.63	50.63
8644-026-036	1202 BUFFALO TRL	RES	A	0.240	1	1.000	50.63	50.63	50.63
8644-026-044	NO SITUS AVAILABLE	UNDEV	A	0.940	0	1.213	50.63	50.63	61.39
8644-026-045	827 PUMA CANYON LN	RES	A	0.360	1	1.000	50.63	50.63	50.63
8644-026-047	828 PUMA CANYON LN	RES	A	0.333	1	1.000	50.63	50.63	50.63
8644-026-048	822 PUMA CANYON LN	RES	A	0.312	1	1.000	50.63	50.63	50.63
8644-026-049	816 PUMA CANYON LN	RES	A	0.356	1	1.000	50.63	50.63	50.63
8644-026-050	810 PUMA CANYON LN	RES	A	0.379	1	1.000	50.63	50.63	50.63
8644-026-053	809 PUMA CANYON LN	RES	A	0.291	1	1.000	50.63	50.63	50.63
8644-026-054	815 PUMA CANYON LN	RES	A	0.278	1	1.000	50.63	50.63	50.63
8644-026-055	821 PUMA CANYON LN	RES	A	0.295	1	1.000	50.63	50.63	50.63
8644-026-058	834 PUMA CANYON LN	RES	A	1.278	1	1.000	50.63	50.63	50.63
8644-026-062	753 PUMA CANYON LN	RES	A	1.590	1	1.000	50.63	50.63	50.63
8644-026-063	1200 BUFFALO TRL	RES	A	1.380	1	1.000	50.63	50.63	50.63
8644-026-065	751 PUMA CANYON LN	RES	A	0.501	1	1.000	50.63	50.63	50.63
8644-026-066	1210 BUFFALO TRL	RES	A	0.324	1	1.000	50.63	50.63	50.63
8644-027-019	726 E COLORADO AVE	MFR	A	2.940	45	13.275	50.63	50.63	672.11
8644-030-034	705 BEAVERBROOK LN	RES	A	1.640	1	1.000	50.63	50.63	50.63
8644-030-038	725 BEAVERBROOK LN	RES	A	0.407	1	1.000	50.63	50.63	50.63
8644-030-039	735 BEAVERBROOK LN	RES	A	0.623	1	1.000	50.63	50.63	50.63
8644-030-040	745 BEAVERBROOK LN	RES	A	0.464	1	1.000	50.63	50.63	50.63
8644-030-041	1365 PARTRIDGE LN	RES	A	0.606	1	1.000	50.63	50.63	50.63
8644-030-042	1385 PARTRIDGE LN	RES	A	0.356	1	1.000	50.63	50.63	50.63

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8644-030-043	1405 PARTRIDGE LN	RES	A	0.395	1	1.000	50.63	50.63	50.63
8644-030-044	685 BEAVERBROOK LN	RES	A	0.340	1	1.000	50.63	50.63	50.63
8644-030-046	1530 E EAGLE RDG	RES	A	1.210	1	1.000	50.63	50.63	50.63
8644-030-048	1520 E EAGLE RDG	RES	A	0.732	1	1.000	50.63	50.63	50.63
8644-030-050	1521 E EAGLE RDG	RES	A	1.374	1	1.000	50.63	50.63	50.63
8644-030-051	1531 E EAGLE RDG	RES	A	1.815	1	1.000	50.63	50.63	50.63
8644-030-052	1541 E EAGLE RDG	RES	A	1.200	1	1.000	50.63	50.63	50.63
8644-030-053	1551 E EAGLE RDG	RES	A	1.487	1	1.000	50.63	50.63	50.63
8644-030-054	1550 E EAGLE RDG	RES	A	2.300	1	1.000	50.63	50.63	50.63
8644-030-056	1500 FAWN VLY	RES	A	2.690	1	1.000	50.63	50.63	50.63
8644-030-057	1520 FAWN VLY	RES	A	2.140	1	1.000	50.63	50.63	50.63
8644-030-058	1530 FAWN VLY	RES	A	1.675	1	1.000	50.63	50.63	50.63
8644-030-059	1540 FAWN VLY	RES	A	1.657	1	1.000	50.63	50.63	50.63
8644-030-060	1550 FAWN VLY	RES	A	2.570	1	1.000	50.63	50.63	50.63
8644-030-062	1521 FAWN VLY	RES	A	0.931	1	1.000	50.63	50.63	50.63
8644-030-063	1501 FAWN VLY	RES	A	0.964	1	1.000	50.63	50.63	50.63
8644-030-064	NO SITUS AVAILABLE	UNDEV	A	0.113	0	0.146	50.63	50.63	7.39
8644-030-066	NO SITUS AVAILABLE	UNDEV	A	0.126	0	0.163	50.63	50.63	8.24
8644-030-070	1500 E EAGLE RDG	RES	A	0.348	1	1.000	50.63	50.63	50.63
8644-030-073	722 BEAVERBROOK LN	RES	A	0.523	1	1.000	50.63	50.63	50.63
8644-030-074	728 BEAVERBROOK LN	RES	A	0.537	1	1.000	50.63	50.63	50.63
8644-030-075	1541 FAWN VLY	RES	A	1.010	1	1.000	50.63	50.63	50.63
8644-030-077	NO SITUS AVAILABLE	UNDEV	A	1.970	0	2.541	50.63	50.63	128.66
8644-030-078	1501 E EAGLE RDG	RES	A	0.344	1	1.000	50.63	50.63	50.63
8644-030-079	1510 E EAGLE RDG	RES	A	0.504	1	1.000	50.63	50.63	50.63
8644-031-001	1430 ELKHORN LN	RES	A	0.358	1	1.000	50.63	50.63	50.63
8644-031-002	1424 ELKHORN LN	RES	A	0.595	1	1.000	50.63	50.63	50.63
8644-031-003	NO SITUS AVAILABLE	UNDEV	A	0.357	0	0.460	50.63	50.63	23.31
8644-031-004	634 HUNTERS TRL	RES	A	0.455	1	1.000	50.63	50.63	50.63
8644-031-005	640 HUNTERS TRL	RES	A	0.393	1	1.000	50.63	50.63	50.63
8644-031-006	646 HUNTERS TRL	RES	A	0.256	1	1.000	50.63	50.63	50.63
8644-031-007	648 HUNTERS TRL	RES	A	0.480	1	1.000	50.63	50.63	50.63
8644-031-008	654 HUNTERS TRL	RES	A	1.028	1	1.000	50.63	50.63	50.63
8644-031-009	660 HUNTERS TRL	RES	A	0.292	1	1.000	50.63	50.63	50.63
8644-031-010	664 HUNTERS TRL	RES	A	0.356	1	1.000	50.63	50.63	50.63
8644-031-011	714 HUNTERS TRL	RES	A	0.343	1	1.000	50.63	50.63	50.63
8644-031-012	722 HUNTERS TRL	RES	A	0.511	1	1.000	50.63	50.63	50.63
8644-031-013	651 BEAVERBROOK LN	RES	A	0.457	1	1.000	50.63	50.63	50.63
8644-031-014	655 BEAVERBROOK LN	RES	A	0.379	1	1.000	50.63	50.63	50.63
8644-031-016	NO SITUS AVAILABLE	UNDEV	A	1.640	0	2.115	50.63	50.63	107.10
8644-031-017	701 BEAVERBROOK LN	RES	A	1.830	1	1.000	50.63	50.63	50.63
8644-031-019	NO SITUS AVAILABLE	UNDEV	A	0.965	0	1.245	50.63	50.63	63.02
8644-032-021	828 HUNTERS TRL	RES	A	0.358	1	1.000	50.63	50.63	50.63
8644-032-022	750 BEAVERBROOK LN	RES	A	0.349	1	1.000	50.63	50.63	50.63
8644-032-023	740 BEAVERBROOK LN	RES	A	0.348	1	1.000	50.63	50.63	50.63
8644-032-024	730 BEAVERBROOK LN	RES	A	0.451	1	1.000	50.63	50.63	50.63
8644-032-025	1429 HUNTERS TRL	RES	A	0.310	1	1.000	50.63	50.63	50.63

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8644-032-026	1433 HUNTERS TRL	RES	A	0.310	1	1.000	50.63	50.63	50.63
8644-032-027	1439 HUNTERS TRL	RES	A	0.330	1	1.000	50.63	50.63	50.63
8644-032-028	1440 HUNTERS TRL	RES	A	0.290	1	1.000	50.63	50.63	50.63
8644-032-029	1434 HUNTERS TRL	RES	A	0.330	1	1.000	50.63	50.63	50.63
8644-032-030	1428 HUNTERS TRL	RES	A	0.287	1	1.000	50.63	50.63	50.63
8644-032-031	1422 HUNTERS TRL	RES	A	0.287	1	1.000	50.63	50.63	50.63
8644-032-032	835 HUNTERS TRL	RES	A	0.626	1	1.000	50.63	50.63	50.63
8644-032-034	839 HUNTERS TRL	RES	A	0.746	1	1.000	50.63	50.63	50.63
8644-032-036	911 HIGH COUNTRY DR	RES	A	0.197	1	1.000	50.63	50.63	50.63
8644-032-038	915 HIGH COUNTRY DR	RES	A	2.050	1	1.000	50.63	50.63	50.63
8644-032-041	927 HIGH COUNTRY DR	RES	A	0.985	1	1.000	50.63	50.63	50.63
8644-032-043	933 HIGH COUNTRY DR	RES	A	0.964	1	1.000	50.63	50.63	50.63
8644-032-045	930 HIGH COUNTRY DR	RES	A	1.560	1	1.000	50.63	50.63	50.63
8644-032-046	918 HIGH COUNTRY DR	RES	A	1.080	1	1.000	50.63	50.63	50.63
8644-032-047	910 HIGH COUNTRY DR	RES	A	0.339	1	1.000	50.63	50.63	50.63
8644-032-049	1418 HUNTERS TRL	RES	A	0.380	1	1.000	50.63	50.63	50.63
8644-032-050	840 HUNTERS TRL	RES	A	1.040	1	1.000	50.63	50.63	50.63
8644-032-051	1421 HUNTERS TRL	RES	A	0.387	1	1.000	50.63	50.63	50.63
8644-032-052	1426 SIERRA SKY DR	RES	A	0.925	1	1.000	50.63	50.63	50.63
8644-032-054	1430 SIERRA SKY DR	RES	A	0.480	1	1.000	50.63	50.63	50.63
8644-032-055	1438 SIERRA SKY DR	RES	A	0.459	1	1.000	50.63	50.63	50.63
8644-032-058	1439 SIERRA SKY DR	RES	A	0.514	1	1.000	50.63	50.63	50.63
8644-032-059	1431 SIERRA SKY DR	RES	A	0.439	1	1.000	50.63	50.63	50.63
8644-032-060	1451 HUNTERS TRL	RES	A	0.378	1	1.000	50.63	50.63	50.63
8644-032-061	1455 HUNTERS TRL	RES	A	0.374	1	1.000	50.63	50.63	50.63
8644-032-062	865 INDIAN BND	RES	A	0.349	1	1.000	50.63	50.63	50.63
8644-032-063	853 INDIAN BND	RES	A	0.345	1	1.000	50.63	50.63	50.63
8644-032-064	849 INDIAN BND	RES	A	0.347	1	1.000	50.63	50.63	50.63
8644-032-065	841 INDIAN BND	RES	A	0.352	1	1.000	50.63	50.63	50.63
8644-032-066	839 INDIAN BND	RES	A	0.406	1	1.000	50.63	50.63	50.63
8644-032-067	838 INDIAN BND	RES	A	0.544	1	1.000	50.63	50.63	50.63
8644-032-068	840 INDIAN BND	RES	A	0.345	1	1.000	50.63	50.63	50.63
8644-032-069	844 INDIAN BND	RES	A	0.378	1	1.000	50.63	50.63	50.63
8644-032-070	848 INDIAN BND	RES	A	0.506	1	1.000	50.63	50.63	50.63
8644-032-071	850 INDIAN BND	RES	A	0.367	1	1.000	50.63	50.63	50.63
8644-032-072	854 INDIAN BND	RES	A	0.360	1	1.000	50.63	50.63	50.63
8644-032-073	862 INDIAN BND	RES	A	0.351	1	1.000	50.63	50.63	50.63
8644-032-074	1465 HUNTERS TRL	RES	A	0.408	1	1.000	50.63	50.63	50.63
8644-032-075	1503 CANYON MEADOWS LN	RES	A	0.969	1	1.000	50.63	50.63	50.63
8644-032-076	1517 CANYON MEADOWS LN	RES	A	0.917	1	1.000	50.63	50.63	50.63
8644-032-077	1529 CANYON MEADOWS LN	RES	A	0.947	1	1.000	50.63	50.63	50.63
8644-032-078	1535 CANYON MEADOWS LN	RES	A	0.916	1	1.000	50.63	50.63	50.63
8644-032-082	1570 CANYON MEADOWS LN	RES	A	0.882	1	1.000	50.63	50.63	50.63
8644-032-083	1564 CANYON MEADOWS LN	RES	A	0.985	1	1.000	50.63	50.63	50.63
8644-032-084	1554 CANYON MEADOWS LN	RES	A	0.978	1	1.000	50.63	50.63	50.63
8644-032-085	1528 CANYON MEADOWS LN	RES	A	3.165	1	1.000	50.63	50.63	50.63
8644-032-086	1532 CANYON MEADOWS LN	RES	A	0.843	1	1.000	50.63	50.63	50.63

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8644-032-087	1542 CANYON MEADOWS LN	RES	A	1.038	1	1.000	50.63	50.63	50.63
8644-032-088	1538 CANYON MEADOWS LN	RES	A	1.074	1	1.000	50.63	50.63	50.63
8644-032-089	1471 HUNTERS TRL	RES	A	1.313	1	1.000	50.63	50.63	50.63
8644-032-090	1483 HUNTERS TRL	RES	A	0.609	1	1.000	50.63	50.63	50.63
8644-032-091	1491 HUNTERS TRL	RES	A	0.756	1	1.000	50.63	50.63	50.63
8644-032-094	1482 HUNTERS TRL	RES	A	0.915	1	1.000	50.63	50.63	50.63
8644-032-095	1470 HUNTERS TRL	RES	A	0.945	1	1.000	50.63	50.63	50.63
8644-032-096	1462 HUNTERS TRL	RES	A	1.238	1	1.000	50.63	50.63	50.63
8644-032-097	1456 HUNTERS TRL	RES	A	1.007	1	1.000	50.63	50.63	50.63
8644-032-098	1448 HUNTERS TRL	RES	A	1.022	1	1.000	50.63	50.63	50.63
8644-032-099	942 HIGH COUNTRY DR	RES	A	3.070	1	1.000	50.63	50.63	50.63
8644-032-106	921 HIGH COUNTRY DR	RES	A	2.510	1	1.000	50.63	50.63	50.63
8644-032-107	1494 HUNTERS TRL	RES	A	0.960	1	1.000	50.63	50.63	50.63
8644-032-108	1543 CANYON MEADOWS LN	RES	A	0.945	1	1.000	50.63	50.63	50.63
8644-032-109	1557 CANYON MEADOWS LN	RES	A	0.912	1	1.000	50.63	50.63	50.63
8644-032-110	1569 CANYON MEADOWS LN	RES	A	0.937	1	1.000	50.63	50.63	50.63
8644-033-002	710 S ELWOOD AVE	RES	A	0.300	1	1.000	50.63	50.63	50.63
8644-033-003	712 S ELWOOD AVE	RES	A	0.357	1	1.000	50.63	50.63	50.63
8644-033-004	1021 STONEHEDGE DR	RES	A	0.306	1	1.000	50.63	50.63	50.63
8644-033-005	1027 STONEHEDGE DR	RES	A	0.291	1	1.000	50.63	50.63	50.63
8644-033-006	1031 STONEHEDGE DR	RES	A	0.287	1	1.000	50.63	50.63	50.63
8644-033-007	1037 STONEHEDGE DR	RES	A	0.287	1	1.000	50.63	50.63	50.63
8644-033-011	1026 STONEHEDGE DR	RES	A	0.298	0	1.000	50.63	50.63	50.63
8644-033-012	1020 STONEHEDGE DR	RES	A	0.293	0	1.000	50.63	50.63	50.63
8644-033-013	720 S ELWOOD AVE	RES	A	0.287	1	1.000	50.63	50.63	50.63
8644-033-014	1029 CANDLEWICKE CT	RES	A	0.288	1	1.000	50.63	50.63	50.63
8644-033-015	1035 CANDLEWICKE CT	RES	A	0.291	1	1.000	50.63	50.63	50.63
8644-033-016	1028 CANDLEWICKE CT	RES	A	0.312	1	1.000	50.63	50.63	50.63
8644-033-017	726 S ELWOOD AVE	RES	A	0.288	1	1.000	50.63	50.63	50.63
8644-033-020	1016 PADDINGTON RD	RES	A	0.288	1	1.000	50.63	50.63	50.63
8644-033-021	1012 PADDINGTON RD	RES	A	0.294	1	1.000	50.63	50.63	50.63
8644-033-022	1008 PADDINGTON RD	RES	A	0.354	1	1.000	50.63	50.63	50.63
8644-033-023	1000 PADDINGTON RD	RES	A	0.918	1	1.000	50.63	50.63	50.63
8644-033-025	1005 PADDINGTON RD	RES	A	0.919	1	1.000	50.63	50.63	50.63
8644-033-026	1009 PADDINGTON RD	RES	A	0.290	1	1.000	50.63	50.63	50.63
8644-033-027	1013 PADDINGTON RD	RES	A	0.294	1	1.000	50.63	50.63	50.63
8644-033-028	725 S ELWOOD AVE	RES	A	0.292	1	1.000	50.63	50.63	50.63
8644-033-029	719 S ELWOOD AVE	RES	A	0.288	1	1.000	50.63	50.63	50.63
8644-033-030	715 S ELWOOD AVE	RES	A	0.290	1	1.000	50.63	50.63	50.63
8644-033-031	711 S ELWOOD AVE	RES	A	0.360	1	1.000	50.63	50.63	50.63
8644-033-032	NO SITUS AVAILABLE	UNDEV	A	0.305	0	0.393	50.63	50.63	19.90
8644-033-033	708 S ELWOOD AVE	RES	A	0.313	1	1.000	50.63	50.63	50.63
8644-033-034	1001 PADDINGTON RD	RES	A	1.422	1	1.000	50.63	50.63	50.63
8644-033-040	732 S ELWOOD AVE	RES	A	0.291	1	1.000	50.63	50.63	50.63
8644-033-041	738 S ELWOOD AVE	RES	A	0.960	1	1.000	50.63	50.63	50.63
8644-033-042	1039 STONEHEDGE DR	RES	A	0.305	1	1.000	50.63	50.63	50.63
8644-033-043	1036 STONEHEDGE DR	RES	A	0.287	1	1.000	50.63	50.63	50.63

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8644-033-044	1030 STONEHEDGE DR	RES	A	0.298	1	1.000	50.63	50.63	50.63
8646-001-007	502 E BENNETT AVE	RES	A	0.209	1	1.000	50.63	50.63	50.63
8646-003-010	660 E BENNETT AVE	RES	A	0.275	1	1.000	50.63	50.63	50.63
8646-006-009	504 E MOUNTAIN VIEW AVE	RES	A	0.217	1	1.000	50.63	50.63	50.63
8646-006-010	503 E DALTON AVE	RES	A	0.220	1	1.000	50.63	50.63	50.63
8646-007-009	504 E DALTON AVE	RES	A	0.212	1	1.000	50.63	50.63	50.63
8646-007-010	503 E FOOTHILL BLVD	RES	A	0.209	1	1.000	50.63	50.63	50.63
8646-009-001	504 E FOOTHILL BLVD	RES	A	0.212	1	1.000	50.63	50.63	50.63
8646-009-002	510 E FOOTHILL BLVD	RES	A	0.212	1	1.000	50.63	50.63	50.63
8646-010-015	661 SYCAMORE AVE	RES	A	0.241	1	1.000	50.63	50.63	50.63
8646-011-003	720 E FOOTHILL BLVD	RES	A	0.206	1	1.000	50.63	50.63	50.63
8646-011-005	738 E FOOTHILL BLVD	RES	A	0.217	1	1.000	50.63	50.63	50.63
8646-011-011	732 E FOOTHILL BLVD	RES	A	0.299	1	1.000	50.63	50.63	50.63
8646-011-013	742 E FOOTHILL BLVD	RES	A	0.230	1	1.000	50.63	50.63	50.63
8646-011-015	748 E FOOTHILL BLVD	RES	A	0.236	1	1.000	50.63	50.63	50.63
8646-011-017	757 SYCAMORE AVE	RES	A	0.203	1	1.000	50.63	50.63	50.63
8646-011-018	749 SYCAMORE AVE	RES	A	0.204	1	1.000	50.63	50.63	50.63
8646-011-019	743 SYCAMORE AVE	RES	A	0.213	1	1.000	50.63	50.63	50.63
8646-011-020	737 SYCAMORE AVE	RES	A	0.235	1	1.000	50.63	50.63	50.63
8646-011-021	729 SYCAMORE AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8646-011-022	721 SYCAMORE AVE	RES	A	0.205	1	1.000	50.63	50.63	50.63
8646-011-023	715 SYCAMORE AVE	RES	A	0.205	1	1.000	50.63	50.63	50.63
8646-011-024	709 SYCAMORE AVE	RES	A	0.205	1	1.000	50.63	50.63	50.63
8646-011-025	703 SYCAMORE AVE	RES	A	0.204	1	1.000	50.63	50.63	50.63
8646-011-027	756 E FOOTHILL BLVD	RES	A	0.201	1	1.000	50.63	50.63	50.63
8646-012-004	704 SYCAMORE AVE	RES	A	0.003	1	1.000	50.63	50.63	50.63
8646-012-006	756 SYCAMORE AVE	RES	A	0.195	1	1.000	50.63	50.63	50.63
8646-012-007	748 SYCAMORE AVE	RES	A	0.197	1	1.000	50.63	50.63	50.63
8646-012-008	742 SYCAMORE AVE	RES	A	0.201	1	1.000	50.63	50.63	50.63
8646-012-009	736 SYCAMORE AVE	RES	A	0.215	1	1.000	50.63	50.63	50.63
8646-012-010	728 SYCAMORE AVE	RES	A	0.215	1	1.000	50.63	50.63	50.63
8646-012-011	720 SYCAMORE AVE	RES	A	0.215	1	1.000	50.63	50.63	50.63
8646-012-012	714 SYCAMORE AVE	RES	A	0.218	1	1.000	50.63	50.63	50.63
8646-012-013	715 E CARROLL AVE	RES	A	0.253	1	1.000	50.63	50.63	50.63
8646-012-014	721 E CARROLL AVE	RES	A	0.244	1	1.000	50.63	50.63	50.63
8646-012-015	733 E CARROLL AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8646-012-016	741 E CARROLL AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8646-012-017	151 S GLENWOOD AVE	MFR	A	0.636	2	0.590	50.63	50.63	29.87
8646-013-001	662 SYCAMORE AVE	RES	A	0.255	1	1.000	50.63	50.63	50.63
8646-014-018	503 E CARROLL AVE	RES	A	0.215	1	1.000	50.63	50.63	50.63
8646-015-006	502 E CARROLL AVE	RES	A	0.240	1	1.000	50.63	50.63	50.63
8646-017-001	758 E CARROLL AVE	RES	A	0.245	1	1.000	50.63	50.63	50.63
8646-017-002	750 E CARROLL AVE	RES	A	0.245	1	1.000	50.63	50.63	50.63
8646-017-003	742 E CARROLL AVE	RES	A	0.245	1	1.000	50.63	50.63	50.63
8646-017-004	734 E CARROLL AVE	RES	A	0.245	1	1.000	50.63	50.63	50.63
8646-017-005	726 E CARROLL AVE	RES	A	0.245	1	1.000	50.63	50.63	50.63
8646-017-006	718 E CARROLL AVE	RES	A	0.245	1	1.000	50.63	50.63	50.63

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8646-017-009	703 MYRTLE AVE	RES	A	0.247	1	1.000	50.63	50.63	50.63
8646-017-010	711 MYRTLE AVE	RES	A	0.247	1	1.000	50.63	50.63	50.63
8646-017-011	719 MYRTLE AVE	RES	A	0.247	1	1.000	50.63	50.63	50.63
8646-017-012	727 MYRTLE AVE	RES	A	0.247	1	1.000	50.63	50.63	50.63
8646-017-013	735 MYRTLE AVE	RES	A	0.247	1	1.000	50.63	50.63	50.63
8646-017-014	743 MYRTLE AVE	RES	A	0.247	1	1.000	50.63	50.63	50.63
8646-017-015	751 MYRTLE AVE	RES	A	0.247	1	1.000	50.63	50.63	50.63
8646-017-016	759 MYRTLE AVE	RES	A	0.247	1	1.000	50.63	50.63	50.63
8646-018-001	758 MYRTLE AVE	RES	A	0.245	1	1.000	50.63	50.63	50.63
8646-018-002	750 MYRTLE AVE	RES	A	0.245	1	1.000	50.63	50.63	50.63
8646-018-003	742 MYRTLE AVE	RES	A	0.245	1	1.000	50.63	50.63	50.63
8646-018-004	734 MYRTLE AVE	RES	A	0.245	1	1.000	50.63	50.63	50.63
8646-018-005	726 MYRTLE AVE	RES	A	0.245	1	1.000	50.63	50.63	50.63
8646-018-006	718 MYRTLE AVE	RES	A	0.245	1	1.000	50.63	50.63	50.63
8646-018-007	710 MYRTLE AVE	RES	A	0.245	1	1.000	50.63	50.63	50.63
8646-018-008	702 MYRTLE AVE	RES	A	0.245	1	1.000	50.63	50.63	50.63
8646-018-009	703 E ADA AVE	RES	A	0.247	1	1.000	50.63	50.63	50.63
8646-018-010	711 E ADA AVE	RES	A	0.247	1	1.000	50.63	50.63	50.63
8646-018-011	719 E ADA AVE	RES	A	0.247	1	1.000	50.63	50.63	50.63
8646-018-012	727 E ADA AVE	RES	A	0.247	1	1.000	50.63	50.63	50.63
8646-018-013	735 E ADA AVE	RES	A	0.247	1	1.000	50.63	50.63	50.63
8646-018-014	743 E ADA AVE	RES	A	0.247	1	1.000	50.63	50.63	50.63
8646-018-015	751 E ADA AVE	RES	A	0.247	1	1.000	50.63	50.63	50.63
8646-018-016	759 E ADA AVE	RES	A	0.247	1	1.000	50.63	50.63	50.63
8646-019-006	661 E ADA AVE	RES	A	0.263	1	1.000	50.63	50.63	50.63
8646-020-008	527 E ADA AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8646-020-015	515 E ADA AVE	RES	A	0.217	1	1.000	50.63	50.63	50.63
8646-020-016	521 E ADA AVE	RES	A	0.217	1	1.000	50.63	50.63	50.63
8646-020-018	507 E ADA AVE	RES	A	0.381	1	1.000	50.63	50.63	50.63
8646-020-019	502 MYRTLE AVE	RES	A	0.235	1	1.000	50.63	50.63	50.63
8646-021-004	535 E LEMON AVE	RES	A	0.164	1	1.000	50.63	50.63	50.63
8646-021-005	539 E LEMON AVE	RES	A	0.328	1	1.000	50.63	50.63	50.63
8646-021-011	555 E WALNUT AVE	RES	A	0.201	1	1.000	50.63	50.63	50.63
8646-021-012	549 E WALNUT AVE	RES	A	0.180	1	1.000	50.63	50.63	50.63
8646-021-013	541 E WALNUT AVE	RES	A	0.290	1	1.000	50.63	50.63	50.63
8646-021-014	535 E WALNUT AVE	RES	A	0.330	1	1.000	50.63	50.63	50.63
8646-021-015	553 E LEMON AVE	MFR	A	0.389	4	1.180	50.63	50.63	59.74
8646-021-016	555 E LEMON AVE	MFR	A	0.277	4	1.180	50.63	50.63	59.74
8646-021-017	561 E LEMON AVE	MFR	A	0.277	4	1.180	50.63	50.63	59.74
8646-021-018	563 E LEMON AVE	MFR	A	0.277	4	1.180	50.63	50.63	59.74
8646-021-019	565 E LEMON AVE	MFR	A	0.277	4	1.180	50.63	50.63	59.74
8646-021-020	556 E WALNUT AVE	RES	A	0.201	1	1.000	50.63	50.63	50.63
8646-021-021	552 E WALNUT AVE	RES	A	0.180	1	1.000	50.63	50.63	50.63
8646-021-022	542 E WALNUT AVE	RES	A	0.294	1	1.000	50.63	50.63	50.63
8646-021-023	534 E WALNUT AVE	RES	A	0.320	1	1.000	50.63	50.63	50.63
8646-021-028	524 E ADA AVE	RES	A	0.232	1	1.000	50.63	50.63	50.63
8646-021-029	516 E ADA AVE	RES	A	0.236	1	1.000	50.63	50.63	50.63

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ASSESSOR'S PARCEL NUMBER	SITUS ADDRESS	LAND USE	ZONE	ACREAGE	UNITS	EBU	MAX TAX RATE ($)	APPLIED RATE ($)	ASSESSMENT ($)
8646-021-030	508 E ADA AVE	RES	A	0.236	1	1.000	50.63	50.63	50.63
8646-021-031	502 E ADA AVE	RES	A	0.236	1	1.000	50.63	50.63	50.63
8646-021-032	458 E ADA AVE	RES	A	0.236	1	1.000	50.63	50.63	50.63
8646-021-033	452 E ADA AVE	RES	A	0.236	1	1.000	50.63	50.63	50.63
8646-021-034	444 E ADA AVE	RES	A	0.238	1	1.000	50.63	50.63	50.63
8646-021-035	316 S PASADENA AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8646-021-036	447 E WALNUT AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8646-021-037	453 E WALNUT AVE	RES	A	0.225	1	1.000	50.63	50.63	50.63
8646-021-038	459 E WALNUT AVE	RES	A	0.225	1	1.000	50.63	50.63	50.63
8646-021-039	503 E WALNUT AVE	RES	A	0.225	1	1.000	50.63	50.63	50.63
8646-021-040	509 E WALNUT AVE	RES	A	0.225	1	1.000	50.63	50.63	50.63
8646-021-041	517 E WALNUT AVE	RES	A	0.217	1	1.000	50.63	50.63	50.63
8646-021-042	523 E WALNUT AVE	RES	A	0.253	1	1.000	50.63	50.63	50.63
8646-021-043	524 E WALNUT AVE	RES	A	0.248	1	1.000	50.63	50.63	50.63
8646-021-044	518 E WALNUT AVE	RES	A	0.225	1	1.000	50.63	50.63	50.63
8646-021-045	510 E WALNUT AVE	RES	A	0.231	1	1.000	50.63	50.63	50.63
8646-021-046	504 E WALNUT AVE	RES	A	0.227	1	1.000	50.63	50.63	50.63
8646-021-047	460 E WALNUT AVE	RES	A	0.225	1	1.000	50.63	50.63	50.63
8646-021-048	454 E WALNUT AVE	RES	A	0.225	1	1.000	50.63	50.63	50.63
8646-021-049	448 E WALNUT AVE	RES	A	0.175	1	1.000	50.63	50.63	50.63
8646-021-050	408 S PASADENA AVE	RES	A	0.179	1	1.000	50.63	50.63	50.63
8646-022-014	611 E LEMON AVE	MFR	A	0.174	2	0.590	50.63	50.63	29.87
8646-022-015	615 E LEMON AVE	MFR	A	0.167	2	0.590	50.63	50.63	29.87
8646-022-016	619 E LEMON AVE	MFR	A	0.167	2	0.590	50.63	50.63	29.87
8646-022-017	623 E LEMON AVE	MFR	A	0.167	2	0.590	50.63	50.63	29.87
8646-022-018	626 E WALNUT AVE	RES	A	0.233	1	1.000	50.63	50.63	50.63
8646-022-019	620 E WALNUT AVE	RES	A	0.233	1	1.000	50.63	50.63	50.63
8646-022-020	614 E WALNUT AVE	RES	A	0.319	1	1.000	50.63	50.63	50.63
8646-022-025	605 E LEMON AVE	RES	A	0.391	1	1.000	50.63	50.63	50.63
8646-022-029	607 E WALNUT AVE	RES	A	0.195	1	1.000	50.63	50.63	50.63
8646-022-030	615 E WALNUT AVE	RES	A	0.198	1	1.000	50.63	50.63	50.63
8646-022-033	637 E WALNUT AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8646-022-034	647 E WALNUT AVE	RES	A	0.221	1	1.000	50.63	50.63	50.63
8646-022-035	651 E WALNUT AVE	RES	A	0.215	1	1.000	50.63	50.63	50.63
8646-022-036	657 E WALNUT AVE	RES	A	0.229	1	1.000	50.63	50.63	50.63
8646-022-043	621 E WALNUT AVE	RES	A	0.340	1	1.000	50.63	50.63	50.63
8646-022-045	627 E WALNUT AVE	RES	A	0.295	1	1.000	50.63	50.63	50.63
8646-022-046	604 E WALNUT AVE	RES	A	0.280	1	1.000	50.63	50.63	50.63
8646-023-001	632 E WALNUT AVE	RES	A	0.240	1	1.000	50.63	50.63	50.63
8646-023-002	638 E WALNUT AVE	RES	A	0.240	1	1.000	50.63	50.63	50.63
8646-023-003	646 E WALNUT AVE	RES	A	0.240	1	1.000	50.63	50.63	50.63
8646-023-004	654 E WALNUT AVE	RES	A	0.240	1	1.000	50.63	50.63	50.63
8646-023-005	660 E WALNUT AVE	RES	A	0.243	1	1.000	50.63	50.63	50.63
8646-023-006	661 E LEMON AVE	MFR	A	0.181	2	0.590	50.63	50.63	29.87
8646-023-007	655 E LEMON AVE	MFR	A	0.174	2	0.590	50.63	50.63	29.87
8646-023-008	649 E LEMON AVE	MFR	A	0.174	2	0.590	50.63	50.63	29.87
8646-023-009	645 E LEMON AVE	MFR	A	0.174	2	0.590	50.63	50.63	29.87

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8646-023-010	639 E LEMON AVE	MFR	A	0.174	2	0.590	50.63	50.63	29.87
8646-023-011	635 E LEMON AVE	MFR	A	0.174	2	0.590	50.63	50.63	29.87
8646-023-012	629 E LEMON AVE	MFR	A	0.174	2	0.590	50.63	50.63	29.87
8646-023-014	702 E WALNUT AVE	RES	A	0.154	1	1.000	50.63	50.63	50.63
8646-023-015	708 E WALNUT AVE	RES	A	0.155	1	1.000	50.63	50.63	50.63
8646-023-018	705 E LEMON AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8646-024-018	703 E WALNUT AVE	RES	A	0.227	1	1.000	50.63	50.63	50.63
8646-024-019	709 E WALNUT AVE	RES	A	0.227	1	1.000	50.63	50.63	50.63
8646-024-020	715 E WALNUT AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8646-024-021	721 E WALNUT AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8646-024-022	733 E WALNUT AVE	RES	A	0.240	1	1.000	50.63	50.63	50.63
8646-024-023	739 E WALNUT AVE	RES	A	0.227	1	1.000	50.63	50.63	50.63
8646-024-024	747 E WALNUT AVE	RES	A	0.227	1	1.000	50.63	50.63	50.63
8646-024-025	753 E WALNUT AVE	RES	A	0.227	1	1.000	50.63	50.63	50.63
8646-024-026	335 S GLENWOOD AVE	RES	A	0.227	1	1.000	50.63	50.63	50.63
8646-024-027	758 E ADA AVE	RES	A	0.217	1	1.000	50.63	50.63	50.63
8646-024-028	752 E ADA AVE	RES	A	0.219	1	1.000	50.63	50.63	50.63
8646-024-029	746 E ADA AVE	RES	A	0.219	1	1.000	50.63	50.63	50.63
8646-024-030	740 E ADA AVE	RES	A	0.219	1	1.000	50.63	50.63	50.63
8646-024-031	734 E ADA AVE	RES	A	0.247	1	1.000	50.63	50.63	50.63
8646-024-032	718 E ADA AVE	RES	A	0.516	1	1.000	50.63	50.63	50.63
8646-024-033	710 E ADA AVE	RES	A	0.228	1	1.000	50.63	50.63	50.63
8646-024-034	702 E ADA AVE	RES	A	0.229	1	1.000	50.63	50.63	50.63
8646-025-001	720 E WALNUT AVE	RES	A	0.176	1	1.000	50.63	50.63	50.63
8646-025-002	726 E WALNUT AVE	RES	A	0.159	1	1.000	50.63	50.63	50.63
8646-025-003	732 E WALNUT AVE	RES	A	0.246	1	1.000	50.63	50.63	50.63
8646-025-004	738 E WALNUT AVE	RES	A	0.159	1	1.000	50.63	50.63	50.63
8646-025-005	746 E WALNUT AVE	RES	A	0.159	1	1.000	50.63	50.63	50.63
8646-025-011	369 S GLENWOOD AVE	RES	A	0.166	1	1.000	50.63	50.63	50.63
8646-025-020	368 PEPPER AVE	RES	A	0.161	1	1.000	50.63	50.63	50.63
8646-025-021	362 PEPPER AVE	RES	A	0.155	1	1.000	50.63	50.63	50.63
8646-026-001	624 E LEMON AVE	MFR	A	0.257	3	0.885	50.63	50.63	44.80
8646-026-002	630 E LEMON AVE	MFR	A	0.257	2	0.590	50.63	50.63	29.87
8646-026-003	636 E LEMON AVE	MFR	A	0.230	3	0.885	50.63	50.63	44.80
8646-026-004	640 E LEMON AVE	RES	A	0.230	3	1.000	50.63	50.63	50.63
8646-026-005	646 E LEMON AVE	RES	A	0.230	2	1.000	50.63	50.63	50.63
8646-026-008	660 E LEMON AVE	RES	A	0.197	1	1.000	50.63	50.63	50.63
8646-026-009	664 E LEMON AVE	RES	A	0.197	2	1.000	50.63	50.63	50.63
8646-026-010	704 E LEMON AVE	RES	A	0.202	1	1.000	50.63	50.63	50.63
8646-026-019	381 S GLENWOOD AVE	RES	A	0.188	1	1.000	50.63	50.63	50.63
8646-026-022	650 E LEMON AVE	MFR	A	0.061	1	0.295	50.63	50.63	14.93
8646-026-023	652 E LEMON AVE	MFR	A	0.060	1	0.295	50.63	50.63	14.93
8646-026-024	654 E LEMON AVE	MFR	A	0.112	1	0.295	50.63	50.63	14.93
8646-026-025	658 E LEMON AVE	MFR	A	0.114	1	0.295	50.63	50.63	14.93
8646-026-026	658 E LEMON AVE A	MFR	A	0.060	1	0.295	50.63	50.63	14.93
8646-026-027	656 E LEMON AVE	MFR	A	0.060	1	0.295	50.63	50.63	14.93
8646-027-005	520 E LEMON AVE	RES	A	0.230	1	1.000	50.63	50.63	50.63

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8646-027-006	526 E LEMON AVE	MFR	A	0.275	3	0.885	50.63	50.63	44.80
8646-027-007	532 E LEMON AVE	RES	A	0.230	1	1.000	50.63	50.63	50.63
8646-027-008	536 E LEMON AVE	MFR	A	0.230	3	0.885	50.63	50.63	44.80
8646-027-009	542 E LEMON AVE	MFR	A	0.230	3	0.885	50.63	50.63	44.80
8646-027-010	548 E LEMON AVE	MFR	A	0.230	2	0.590	50.63	50.63	29.87
8646-027-011	552 E LEMON AVE	MFR	A	0.230	3	0.885	50.63	50.63	44.80
8646-027-012	558 E LEMON AVE	MFR	A	0.381	5	1.475	50.63	50.63	74.67
8646-027-015	580 E LEMON AVE	MFR	A	0.275	2	0.590	50.63	50.63	29.87
8646-027-016	602 E LEMON AVE	RES	A	0.230	1	1.000	50.63	50.63	50.63
8646-027-017	606 E LEMON AVE	RES	A	0.230	1	1.000	50.63	50.63	50.63
8646-027-018	610 E LEMON AVE	MFR	A	0.230	2	0.590	50.63	50.63	29.87
8646-027-019	614 E LEMON AVE	MFR	A	0.230	3	0.885	50.63	50.63	44.80
8646-027-020	620 E LEMON AVE	MFR	A	0.230	3	0.885	50.63	50.63	44.80
8646-027-021	516 E LEMON AVE	RES	A	0.230	1	1.000	50.63	50.63	50.63
8646-027-022	572 E LEMON AVE	MFR	A	0.583	8	2.360	50.63	50.63	119.48
8646-028-009	503 E ROUTE 66	NonRes	A	0.640	0	2.477	50.63	50.63	125.41
8646-028-010	525 E ROUTE 66	NonRes	A	1.479	0	5.724	50.63	50.63	289.78
8646-028-011	537 E ROUTE 66	MFR	A	0.640	7	1.180	50.63	50.63	59.74
8646-028-012	601 E ROUTE 66	NonRes	A	0.960	0	3.716	50.63	50.63	188.14
8646-028-015	437 E ROUTE 66	NonRes	A	0.520	0	2.013	50.63	50.63	101.89
8646-028-017	431 E ROUTE 66	NonRes	A	0.500	0	1.936	50.63	50.63	97.99
8646-028-018	421 E ROUTE 66	NonRes	A	0.430	0	1.665	50.63	50.63	84.27
8646-028-019	405 E ROUTE 66	NonRes	A	0.406	0	1.571	50.63	50.63	79.53
8646-028-021	445 E ROUTE 66	NonRes	A	0.680	0	2.631	50.63	50.63	133.21
8646-029-001	611 E ROUTE 66	NonRes	A	0.640	1	2.477	50.63	50.63	125.41
8646-029-002	621 E ROUTE 66	NonRes	A	0.330	0	1.277	50.63	50.63	64.67
8646-029-003	625 E ROUTE 66	NonRes	A	1.140	41	4.413	50.63	50.63	223.40
8646-029-004	633 E ROUTE 66	NonRes	A	0.320	0	1.238	50.63	50.63	62.69
8646-029-005	637 E ROUTE 66	NonRes	A	0.320	0	1.238	50.63	50.63	62.69
8646-029-006	651 E ROUTE 66	NonRes	A	0.323	0	1.251	50.63	50.63	63.36
8646-029-007	709 E ROUTE 66	NonRes	A	0.581	0	2.248	50.63	50.63	113.79
8646-029-008	715 E ROUTE 66	NonRes	A	0.483	2	1.868	50.63	50.63	94.56
8646-029-009	723 E ROUTE 66	NonRes	A	0.385	0	1.491	50.63	50.63	75.47
8646-029-013	755 E ROUTE 66	NonRes	A	0.445	0	1.722	50.63	50.63	87.19
8646-029-014	731 E ROUTE 66	NonRes	A	1.460	0	5.652	50.63	50.63	286.14
8647-001-022	808 N BANNA AVE	RES	A	1.004	1	1.000	50.63	50.63	50.63
8647-001-023	828 N BANNA AVE	RES	A	1.510	1	1.000	50.63	50.63	50.63
8647-001-032	547 E SIERRA MADRE AVE	RES	A	1.420	1	1.000	50.63	50.63	50.63
8647-001-034	539 E SIERRA MADRE AVE	RES	A	1.010	1	1.000	50.63	50.63	50.63
8647-001-035	535 E SIERRA MADRE AVE	RES	A	0.567	1	1.000	50.63	50.63	50.63
8647-001-046	722 N BANNA AVE	RES	A	0.733	1	1.000	50.63	50.63	50.63
8647-001-047	706 N BANNA AVE	RES	A	0.733	1	1.000	50.63	50.63	50.63
8647-001-049	609 E SIERRA MADRE AVE	RES	A	0.541	1	1.000	50.63	50.63	50.63
8647-002-004	655 ORANGECREST RD	RES	A	0.322	1	1.000	50.63	50.63	50.63
8647-002-005	643 ORANGECREST RD	RES	A	0.324	1	1.000	50.63	50.63	50.63
8647-002-006	635 ORANGECREST RD	RES	A	0.311	1	1.000	50.63	50.63	50.63
8647-002-007	623 ORANGECREST RD	RES	A	0.429	1	1.000	50.63	50.63	50.63

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8647-002-008	620 ORANGECREST RD	RES	A	0.316	1	1.000	50.63	50.63	50.63
8647-002-009	624 ORANGECREST RD	RES	A	0.392	1	1.000	50.63	50.63	50.63
8647-002-010	636 ORANGECREST RD	RES	A	0.287	1	1.000	50.63	50.63	50.63
8647-002-011	644 ORANGECREST RD	RES	A	0.298	1	1.000	50.63	50.63	50.63
8647-002-012	656 ORANGECREST RD	RES	A	0.298	1	1.000	50.63	50.63	50.63
8647-002-013	655 CRESTGLEN RD	RES	A	0.298	1	1.000	50.63	50.63	50.63
8647-002-014	643 CRESTGLEN RD	RES	A	0.298	1	1.000	50.63	50.63	50.63
8647-002-015	635 CRESTGLEN RD	RES	A	0.287	1	1.000	50.63	50.63	50.63
8647-002-016	623 CRESTGLEN RD	RES	A	0.391	1	1.000	50.63	50.63	50.63
8647-002-017	620 CRESTGLEN RD	RES	A	0.316	1	1.000	50.63	50.63	50.63
8647-002-018	624 CRESTGLEN RD	RES	A	0.399	1	1.000	50.63	50.63	50.63
8647-002-019	636 CRESTGLEN RD	RES	A	0.290	1	1.000	50.63	50.63	50.63
8647-002-020	644 CRESTGLEN RD	RES	A	0.301	1	1.000	50.63	50.63	50.63
8647-002-021	656 CRESTGLEN RD	RES	A	0.301	1	1.000	50.63	50.63	50.63
8647-002-022	749 N LIVE OAK AVE	RES	A	0.321	1	1.000	50.63	50.63	50.63
8647-002-023	743 N LIVE OAK AVE	RES	A	0.321	1	1.000	50.63	50.63	50.63
8647-002-024	737 N LIVE OAK AVE	RES	A	0.321	1	1.000	50.63	50.63	50.63
8647-002-025	731 N LIVE OAK AVE	RES	A	0.321	1	1.000	50.63	50.63	50.63
8647-002-026	723 N LIVE OAK AVE	RES	A	0.342	1	1.000	50.63	50.63	50.63
8647-002-027	715 N LIVE OAK AVE	RES	A	0.342	1	1.000	50.63	50.63	50.63
8647-002-028	639 E SIERRA MADRE AVE	RES	A	0.393	1	1.000	50.63	50.63	50.63
8647-002-031	629 E SIERRA MADRE AVE	RES	A	0.393	1	1.000	50.63	50.63	50.63
8647-002-032	631 E SIERRA MADRE AVE	RES	A	0.393	1	1.000	50.63	50.63	50.63
8647-002-034	718 SUNNY GROVE LN	RES	B	0.344	1	0.050	50.63	50.63	2.53
8647-002-035	NO SITUS AVAILABLE	RES	B	0.371	0	0.050	50.63	50.63	2.53
8647-002-036	738 SUNNY GROVE LN	RES	B	0.367	1	0.050	50.63	50.63	2.53
8647-002-037	748 SUNNY GROVE LN	RES	B	0.345	1	0.050	50.63	50.63	2.53
8647-002-038	751 SUNNY GROVE LN	RES	B	0.433	1	0.050	50.63	50.63	2.53
8647-002-039	743 SUNNY GROVE LN	RES	B	0.768	2	0.050	50.63	50.63	2.53
8647-003-006	601 N LIVE OAK AVE	RES	A	0.248	1	1.000	50.63	50.63	50.63
8647-003-032	659 E NORTHRIDGE AVE	RES	A	0.288	1	1.000	50.63	50.63	50.63
8647-003-033	651 E NORTHRIDGE AVE	RES	A	0.236	1	1.000	50.63	50.63	50.63
8647-003-034	643 E NORTHRIDGE AVE	RES	A	0.236	1	1.000	50.63	50.63	50.63
8647-003-037	627 E NORTHRIDGE AVE	RES	A	0.236	1	1.000	50.63	50.63	50.63
8647-003-038	619 E NORTHRIDGE AVE	RES	A	0.236	1	1.000	50.63	50.63	50.63
8647-003-039	611 E NORTHRIDGE AVE	RES	A	0.244	1	1.000	50.63	50.63	50.63
8647-003-040	603 E NORTHRIDGE AVE	RES	A	0.280	1	1.000	50.63	50.63	50.63
8647-003-041	602 E SIERRA MADRE AVE	RES	A	0.206	1	1.000	50.63	50.63	50.63
8647-003-042	610 E SIERRA MADRE AVE	RES	A	0.198	1	1.000	50.63	50.63	50.63
8647-003-043	618 E SIERRA MADRE AVE	RES	A	0.198	1	1.000	50.63	50.63	50.63
8647-003-044	626 E SIERRA MADRE AVE	RES	A	0.198	1	1.000	50.63	50.63	50.63
8647-003-047	642 E SIERRA MADRE AVE	RES	A	0.198	1	1.000	50.63	50.63	50.63
8647-003-048	650 E SIERRA MADRE AVE	RES	A	0.198	1	1.000	50.63	50.63	50.63
8647-003-049	665 N LIVE OAK AVE	RES	A	0.303	1	1.000	50.63	50.63	50.63
8647-003-052	638 E NORTHRIDGE AVE	RES	A	0.208	1	1.000	50.63	50.63	50.63
8647-003-053	626 E NORTHRIDGE AVE	RES	A	0.285	1	1.000	50.63	50.63	50.63
8647-003-054	616 E NORTHRIDGE AVE	RES	A	0.208	1	1.000	50.63	50.63	50.63

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ASSESSOR'S PARCEL NUMBER	SITUS ADDRESS	LAND USE	ZONE	ACREAGE	UNITS	EBU	MAX TAX RATE ($)	APPLIED RATE ($)	ASSESSMENT ($)
8647-003-055	608 E NORTHRIDGE AVE	RES	A	0.208	1	1.000	50.63	50.63	50.63
8647-003-056	646 E NORTHRIDGE AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8647-003-057	621 N LIVE OAK AVE	RES	A	0.348	1	1.000	50.63	50.63	50.63
8647-003-058	601 E VIRGINIA AVE	RES	A	0.301	1	1.000	50.63	50.63	50.63
8647-003-059	609 E VIRGINIA AVE	RES	A	0.301	1	1.000	50.63	50.63	50.63
8647-003-060	615 E VIRGINIA AVE	RES	A	0.305	1	1.000	50.63	50.63	50.63
8647-003-061	623 E VIRGINIA AVE	RES	A	0.299	1	1.000	50.63	50.63	50.63
8647-003-062	633 E VIRGINIA AVE	RES	A	0.451	1	1.000	50.63	50.63	50.63
8647-003-063	641 E VIRGINIA AVE	RES	A	0.284	1	1.000	50.63	50.63	50.63
8647-003-064	605 N LIVE OAK AVE	RES	A	0.234	1	1.000	50.63	50.63	50.63
8647-003-065	635 E NORTHRIDGE AVE	RES	A	0.236	1	1.000	50.63	50.63	50.63
8647-003-066	634 E SIERRA MADRE AVE	RES	A	0.198	1	1.000	50.63	50.63	50.63
8647-004-001	405 E VIRGINIA AVE	RES	A	0.215	1	1.000	50.63	50.63	50.63
8647-004-003	465 E VIRGINIA AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8647-004-004	660 N MINNESOTA AVE	RES	A	0.217	1	1.000	50.63	50.63	50.63
8647-004-005	654 N MINNESOTA AVE	RES	A	0.205	1	1.000	50.63	50.63	50.63
8647-004-006	648 N MINNESOTA AVE	RES	A	0.212	1	1.000	50.63	50.63	50.63
8647-004-007	640 N MINNESOTA AVE	RES	A	0.217	1	1.000	50.63	50.63	50.63
8647-004-008	630 N MINNESOTA AVE	RES	A	0.210	1	1.000	50.63	50.63	50.63
8647-004-009	620 N MINNESOTA AVE	RES	A	0.193	1	1.000	50.63	50.63	50.63
8647-004-010	614 N MINNESOTA AVE	RES	A	0.182	1	1.000	50.63	50.63	50.63
8647-004-011	601 N PASADENA AVE	RES	A	0.229	1	1.000	50.63	50.63	50.63
8647-004-012	615 N PASADENA AVE	RES	A	0.203	1	1.000	50.63	50.63	50.63
8647-004-013	621 N PASADENA AVE	RES	A	0.211	1	1.000	50.63	50.63	50.63
8647-004-014	629 N PASADENA AVE	RES	A	0.234	1	1.000	50.63	50.63	50.63
8647-004-015	635 N PASADENA AVE	RES	A	0.219	1	1.000	50.63	50.63	50.63
8647-004-016	645 N PASADENA AVE	RES	A	0.199	1	1.000	50.63	50.63	50.63
8647-004-017	655 N PASADENA AVE	RES	A	0.191	1	1.000	50.63	50.63	50.63
8647-004-018	657 N PASADENA AVE	RES	A	0.270	1	1.000	50.63	50.63	50.63
8647-004-019	660 N PASADENA AVE	RES	A	0.244	1	1.000	50.63	50.63	50.63
8647-004-020	656 N PASADENA AVE	RES	A	0.360	1	1.000	50.63	50.63	50.63
8647-004-021	644 N PASADENA AVE	RES	A	0.209	1	1.000	50.63	50.63	50.63
8647-004-022	642 N PASADENA AVE	RES	A	0.216	1	1.000	50.63	50.63	50.63
8647-004-023	632 N PASADENA AVE	RES	A	0.225	1	1.000	50.63	50.63	50.63
8647-004-024	622 N PASADENA AVE	RES	A	0.238	1	1.000	50.63	50.63	50.63
8647-004-025	618 N PASADENA AVE	RES	A	0.256	1	1.000	50.63	50.63	50.63
8647-004-026	435 E VIRGINIA AVE	RES	A	0.224	1	1.000	50.63	50.63	50.63
8647-004-027	439 E VIRGINIA AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8647-004-028	447 E VIRGINIA AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8647-004-029	621 N CULLEN AVE	RES	A	0.261	1	1.000	50.63	50.63	50.63
8647-004-030	623 N CULLEN AVE	RES	A	0.229	1	1.000	50.63	50.63	50.63
8647-004-031	631 N CULLEN AVE	RES	A	0.225	1	1.000	50.63	50.63	50.63
8647-004-032	645 N CULLEN AVE	RES	A	0.220	1	1.000	50.63	50.63	50.63
8647-004-033	647 N CULLEN AVE	RES	A	0.216	1	1.000	50.63	50.63	50.63
8647-004-034	655 N CULLEN AVE	RES	A	0.222	1	1.000	50.63	50.63	50.63
8647-005-002	306 E SIERRA MADRE AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8647-005-003	316 E SIERRA MADRE AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63

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8647-005-004	326 E SIERRA MADRE AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8647-005-005	334 E SIERRA MADRE AVE	RES	A	0.241	1	1.000	50.63	50.63	50.63
8647-005-006	649 N MINNESOTA AVE	RES	A	0.273	1	1.000	50.63	50.63	50.63
8647-005-007	641 N MINNESOTA AVE	RES	A	0.273	1	1.000	50.63	50.63	50.63
8647-005-008	633 N MINNESOTA AVE	RES	A	0.273	1	1.000	50.63	50.63	50.63
8647-005-009	625 N MINNESOTA AVE	RES	A	0.273	1	1.000	50.63	50.63	50.63
8647-005-010	617 S MINNESOTA AVE	RES	A	0.273	1	1.000	50.63	50.63	50.63
8647-005-011	650 N WABASH AVE	RES	A	0.273	1	1.000	50.63	50.63	50.63
8647-005-012	642 N WABASH AVE	RES	A	0.273	1	1.000	50.63	50.63	50.63
8647-005-013	634 N WABASH AVE	RES	A	0.273	1	1.000	50.63	50.63	50.63
8647-005-014	626 N WABASH AVE	RES	A	0.273	1	1.000	50.63	50.63	50.63
8647-005-015	618 N WABASH AVE	RES	A	0.273	1	1.000	50.63	50.63	50.63
8647-005-016	305 E VIRGINIA AVE	RES	A	0.251	1	1.000	50.63	50.63	50.63
8647-005-017	315 E VIRGINIA AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8647-005-018	325 E VIRGINIA AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8647-005-019	331 E VIRGINIA AVE	RES	A	0.233	1	1.000	50.63	50.63	50.63
8647-006-001	330 E VIRGINIA AVE	RES	A	0.193	1	1.000	50.63	50.63	50.63
8647-006-002	320 E VIRGINIA AVE	RES	A	0.193	1	1.000	50.63	50.63	50.63
8647-006-003	556 N WABASH AVE	RES	A	0.176	1	1.000	50.63	50.63	50.63
8647-006-004	552 N WABASH AVE	RES	A	0.195	1	1.000	50.63	50.63	50.63
8647-006-005	546 N WABASH AVE	RES	A	0.367	1	1.000	50.63	50.63	50.63
8647-006-009	538 N WABASH AVE	MFR	A	0.202	2	0.590	50.63	50.63	29.87
8647-006-010	534 N WABASH AVE	RES	A	0.165	1	1.000	50.63	50.63	50.63
8647-006-015	511 N MINNESOTA AVE	RES	A	0.239	1	1.000	50.63	50.63	50.63
8647-006-019	504 N WABASH AVE	RES	A	0.149	1	1.000	50.63	50.63	50.63
8647-006-020	510 N WABASH AVE	RES	A	0.146	1	1.000	50.63	50.63	50.63
8647-006-021	526 N WABASH AVE	RES	A	0.146	1	1.000	50.63	50.63	50.63
8647-006-022	325 E LEADORA AVE	RES	A	0.109	1	1.000	50.63	50.63	50.63
8647-006-023	505 N MINNESOTA AVE	RES	A	0.240	1	1.000	50.63	50.63	50.63
8647-006-024	530 N WABASH AVE	RES	A	0.184	1	1.000	50.63	50.63	50.63
8647-006-025	528 N WABASH AVE	RES	A	0.183	1	1.000	50.63	50.63	50.63
8647-006-026	315 E LEADORA AVE	RES	A	0.221	1	1.000	50.63	50.63	50.63
8647-007-001	459 E LAUREL AVE	RES	A	0.182	1	1.000	50.63	50.63	50.63
8647-007-002	456 E VIRGINIA AVE	RES	A	0.221	1	1.000	50.63	50.63	50.63
8647-007-003	448 E VIRGINIA AVE	RES	A	0.221	1	1.000	50.63	50.63	50.63
8647-007-004	442 E VIRGINIA AVE	RES	A	0.219	1	1.000	50.63	50.63	50.63
8647-007-005	436 E VIRGINIA AVE	RES	A	0.219	1	1.000	50.63	50.63	50.63
8647-007-006	430 E VIRGINIA AVE	RES	A	0.218	1	1.000	50.63	50.63	50.63
8647-007-007	422 E VIRGINIA AVE	RES	A	0.218	1	1.000	50.63	50.63	50.63
8647-007-008	416 E VIRGINIA AVE	RES	A	0.218	1	1.000	50.63	50.63	50.63
8647-007-009	410 E VIRGINIA AVE	RES	A	0.216	1	1.000	50.63	50.63	50.63
8647-007-010	404 E VIRGINIA AVE	RES	A	0.246	1	1.000	50.63	50.63	50.63
8647-008-001	506 N MINNESOTA AVE	RES	A	0.206	1	1.000	50.63	50.63	50.63
8647-008-002	409 E LEADORA AVE	RES	A	0.194	1	1.000	50.63	50.63	50.63
8647-008-003	415 E LEADORA AVE	RES	A	0.194	1	1.000	50.63	50.63	50.63
8647-008-004	421 E LEADORA AVE	RES	A	0.194	1	1.000	50.63	50.63	50.63
8647-008-005	433 E LEADORA AVE	RES	A	0.343	1	1.000	50.63	50.63	50.63

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8647-008-006	437 E LEADORA AVE	RES	A	0.194	1	1.000	50.63	50.63	50.63
8647-008-007	445 E LEADORA AVE	RES	A	0.194	1	1.000	50.63	50.63	50.63
8647-008-016	455 E LEADORA AVE	RES	A	0.254	1	1.000	50.63	50.63	50.63
8647-008-017	456 E LAUREL AVE	RES	A	0.192	1	1.000	50.63	50.63	50.63
8647-009-002	314 E LEADORA AVE	RES	A	0.184	1	1.000	50.63	50.63	50.63
8647-009-003	304 E LEADORA AVE	RES	A	0.184	1	1.000	50.63	50.63	50.63
8647-009-030	322 E LEADORA AVE	RES	A	0.184	1	1.000	50.63	50.63	50.63
8647-009-031	455 N MINNESOTA AVE	RES	A	0.183	1	1.000	50.63	50.63	50.63
8647-010-001	456 N MINNESOTA AVE	RES	A	0.239	1	1.000	50.63	50.63	50.63
8647-010-011	408 N MINNESOTA AVE	RES	A	0.125	1	1.000	50.63	50.63	50.63
8647-010-012	401 N PASADENA AVE	RES	A	0.245	1	1.000	50.63	50.63	50.63
8647-010-022	459 N PASADENA AVE	RES	A	0.121	1	1.000	50.63	50.63	50.63
8647-011-001	462 N PASADENA AVE	RES	A	0.119	1	1.000	50.63	50.63	50.63
8647-011-002	454 N PASADENA AVE	RES	A	0.119	1	1.000	50.63	50.63	50.63
8647-011-017	409 N CULLEN AVE	RES	A	0.119	1	1.000	50.63	50.63	50.63
8647-011-018	415 N CULLEN AVE	RES	A	0.119	1	1.000	50.63	50.63	50.63
8647-011-019	419 N CULLEN AVE	RES	A	0.119	1	1.000	50.63	50.63	50.63
8647-011-028	401 N CULLEN AVE	MFR	A	0.248	2	0.590	50.63	50.63	29.87
8647-011-029	465 N CULLEN AVE	RES	A	0.119	1	1.000	50.63	50.63	50.63
8647-011-030	467 N CULLEN AVE	RES	A	0.119	2	1.000	50.63	50.63	50.63
8647-011-032	402 N PASADENA AVE	RES	A	0.185	1	1.000	50.63	50.63	50.63
8647-012-009	504 E LEADORA AVE	RES	A	0.250	1	1.000	50.63	50.63	50.63
8647-012-010	512 E LEADORA AVE	RES	A	0.247	1	1.000	50.63	50.63	50.63
8647-012-011	518 E LEADORA AVE	RES	A	0.247	1	1.000	50.63	50.63	50.63
8647-012-012	526 E LEADORA AVE	RES	A	0.247	1	1.000	50.63	50.63	50.63
8647-012-013	534 E LEADORA AVE	RES	A	0.247	1	1.000	50.63	50.63	50.63
8647-012-014	542 E LEADORA AVE	RES	A	0.247	1	1.000	50.63	50.63	50.63
8647-012-015	550 E LEADORA AVE	RES	A	0.244	1	1.000	50.63	50.63	50.63
8647-012-016	558 E LEADORA AVE	RES	A	0.244	1	1.000	50.63	50.63	50.63
8647-013-001	445 N LIVE OAK AVE	RES	A	0.250	1	1.000	50.63	50.63	50.63
8647-013-009	602 E LEADORA AVE	RES	A	0.244	1	1.000	50.63	50.63	50.63
8647-013-010	610 E LEADORA AVE	RES	A	0.244	1	1.000	50.63	50.63	50.63
8647-013-011	616 E LEADORA AVE	RES	A	0.247	1	1.000	50.63	50.63	50.63
8647-013-012	624 E LEADORA AVE	RES	A	0.247	1	1.000	50.63	50.63	50.63
8647-013-013	634 E LEADORA AVE	RES	A	0.247	1	1.000	50.63	50.63	50.63
8647-013-014	642 E LEADORA AVE	RES	A	0.247	1	1.000	50.63	50.63	50.63
8647-013-015	650 E LEADORA AVE	RES	A	0.247	1	1.000	50.63	50.63	50.63
8647-013-016	455 N LIVE OAK AVE	RES	A	0.250	1	1.000	50.63	50.63	50.63
8647-014-001	504 E COMSTOCK AVE	RES	A	0.250	1	1.000	50.63	50.63	50.63
8647-014-009	505 E WHITCOMB AVE	RES	A	0.250	1	1.000	50.63	50.63	50.63
8647-015-009	439 N LIVE OAK AVE	RES	A	0.250	1	1.000	50.63	50.63	50.63
8647-015-017	659 E WHITCOMB AVE	RES	A	0.250	1	1.000	50.63	50.63	50.63
8647-016-024	590 E SIERRA MADRE AVE	RES	A	0.388	1	1.000	50.63	50.63	50.63
8647-016-025	580 E SIERRA MADRE AVE	RES	A	0.298	1	1.000	50.63	50.63	50.63
8647-016-026	570 E SIERRA MADRE AVE	RES	A	0.522	1	1.000	50.63	50.63	50.63
8647-016-027	526 E SIERRA MADRE AVE	RES	A	0.210	1	1.000	50.63	50.63	50.63
8647-016-028	516 E SIERRA MADRE AVE	RES	A	0.251	1	1.000	50.63	50.63	50.63

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8647-016-029	656 N CULLEN AVE	RES	A	0.211	1	1.000	50.63	50.63	50.63
8647-016-030	648 N CULLEN AVE	RES	A	0.197	1	1.000	50.63	50.63	50.63
8647-016-031	503 E NORTHRIDGE AVE	RES	A	0.230	1	1.000	50.63	50.63	50.63
8647-016-032	513 E NORTHRIDGE AVE	RES	A	0.221	1	1.000	50.63	50.63	50.63
8647-016-033	519 E NORTHRIDGE AVE	RES	A	0.252	1	1.000	50.63	50.63	50.63
8647-016-034	527 E NORTHRIDGE AVE	RES	A	0.265	1	1.000	50.63	50.63	50.63
8647-016-035	535 E NORTHRIDGE AVE	RES	A	0.251	1	1.000	50.63	50.63	50.63
8647-016-036	543 E NORTHRIDGE AVE	RES	A	0.257	1	1.000	50.63	50.63	50.63
8647-016-037	551 E NORTHRIDGE AVE	RES	A	0.251	1	1.000	50.63	50.63	50.63
8647-016-038	559 E NORTHRIDGE AVE	RES	A	0.264	1	1.000	50.63	50.63	50.63
8647-016-039	558 E NORTHRIDGE AVE	RES	A	0.203	1	1.000	50.63	50.63	50.63
8647-016-040	550 E NORTHRIDGE AVE	RES	A	0.203	1	1.000	50.63	50.63	50.63
8647-016-041	542 E NORTHRIDGE AVE	RES	A	0.203	1	1.000	50.63	50.63	50.63
8647-016-042	534 E NORTHRIDGE AVE	RES	A	0.203	1	1.000	50.63	50.63	50.63
8647-016-043	526 E NORTHRIDGE AVE	RES	A	0.203	1	1.000	50.63	50.63	50.63
8647-016-044	518 E NORTHRIDGE AVE	RES	A	0.203	1	1.000	50.63	50.63	50.63
8647-016-045	512 E NORTHRIDGE AVE	RES	A	0.203	1	1.000	50.63	50.63	50.63
8647-016-046	502 E NORTHRIDGE AVE	RES	A	0.206	1	1.000	50.63	50.63	50.63
8647-016-047	614 N CULLEN AVE	RES	A	0.234	1	1.000	50.63	50.63	50.63
8647-016-048	602 N CULLEN AVE	RES	A	0.272	1	1.000	50.63	50.63	50.63
8647-016-049	517 E VIRGINIA AVE	RES	A	0.313	1	1.000	50.63	50.63	50.63
8647-016-050	525 E VIRGINIA AVE	RES	A	0.219	1	1.000	50.63	50.63	50.63
8647-016-051	533 E VIRGINIA AVE	RES	A	0.231	1	1.000	50.63	50.63	50.63
8647-016-052	541 E VIRGINIA AVE	RES	A	0.231	1	1.000	50.63	50.63	50.63
8647-016-053	547 E VIRGINIA AVE	RES	A	0.231	1	1.000	50.63	50.63	50.63
8647-016-054	557 E VIRGINIA AVE	RES	A	0.231	1	1.000	50.63	50.63	50.63
8647-017-014	305 N LIVE OAK AVE	RES	A	0.131	1	1.000	50.63	50.63	50.63
8647-017-024	315 N LIVE OAK AVE	RES	A	0.330	1	1.000	50.63	50.63	50.63
8647-018-001	504 E CYPRESS AVE	RES	A	0.205	1	1.000	50.63	50.63	50.63
8647-018-002	512 E CYPRESS AVE	RES	A	0.202	1	1.000	50.63	50.63	50.63
8647-018-003	520 E CYPRESS AVE	RES	A	0.209	1	1.000	50.63	50.63	50.63
8647-018-004	526 E CYPRESS AVE	RES	A	0.239	2	1.000	50.63	50.63	50.63
8647-018-005	534 E CYPRESS AVE	RES	A	0.244	1	1.000	50.63	50.63	50.63
8647-018-006	542 E CYPRESS AVE	RES	A	0.241	1	1.000	50.63	50.63	50.63
8647-018-007	550 E CYPRESS AVE	RES	A	0.238	1	1.000	50.63	50.63	50.63
8647-018-016	503 E BENNETT AVE	RES	A	0.208	1	1.000	50.63	50.63	50.63
8647-019-010	326 N CULLEN AVE	RES	A	0.251	1	1.000	50.63	50.63	50.63
8647-019-029	660 E WHITCOMB AVE	RES	A	0.201	1	1.000	50.63	50.63	50.63
8647-019-039	519 E CYPRESS AVE	RES	A	0.297	1	1.000	50.63	50.63	50.63
8647-019-040	525 E CYPRESS AVE	RES	A	0.264	1	1.000	50.63	50.63	50.63
8647-019-041	533 E CYPRESS AVE	RES	A	0.257	1	1.000	50.63	50.63	50.63
8647-019-042	541 E CYPRESS AVE	RES	A	0.257	1	1.000	50.63	50.63	50.63
8647-019-043	549 E CYPRESS AVE	RES	A	0.257	1	1.000	50.63	50.63	50.63
8647-019-045	502 E WHITCOMB AVE	RES	A	0.167	1	1.000	50.63	50.63	50.63
8647-019-046	346 N CULLEN AVE	RES	A	0.185	1	1.000	50.63	50.63	50.63
8647-019-047	336 N CULLEN AVE	RES	A	0.248	1	1.000	50.63	50.63	50.63
8647-020-004	481 E BOUGAINVILLEA LN	RES	B	0.085	1	0.050	50.63	50.63	2.53

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ASSESSOR'S PARCEL NUMBER	SITUS ADDRESS	LAND USE	ZONE	ACREAGE	UNITS	EBU	MAX TAX RATE ($)	APPLIED RATE ($)	ASSESSMENT ($)
8647-020-005	483 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-020-006	485 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-020-007	487 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-020-008	489 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-020-009	491 E BOUGAINVILLEA LN	RES	B	0.085	1	0.050	50.63	50.63	2.53
8647-020-010	493 E BOUGAINVILLEA LN	RES	B	0.085	1	0.050	50.63	50.63	2.53
8647-020-011	495 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-020-012	497 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-020-013	499 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-020-014	501 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-020-015	503 E BOUGAINVILLEA LN	RES	B	0.085	1	0.050	50.63	50.63	2.53
8647-020-016	453 E BOUGAINVILLEA LN	RES	B	0.085	1	0.050	50.63	50.63	2.53
8647-020-017	455 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-020-018	457 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-020-019	459 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-020-020	461 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-020-021	463 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-020-022	465 E BOUGAINVILLEA LN	RES	B	0.085	1	0.050	50.63	50.63	2.53
8647-020-023	467 E BOUGAINVILLEA LN	RES	B	0.085	1	0.050	50.63	50.63	2.53
8647-020-024	469 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-020-025	471 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-020-026	473 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-020-027	475 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-020-028	477 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-020-029	479 E BOUGAINVILLEA LN	RES	B	0.085	1	0.050	50.63	50.63	2.53
8647-020-030	451 E BOUGAINVILLEA LN	RES	B	0.085	1	0.050	50.63	50.63	2.53
8647-020-031	449 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-020-032	447 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-020-033	445 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-020-034	443 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-020-035	441 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-020-036	439 E BOUGAINVILLEA LN	RES	B	0.085	1	0.050	50.63	50.63	2.53
8647-020-037	437 E BOUGAINVILLEA LN	RES	B	0.085	1	0.050	50.63	50.63	2.53
8647-020-038	435 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-020-039	433 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-020-040	431 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-020-041	429 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-020-042	427 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-020-043	425 E BOUGAINVILLEA LN	RES	B	0.085	1	0.050	50.63	50.63	2.53
8647-020-044	423 E BOUGAINVILLEA LN	RES	B	0.085	1	0.050	50.63	50.63	2.53
8647-020-045	421 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-020-046	419 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-020-047	417 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-020-048	415 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-020-049	413 E BOUGAINVILLEA LN	RES	B	0.085	1	0.050	50.63	50.63	2.53
8647-020-050	411 E BOUGAINVILLEA LN	RES	B	0.085	1	0.050	50.63	50.63	2.53
8647-020-051	409 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53

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8647-020-052	407 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-020-053	405 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-020-054	403 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-020-055	401 E BOUGAINVILLEA LN	RES	B	0.085	1	0.050	50.63	50.63	2.53
8647-022-001	503 E LEADORA AVE	RES	A	0.224	1	1.000	50.63	50.63	50.63
8647-022-002	513 E LEADORA AVE	RES	A	0.224	1	1.000	50.63	50.63	50.63
8647-022-003	519 E LEADORA AVE	RES	A	0.224	1	1.000	50.63	50.63	50.63
8647-022-004	527 E LEADORA AVE	RES	A	0.224	1	1.000	50.63	50.63	50.63
8647-022-005	535 E LEADORA AVE	RES	A	0.224	1	1.000	50.63	50.63	50.63
8647-022-006	543 E LEADORA AVE	RES	A	0.224	1	1.000	50.63	50.63	50.63
8647-022-007	551 E LEADORA AVE	RES	A	0.224	1	1.000	50.63	50.63	50.63
8647-022-008	559 E LEADORA AVE	RES	A	0.224	1	1.000	50.63	50.63	50.63
8647-022-010	532 E LAUREL AVE	RES	A	0.326	1	1.000	50.63	50.63	50.63
8647-022-011	540 E LAUREL AVE	RES	A	0.248	1	1.000	50.63	50.63	50.63
8647-022-012	548 E LAUREL AVE	RES	A	0.248	1	1.000	50.63	50.63	50.63
8647-022-013	558 E LAUREL AVE	RES	A	0.248	1	1.000	50.63	50.63	50.63
8647-022-014	526 E LAUREL AVE	RES	A	0.362	1	1.000	50.63	50.63	50.63
8647-022-015	518 E LAUREL AVE	RES	A	0.331	1	1.000	50.63	50.63	50.63
8647-022-016	559 E LAUREL AVE	RES	A	0.248	1	1.000	50.63	50.63	50.63
8647-022-017	549 E LAUREL AVE	RES	A	0.248	1	1.000	50.63	50.63	50.63
8647-022-018	541 E LAUREL AVE	RES	A	0.248	1	1.000	50.63	50.63	50.63
8647-022-019	533 E LAUREL AVE	RES	A	0.266	1	1.000	50.63	50.63	50.63
8647-022-020	519 E LAUREL AVE	RES	A	0.458	1	1.000	50.63	50.63	50.63
8647-022-022	554 N CULLEN AVE	RES	A	0.390	1	1.000	50.63	50.63	50.63
8647-022-024	514 N CULLEN AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8647-022-025	522 N CULLEN AVE	RES	A	0.226	1	1.000	50.63	50.63	50.63
8647-022-026	530 N CULLEN AVE	RES	A	0.220	1	1.000	50.63	50.63	50.63
8647-022-027	538 N CULLEN AVE	RES	A	0.229	1	1.000	50.63	50.63	50.63
8647-022-028	546 N CULLEN AVE	RES	A	0.268	1	1.000	50.63	50.63	50.63
8647-022-029	518 E VIRGINIA AVE	RES	A	0.181	1	1.000	50.63	50.63	50.63
8647-022-030	524 E VIRGINIA AVE	RES	A	0.205	1	1.000	50.63	50.63	50.63
8647-022-031	532 E VIRGINIA AVE	RES	A	0.248	1	1.000	50.63	50.63	50.63
8647-022-032	540 E VIRGINIA AVE	RES	A	0.216	1	1.000	50.63	50.63	50.63
8647-022-033	548 E VIRGINIA AVE	RES	A	0.216	1	1.000	50.63	50.63	50.63
8647-022-034	558 E VIRGINIA AVE	RES	A	0.250	1	1.000	50.63	50.63	50.63
8647-023-001	603 E LEADORA AVE	RES	A	0.224	1	1.000	50.63	50.63	50.63
8647-023-002	611 E LEADORA AVE	RES	A	0.224	1	1.000	50.63	50.63	50.63
8647-023-003	617 E LEADORA AVE	RES	A	0.224	1	1.000	50.63	50.63	50.63
8647-023-004	625 E LEADORA AVE	RES	A	0.224	1	1.000	50.63	50.63	50.63
8647-023-005	635 E LEADORA AVE	RES	A	0.220	1	1.000	50.63	50.63	50.63
8647-023-006	643 E LEADORA AVE	RES	A	0.215	1	1.000	50.63	50.63	50.63
8647-023-007	651 E LEADORA AVE	RES	A	0.215	1	1.000	50.63	50.63	50.63
8647-023-008	659 E LEADORA AVE	RES	A	0.215	1	1.000	50.63	50.63	50.63
8647-023-009	602 E LAUREL AVE	RES	A	0.270	1	1.000	50.63	50.63	50.63
8647-023-010	612 E LAUREL AVE	RES	A	0.263	1	1.000	50.63	50.63	50.63
8647-023-011	620 E LAUREL AVE	RES	A	0.263	1	1.000	50.63	50.63	50.63
8647-023-012	630 E LAUREL AVE	RES	A	0.265	1	1.000	50.63	50.63	50.63

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8647-023-013	640 E LAUREL AVE	RES	A	0.272	1	1.000	50.63	50.63	50.63
8647-023-014	650 E LAUREL AVE	RES	A	0.259	1	1.000	50.63	50.63	50.63
8647-023-015	658 E LAUREL AVE	RES	A	0.263	1	1.000	50.63	50.63	50.63
8647-024-001	559 N LIVE OAK AVE	RES	A	0.215	1	1.000	50.63	50.63	50.63
8647-024-002	555 N LIVE OAK AVE	RES	A	0.215	1	1.000	50.63	50.63	50.63
8647-024-003	543 N LIVE OAK AVE	RES	A	0.206	1	1.000	50.63	50.63	50.63
8647-024-004	659 E LAUREL AVE	RES	A	0.244	1	1.000	50.63	50.63	50.63
8647-024-005	651 E LAUREL AVE	RES	A	0.268	1	1.000	50.63	50.63	50.63
8647-024-006	641 E LAUREL AVE	RES	A	0.266	1	1.000	50.63	50.63	50.63
8647-024-007	631 E LAUREL AVE	RES	A	0.263	1	1.000	50.63	50.63	50.63
8647-024-008	621 E LAUREL AVE	RES	A	0.263	1	1.000	50.63	50.63	50.63
8647-024-009	613 E LAUREL AVE	RES	A	0.263	1	1.000	50.63	50.63	50.63
8647-024-010	603 E LAUREL AVE	RES	A	0.273	1	1.000	50.63	50.63	50.63
8647-024-015	602 E VIRGINIA AVE	RES	A	0.282	1	1.000	50.63	50.63	50.63
8647-024-016	610 E VIRGINIA AVE	RES	A	0.249	1	1.000	50.63	50.63	50.63
8647-024-017	616 E VIRGINIA AVE	RES	A	0.249	1	1.000	50.63	50.63	50.63
8647-024-018	624 E VIRGINIA AVE	RES	A	0.246	1	1.000	50.63	50.63	50.63
8647-024-019	636 E VIRGINIA AVE	RES	A	0.309	1	1.000	50.63	50.63	50.63
8647-024-020	644 E VIRGINIA AVE	RES	A	0.277	1	1.000	50.63	50.63	50.63
8647-025-006	437 E BENNETT AVE	RES	A	1.120	1	1.000	50.63	50.63	50.63
8647-025-007	402 E BOUGAINVILLEA LN	RES	B	0.085	1	0.050	50.63	50.63	2.53
8647-025-008	404 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-025-009	406 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-025-010	408 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-025-011	410 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-025-012	412 E BOUGAINVILLEA LN	RES	B	0.085	1	0.050	50.63	50.63	2.53
8647-025-013	414 E BOUGAINVILLEA LN	RES	B	0.085	1	0.050	50.63	50.63	2.53
8647-025-014	416 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-025-015	418 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-025-016	420 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-025-017	422 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-025-018	424 E BOUGAINVILLEA LN	RES	B	0.085	1	0.050	50.63	50.63	2.53
8647-025-019	426 E BOUGAINVILLEA LN	RES	B	0.085	1	0.050	50.63	50.63	2.53
8647-025-020	428 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-025-021	430 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-025-022	432 E BOUGAINVILLEA LN	RES	B	0.085	1	0.050	50.63	50.63	2.53
8647-025-023	434 E BOUGAINVILLEA LN	RES	B	0.085	1	0.050	50.63	50.63	2.53
8647-025-024	436 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-025-025	438 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-025-026	440 E BOUGAINVILLEA LN	RES	B	0.085	1	0.050	50.63	50.63	2.53
8647-025-027	442 E BOUGAINVILLEA LN	RES	B	0.085	1	0.050	50.63	50.63	2.53
8647-025-028	444 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-025-029	446 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-025-030	448 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-025-031	450 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-025-032	452 E BOUGAINVILLEA LN	RES	B	0.085	1	0.050	50.63	50.63	2.53
8647-025-033	454 E BOUGAINVILLEA LN	RES	B	0.085	1	0.050	50.63	50.63	2.53

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8647-025-034	456 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-025-035	458 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-025-036	460 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-025-037	462 E BOUGAINVILLEA LN	RES	B	0.080	1	0.050	50.63	50.63	2.53
8647-025-038	464 E BOUGAINVILLEA LN	RES	B	0.085	1	0.050	50.63	50.63	2.53
8648-001-014	906 E PALM DR	RES	A	0.412	1	1.000	50.63	50.63	50.63
8648-001-015	916 E PALM DR	RES	A	0.412	1	1.000	50.63	50.63	50.63
8648-002-009	820 N VERANO DR	MFR	A	1.600	2	0.590	50.63	50.63	29.87
8648-002-010	827 PRIMA VERA RD	RES	A	0.293	1	1.000	50.63	50.63	50.63
8648-002-011	837 PRIMA VERA RD	RES	A	0.310	1	1.000	50.63	50.63	50.63
8648-002-012	827 N ENTRADA WAY	RES	A	0.420	1	1.000	50.63	50.63	50.63
8648-002-013	835 N ENTRADA WAY	RES	A	0.382	1	1.000	50.63	50.63	50.63
8648-002-014	843 N ENTRADA WAY	RES	A	0.340	1	1.000	50.63	50.63	50.63
8648-002-015	851 N ENTRADA WAY	RES	A	0.340	1	1.000	50.63	50.63	50.63
8648-002-016	856 E PALM DR	RES	A	0.374	1	1.000	50.63	50.63	50.63
8648-002-017	844 N ENTRADA WAY	RES	A	0.384	1	1.000	50.63	50.63	50.63
8648-002-018	836 N ENTRADA WAY	RES	A	0.390	1	1.000	50.63	50.63	50.63
8648-002-019	828 N ENTRADA WAY	RES	A	0.390	1	1.000	50.63	50.63	50.63
8648-002-020	816 N ENTRADA WAY	RES	A	0.388	1	1.000	50.63	50.63	50.63
8648-002-021	808 N ENTRADA WAY	RES	A	0.416	1	1.000	50.63	50.63	50.63
8648-003-001	844 N LIVE OAK AVE	MFR	A	1.713	4	1.180	50.63	50.63	59.74
8648-003-002	828 N LIVE OAK AVE	RES	A	0.313	1	1.000	50.63	50.63	50.63
8648-003-003	818 N LIVE OAK AVE	RES	A	0.310	1	1.000	50.63	50.63	50.63
8648-003-004	705 HUERTA VERDE RD	RES	A	0.379	1	1.000	50.63	50.63	50.63
8648-003-005	715 HUERTA VERDE RD	RES	A	0.337	1	1.000	50.63	50.63	50.63
8648-003-006	735 E CALABRIA DR	RES	A	0.329	1	1.000	50.63	50.63	50.63
8648-003-007	745 E CALABRIA DR	RES	A	0.285	1	1.000	50.63	50.63	50.63
8648-003-008	755 E CALABRIA DR	RES	A	0.301	1	1.000	50.63	50.63	50.63
8648-003-009	754 E CALABRIA DR	RES	A	0.323	1	1.000	50.63	50.63	50.63
8648-003-010	744 E CALABRIA DR	RES	A	0.300	1	1.000	50.63	50.63	50.63
8648-003-011	734 E CALABRIA DR	RES	A	0.317	1	1.000	50.63	50.63	50.63
8648-003-012	825 VIA ESTRELLITA AVE	RES	A	0.455	1	1.000	50.63	50.63	50.63
8648-003-013	828 VIA ESTRELLITA AVE	RES	A	0.401	1	1.000	50.63	50.63	50.63
8648-003-014	827 N VERANO DR	RES	A	0.320	1	1.000	50.63	50.63	50.63
8648-003-015	807 N VERANO DR	RES	A	0.287	1	1.000	50.63	50.63	50.63
8648-003-016	810 VIA ESTRELLITA AVE	RES	A	0.291	1	1.000	50.63	50.63	50.63
8648-003-017	805 VIA ESTRELLITA AVE	RES	A	0.329	1	1.000	50.63	50.63	50.63
8648-004-001	847 E SIERRA MADRE AVE	RES	A	0.310	1	1.000	50.63	50.63	50.63
8648-004-002	846 HUERTA VERDE RD	RES	A	0.338	1	1.000	50.63	50.63	50.63
8648-004-003	741 HUERTA VERDE RD	RES	A	0.419	1	1.000	50.63	50.63	50.63
8648-004-004	753 HUERTA VERDE RD	RES	A	0.353	1	1.000	50.63	50.63	50.63
8648-004-005	761 HUERTA VERDE RD	RES	A	0.339	1	1.000	50.63	50.63	50.63
8648-004-006	807 HUERTA VERDE RD	RES	A	0.337	1	1.000	50.63	50.63	50.63
8648-004-007	817 HUERTA VERDE RD	RES	A	0.338	1	1.000	50.63	50.63	50.63
8648-004-008	827 HUERTA VERDE RD	RES	A	0.353	1	1.000	50.63	50.63	50.63
8648-004-009	837 HUERTA VERDE RD	RES	A	0.376	1	1.000	50.63	50.63	50.63
8648-004-010	847 HUERTA VERDE RD	RES	A	0.386	1	1.000	50.63	50.63	50.63

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8648-004-011	721 HUERTA VERDE RD	RES	A	0.325	1	1.000	50.63	50.63	50.63
8648-004-012	746 PRIMA VERA RD	RES	A	0.295	1	1.000	50.63	50.63	50.63
8648-004-013	756 PRIMA VERA RD	RES	A	0.287	1	1.000	50.63	50.63	50.63
8648-004-014	802 PRIMA VERA RD	RES	A	0.294	1	1.000	50.63	50.63	50.63
8648-004-015	812 PRIMA VERA RD	RES	A	0.331	1	1.000	50.63	50.63	50.63
8648-004-016	822 PRIMA VERA RD	RES	A	0.332	1	1.000	50.63	50.63	50.63
8648-004-017	852 PRIMA VERA RD	RES	A	0.555	1	1.000	50.63	50.63	50.63
8648-004-018	842 PRIMA VERA RD	RES	A	0.354	1	1.000	50.63	50.63	50.63
8648-004-019	832 PRIMA VERA RD	RES	A	0.347	1	1.000	50.63	50.63	50.63
8648-004-020	857 HUERTA VERDE RD	RES	A	0.400	1	1.000	50.63	50.63	50.63
8648-004-021	856 HUERTA VERDE RD	RES	A	0.309	1	1.000	50.63	50.63	50.63
8648-004-022	857 E SIERRA MADRE AVE	RES	A	0.331	1	1.000	50.63	50.63	50.63
8648-005-001	748 N LIVE OAK AVE	RES	A	0.310	1	1.000	50.63	50.63	50.63
8648-005-002	738 N LIVE OAK AVE	RES	A	0.310	1	1.000	50.63	50.63	50.63
8648-005-003	728 N LIVE OAK AVE	RES	A	0.384	1	1.000	50.63	50.63	50.63
8648-005-004	718 N LIVE OAK AVE	RES	A	0.398	1	1.000	50.63	50.63	50.63
8648-005-005	705 E SIERRA MADRE AVE	RES	A	0.379	1	1.000	50.63	50.63	50.63
8648-005-006	715 E SIERRA MADRE AVE	RES	A	0.422	1	1.000	50.63	50.63	50.63
8648-005-007	725 E SIERRA MADRE AVE	RES	A	0.428	1	1.000	50.63	50.63	50.63
8648-005-008	735 E SIERRA MADRE AVE	RES	A	0.344	1	1.000	50.63	50.63	50.63
8648-005-009	745 E SIERRA MADRE AVE	RES	A	0.344	1	1.000	50.63	50.63	50.63
8648-005-010	755 E SIERRA MADRE AVE	RES	A	0.344	1	1.000	50.63	50.63	50.63
8648-005-011	801 E SIERRA MADRE AVE	RES	A	0.344	1	1.000	50.63	50.63	50.63
8648-005-012	811 E SIERRA MADRE AVE	RES	A	0.344	1	1.000	50.63	50.63	50.63
8648-005-013	821 E SIERRA MADRE AVE	RES	A	0.344	1	1.000	50.63	50.63	50.63
8648-005-014	831 E SIERRA MADRE AVE	RES	A	0.359	1	1.000	50.63	50.63	50.63
8648-005-015	830 HUERTA VERDE RD	RES	A	0.351	1	1.000	50.63	50.63	50.63
8648-005-016	820 HUERTA VERDE RD	RES	A	0.364	1	1.000	50.63	50.63	50.63
8648-005-017	810 HUERTA VERDE RD	RES	A	0.378	1	1.000	50.63	50.63	50.63
8648-005-018	800 HUERTA VERDE RD	RES	A	0.356	1	1.000	50.63	50.63	50.63
8648-005-019	756 HUERTA VERDE RD	RES	A	0.329	1	1.000	50.63	50.63	50.63
8648-005-020	746 HUERTA VERDE RD	RES	A	0.354	1	1.000	50.63	50.63	50.63
8648-005-021	738 HUERTA VERDE RD	RES	A	0.452	1	1.000	50.63	50.63	50.63
8648-005-022	730 HUERTA VERDE RD	RES	A	0.448	1	1.000	50.63	50.63	50.63
8648-005-023	724 HUERTA VERDE RD	RES	A	0.411	1	1.000	50.63	50.63	50.63
8648-005-024	718 HUERTA VERDE RD	RES	A	0.303	1	1.000	50.63	50.63	50.63
8648-006-001	760 E SIERRA MADRE AVE	RES	A	0.443	1	1.000	50.63	50.63	50.63
8648-006-002	746 E SIERRA MADRE AVE	RES	A	0.402	1	1.000	50.63	50.63	50.63
8648-006-003	736 E SIERRA MADRE AVE	RES	A	0.402	1	1.000	50.63	50.63	50.63
8648-006-004	726 E SIERRA MADRE AVE	RES	A	0.402	1	1.000	50.63	50.63	50.63
8648-006-005	720 E SIERRA MADRE AVE	RES	A	0.443	1	1.000	50.63	50.63	50.63
8648-006-006	710 E SIERRA MADRE AVE	RES	A	0.245	1	1.000	50.63	50.63	50.63
8648-006-007	640 N LIVE OAK AVE	RES	A	0.252	1	1.000	50.63	50.63	50.63
8648-006-008	701 E NORTHRIDGE AVE	RES	A	0.239	1	1.000	50.63	50.63	50.63
8648-007-009	702 E NORTHRIDGE AVE	RES	A	0.223	1	1.000	50.63	50.63	50.63
8648-007-016	701 E VIRGINIA AVE	RES	A	0.219	1	1.000	50.63	50.63	50.63
8648-008-008	840 E NORTHRIDGE AVE	RES	A	0.255	1	1.000	50.63	50.63	50.63

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8648-008-009	839 E VIRGINIA AVE	RES	A	0.231	1	1.000	50.63	50.63	50.63
8648-009-001	770 E SIERRA MADRE AVE	RES	A	0.642	1	1.000	50.63	50.63	50.63
8648-009-002	776 E SIERRA MADRE AVE	RES	A	0.402	1	1.000	50.63	50.63	50.63
8648-009-003	808 E SIERRA MADRE AVE	RES	A	0.402	1	1.000	50.63	50.63	50.63
8648-009-004	820 E SIERRA MADRE AVE	RES	A	0.402	1	1.000	50.63	50.63	50.63
8648-009-005	826 E SIERRA MADRE AVE	RES	A	0.402	1	1.000	50.63	50.63	50.63
8648-009-006	828 E SIERRA MADRE AVE	RES	A	0.418	1	1.000	50.63	50.63	50.63
8648-009-007	839 E NORTHRIDGE AVE	RES	A	0.275	1	1.000	50.63	50.63	50.63
8648-010-008	617 RANCH LN	RES	A	0.300	1	1.000	50.63	50.63	50.63
8648-010-011	564 RANCH LN	RES	A	0.210	1	1.000	50.63	50.63	50.63
8648-010-019	841 E VIRGINIA AVE	RES	A	0.261	1	1.000	50.63	50.63	50.63
8648-010-020	843 E VIRGINIA AVE	RES	A	0.254	1	1.000	50.63	50.63	50.63
8648-010-021	845 E VIRGINIA AVE	RES	A	0.205	1	1.000	50.63	50.63	50.63
8648-010-022	847 E VIRGINIA AVE	RES	A	0.226	1	1.000	50.63	50.63	50.63
8648-010-023	848 E NORTHRIDGE AVE	RES	A	0.188	1	1.000	50.63	50.63	50.63
8648-010-024	846 E NORTHRIDGE AVE	RES	A	0.210	1	1.000	50.63	50.63	50.63
8648-010-025	844 E NORTHRIDGE AVE	RES	A	0.218	1	1.000	50.63	50.63	50.63
8648-010-026	842 E NORTHRIDGE AVE	RES	A	0.218	1	1.000	50.63	50.63	50.63
8648-010-027	841 E NORTHRIDGE AVE	RES	A	0.234	1	1.000	50.63	50.63	50.63
8648-010-028	843 E NORTHRIDGE AVE	RES	A	0.232	1	1.000	50.63	50.63	50.63
8648-010-029	845 E NORTHRIDGE AVE	RES	A	0.292	1	1.000	50.63	50.63	50.63
8648-010-030	847 E NORTHRIDGE AVE	RES	A	0.281	1	1.000	50.63	50.63	50.63
8648-010-034	625 RANCH LN	RES	A	0.480	1	1.000	50.63	50.63	50.63
8648-010-035	917 E NORTHRIDGE AVE	RES	A	0.235	1	1.000	50.63	50.63	50.63
8648-010-036	913 E NORTHRIDGE AVE	RES	A	0.197	1	1.000	50.63	50.63	50.63
8648-010-037	907 E NORTHRIDGE AVE	RES	A	0.190	1	1.000	50.63	50.63	50.63
8648-010-038	902 E NORTHRIDGE AVE	RES	A	0.276	1	1.000	50.63	50.63	50.63
8648-010-039	906 E NORTHRIDGE AVE	RES	A	0.235	1	1.000	50.63	50.63	50.63
8648-010-040	910 E NORTHRIDGE AVE	RES	A	0.232	1	1.000	50.63	50.63	50.63
8648-010-041	912 E NORTHRIDGE AVE	RES	A	0.223	1	1.000	50.63	50.63	50.63
8648-010-042	914 E NORTHRIDGE AVE	RES	A	0.206	1	1.000	50.63	50.63	50.63
8648-010-044	850 E SIERRA MADRE AVE	RES	A	0.239	1	1.000	50.63	50.63	50.63
8648-011-004	1049 E LAUREL AVE	RES	A	0.267	1	1.000	50.63	50.63	50.63
8648-011-005	1041 E LAUREL AVE	RES	A	0.201	1	1.000	50.63	50.63	50.63
8648-011-006	1033 E LAUREL AVE	RES	A	0.196	1	1.000	50.63	50.63	50.63
8648-011-007	1025 E LAUREL AVE	RES	A	0.195	1	1.000	50.63	50.63	50.63
8648-011-008	1017 E LAUREL AVE	RES	A	0.195	1	1.000	50.63	50.63	50.63
8648-011-009	1016 E VIRGINIA AVE	RES	A	0.195	1	1.000	50.63	50.63	50.63
8648-011-010	1024 E VIRGINIA AVE	RES	A	0.195	1	1.000	50.63	50.63	50.63
8648-011-011	1032 E VIRGINIA AVE	RES	A	0.197	1	1.000	50.63	50.63	50.63
8648-011-012	1033 E VIRGINIA AVE	RES	A	0.197	1	1.000	50.63	50.63	50.63
8648-011-013	1025 E VIRGINIA AVE	RES	A	0.195	1	1.000	50.63	50.63	50.63
8648-011-014	1017 E VIRGINIA AVE	RES	A	0.195	1	1.000	50.63	50.63	50.63
8648-011-015	1016 E BUCKBOARD AVE	RES	A	0.196	1	1.000	50.63	50.63	50.63
8648-011-016	1024 E BUCKBOARD AVE	RES	A	0.195	1	1.000	50.63	50.63	50.63
8648-011-017	1032 E BUCKBOARD AVE	RES	A	0.205	1	1.000	50.63	50.63	50.63
8648-011-018	1040 E BUCKBOARD AVE	RES	A	0.220	1	1.000	50.63	50.63	50.63

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8648-011-019	1048 E BUCKBOARD AVE	RES	A	0.316	1	1.000	50.63	50.63	50.63
8648-011-020	611 CRESTVIEW DR	RES	A	0.226	1	1.000	50.63	50.63	50.63
8648-011-021	603 CRESTVIEW DR	RES	A	0.195	1	1.000	50.63	50.63	50.63
8648-011-022	559 CRESTVIEW DR	RES	A	0.195	1	1.000	50.63	50.63	50.63
8648-011-023	551 CRESTVIEW DR	RES	A	0.195	1	1.000	50.63	50.63	50.63
8648-011-024	543 CRESTVIEW DR	RES	A	0.196	1	1.000	50.63	50.63	50.63
8648-011-026	1041 E VIRGINIA AVE	RES	A	0.202	1	1.000	50.63	50.63	50.63
8648-011-027	1049 E VIRGINIA AVE	RES	A	0.196	1	1.000	50.63	50.63	50.63
8648-011-028	1057 E VIRGINIA AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8648-011-029	1056 E VIRGINIA AVE	RES	A	0.206	1	1.000	50.63	50.63	50.63
8648-011-030	1048 E VIRGINIA AVE	RES	A	0.195	1	1.000	50.63	50.63	50.63
8648-011-031	1040 E VIRGINIA AVE	RES	A	0.202	1	1.000	50.63	50.63	50.63
8648-012-007	931 E LEADORA AVE	RES	A	0.455	1	1.000	50.63	50.63	50.63
8648-013-007	875 E LEADORA AVE	RES	A	0.197	1	1.000	50.63	50.63	50.63
8648-013-008	883 E LEADORA AVE	RES	A	0.197	1	1.000	50.63	50.63	50.63
8648-013-028	842 E VIRGINIA AVE	RES	A	0.328	1	1.000	50.63	50.63	50.63
8648-013-029	844 E VIRGINIA AVE	RES	A	0.241	1	1.000	50.63	50.63	50.63
8648-013-030	846 E VIRGINIA AVE	RES	A	0.176	1	1.000	50.63	50.63	50.63
8648-013-031	863 E LEADORA AVE	RES	A	0.405	1	1.000	50.63	50.63	50.63
8648-013-032	865 E LEADORA AVE	RES	A	0.434	1	1.000	50.63	50.63	50.63
8648-013-034	853 E LEADORA AVE	RES	A	0.301	1	1.000	50.63	50.63	50.63
8648-013-039	861 E LEADORA AVE	RES	A	0.561	1	1.000	50.63	50.63	50.63
8648-013-040	859 E LEADORA AVE	RES	A	0.415	1	1.000	50.63	50.63	50.63
8648-013-907	NO SITUS AVAILABLE	UNDEV	A	0.780	0	1.006	50.63	50.63	50.94
8648-014-005	823 E LAUREL AVE	RES	A	0.225	1	1.000	50.63	50.63	50.63
8648-014-010	833 E LAUREL AVE	RES	A	0.305	1	1.000	50.63	50.63	50.63
8648-014-012	838 E VIRGINIA AVE	RES	A	0.454	1	1.000	50.63	50.63	50.63
8648-015-004	824 E LAUREL AVE	RES	A	0.225	1	1.000	50.63	50.63	50.63
8648-015-005	510 N GLENWOOD AVE	RES	A	0.235	1	1.000	50.63	50.63	50.63
8648-015-006	809 E LEADORA AVE	RES	A	0.225	1	1.000	50.63	50.63	50.63
8648-015-008	817 E LEADORA AVE	RES	A	0.241	1	1.000	50.63	50.63	50.63
8648-015-009	823 E LEADORA AVE	RES	A	0.241	1	1.000	50.63	50.63	50.63
8648-015-011	830 E LAUREL AVE	RES	A	0.371	1	1.000	50.63	50.63	50.63
8648-015-012	833 E LEADORA AVE	RES	A	0.380	1	1.000	50.63	50.63	50.63
8648-016-010	542 N LIVE OAK AVE	RES	A	0.720	1	1.000	50.63	50.63	50.63
8648-016-011	552 N LIVE OAK AVE	RES	A	0.218	1	1.000	50.63	50.63	50.63
8648-017-001	765 E LEADORA AVE	RES	A	0.528	1	1.000	50.63	50.63	50.63
8648-017-013	741 E LEADORA AVE	RES	A	0.244	1	1.000	50.63	50.63	50.63
8648-017-014	749 E LEADORA AVE	RES	A	0.244	1	1.000	50.63	50.63	50.63
8648-017-015	755 E LEADORA AVE	RES	A	0.244	1	1.000	50.63	50.63	50.63
8648-017-018	734 E LAUREL AVE	RES	A	0.256	1	1.000	50.63	50.63	50.63
8648-017-019	726 E LAUREL AVE	RES	A	0.216	1	1.000	50.63	50.63	50.63
8648-017-020	718 E LAUREL AVE	RES	A	0.223	1	1.000	50.63	50.63	50.63
8648-017-021	710 E LAUREL AVE	RES	A	0.223	1	1.000	50.63	50.63	50.63
8648-017-022	702 E LAUREL AVE	RES	A	0.222	1	1.000	50.63	50.63	50.63
8648-017-023	701 E LEADORA AVE	RES	A	0.222	1	1.000	50.63	50.63	50.63
8648-017-024	709 E LEADORA AVE	RES	A	0.223	1	1.000	50.63	50.63	50.63

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8648-017-025	717 E LEADORA AVE	RES	A	0.223	1	1.000	50.63	50.63	50.63
8648-017-026	725 E LEADORA AVE	RES	A	0.226	1	1.000	50.63	50.63	50.63
8648-017-027	733 E LEADORA AVE	RES	A	0.269	1	1.000	50.63	50.63	50.63
8648-018-906	NO SITUS AVAILABLE	UNDEV	A	9.760	0	12.590	50.63	50.63	637.45
8648-018-908	362 N LIVE OAK AVE	UNDEV	A	1.870	0	2.412	50.63	50.63	122.13
8648-019-008	841 E BENNETT AVE	RES	A	0.194	1	1.000	50.63	50.63	50.63
8648-019-009	835 E BENNETT AVE	RES	A	0.194	1	1.000	50.63	50.63	50.63
8648-019-011	827 E BENNETT AVE	RES	A	0.232	1	1.000	50.63	50.63	50.63
8648-019-012	821 E BENNETT AVE	RES	A	0.248	1	1.000	50.63	50.63	50.63
8648-019-017	303 N GLENWOOD AVE	RES	A	0.196	1	1.000	50.63	50.63	50.63
8648-019-018	311 N GLENWOOD AVE	RES	A	0.196	1	1.000	50.63	50.63	50.63
8648-019-019	319 N GLENWOOD AVE	RES	A	0.210	1	1.000	50.63	50.63	50.63
8648-019-020	327 N GLENWOOD AVE	RES	A	0.229	1	1.000	50.63	50.63	50.63
8648-019-021	335 N GLENWOOD AVE	RES	A	0.231	1	1.000	50.63	50.63	50.63
8648-019-022	343 N GLENWOOD AVE	RES	A	0.223	1	1.000	50.63	50.63	50.63
8648-019-023	351 N GLENWOOD AVE	RES	A	0.197	1	1.000	50.63	50.63	50.63
8648-019-024	359 N GLENWOOD AVE	RES	A	0.300	1	1.000	50.63	50.63	50.63
8648-019-025	366 N GLENWOOD AVE	RES	A	0.229	1	1.000	50.63	50.63	50.63
8648-019-026	358 N GLENWOOD AVE	RES	A	0.275	1	1.000	50.63	50.63	50.63
8648-019-027	350 N GLENWOOD AVE	RES	A	0.201	1	1.000	50.63	50.63	50.63
8648-019-028	342 N GLENWOOD AVE	RES	A	0.230	1	1.000	50.63	50.63	50.63
8648-019-029	334 N GLENWOOD AVE	RES	A	0.232	1	1.000	50.63	50.63	50.63
8648-019-030	326 N GLENWOOD AVE	RES	A	0.234	1	1.000	50.63	50.63	50.63
8648-019-031	318 N GLENWOOD AVE	RES	A	0.253	1	1.000	50.63	50.63	50.63
8648-019-033	831 E BENNETT AVE	RES	A	0.191	1	1.000	50.63	50.63	50.63
8648-020-001	768 E LEADORA AVE	RES	A	1.176	1	1.000	50.63	50.63	50.63
8648-020-024	806 E LEADORA AVE	RES	A	0.510	1	1.000	50.63	50.63	50.63
8648-020-025	814 E LEADORA AVE	RES	A	0.400	1	1.000	50.63	50.63	50.63
8648-020-026	822 E LEADORA AVE	RES	A	0.350	1	1.000	50.63	50.63	50.63
8648-020-027	832 E LEADORA AVE	RES	A	0.190	1	1.000	50.63	50.63	50.63
8648-021-009	842 OAKWOOD AVE	RES	A	0.264	1	1.000	50.63	50.63	50.63
8648-021-010	874 E LEADORA AVE	RES	A	0.232	1	1.000	50.63	50.63	50.63
8648-021-011	882 E LEADORA AVE	RES	A	0.234	1	1.000	50.63	50.63	50.63
8648-021-012	902 E LEADORA AVE	RES	A	0.234	1	1.000	50.63	50.63	50.63
8648-021-013	910 E LEADORA AVE	RES	A	0.234	1	1.000	50.63	50.63	50.63
8648-021-014	918 E LEADORA AVE	RES	A	0.234	1	1.000	50.63	50.63	50.63
8648-021-017	864 E LEADORA AVE	RES	A	0.438	1	1.000	50.63	50.63	50.63
8648-022-001	1002 E LEADORA AVE	RES	A	0.234	1	1.000	50.63	50.63	50.63
8648-022-002	1010 E LEADORA AVE	RES	A	0.234	1	1.000	50.63	50.63	50.63
8648-022-003	1016 E LEADORA AVE	RES	A	0.234	1	1.000	50.63	50.63	50.63
8648-022-004	1024 E LEADORA AVE	RES	A	0.234	1	1.000	50.63	50.63	50.63
8648-022-005	1032 E LEADORA AVE	RES	A	0.234	1	1.000	50.63	50.63	50.63
8648-022-018	1070 E LEADORA AVE	RES	A	0.457	1	1.000	50.63	50.63	50.63
8648-022-021	1066 E LEADORA AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8648-027-003	307 N LORAINE AVE	RES	A	0.306	1	1.000	50.63	50.63	50.63
8648-027-004	1047 E BENNETT AVE	RES	A	0.263	1	1.000	50.63	50.63	50.63
8648-027-006	1023 E BENNETT AVE	RES	A	0.248	1	1.000	50.63	50.63	50.63

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8648-027-008	961 E BENNETT AVE	RES	A	0.251	1	1.000	50.63	50.63	50.63
8648-027-009	949 E BENNETT AVE	RES	A	0.285	1	1.000	50.63	50.63	50.63
8648-027-018	1035 E BENNETT AVE	RES	A	0.248	1	1.000	50.63	50.63	50.63
8648-027-019	1029 E BENNETT AVE	RES	A	0.248	1	1.000	50.63	50.63	50.63
8648-027-022	1011 E BENNETT AVE	RES	A	0.181	1	1.000	50.63	50.63	50.63
8648-027-023	1005 E BENNETT AVE	RES	A	0.565	1	1.000	50.63	50.63	50.63
8648-028-008	861 E BENNETT AVE	RES	A	0.275	1	1.000	50.63	50.63	50.63
8648-028-010	849 E BENNETT AVE	RES	A	0.217	1	1.000	50.63	50.63	50.63
8648-028-011	847 E BENNETT AVE	RES	A	0.232	1	1.000	50.63	50.63	50.63
8648-028-012	845 E BENNETT AVE	RES	A	0.216	1	1.000	50.63	50.63	50.63
8648-028-013	857 E BENNETT AVE	RES	A	0.244	1	1.000	50.63	50.63	50.63
8648-028-014	855 E BENNETT AVE	RES	A	0.511	1	1.000	50.63	50.63	50.63
8648-029-001	1057 E LEADORA AVE	RES	A	0.196	1	1.000	50.63	50.63	50.63
8648-029-002	1049 E LEADORA AVE	RES	A	0.195	1	1.000	50.63	50.63	50.63
8648-029-003	1041 E LEADORA AVE	RES	A	0.187	1	1.000	50.63	50.63	50.63
8648-029-004	1033 E LEADORA AVE	RES	A	0.187	1	1.000	50.63	50.63	50.63
8648-029-005	1025 E LEADORA AVE	RES	A	0.195	1	1.000	50.63	50.63	50.63
8648-029-006	1017 E LEADORA AVE	RES	A	0.197	1	1.000	50.63	50.63	50.63
8648-029-007	1016 E LAUREL AVE	RES	A	0.197	1	1.000	50.63	50.63	50.63
8648-029-008	1024 E LAUREL AVE	RES	A	0.195	1	1.000	50.63	50.63	50.63
8648-029-009	1032 E LAUREL AVE	RES	A	0.196	1	1.000	50.63	50.63	50.63
8648-029-010	1040 E LAUREL AVE	RES	A	0.202	1	1.000	50.63	50.63	50.63
8648-029-011	1050 E LAUREL AVE	RES	A	0.279	1	1.000	50.63	50.63	50.63
8648-029-012	1055 E LAUREL AVE	RES	A	0.274	1	1.000	50.63	50.63	50.63
8648-029-018	535 CRESTVIEW DR	RES	A	0.202	1	1.000	50.63	50.63	50.63
8648-029-019	529 CRESTVIEW DR	RES	A	0.202	1	1.000	50.63	50.63	50.63
8648-029-020	521 CRESTVIEW DR	RES	A	0.202	1	1.000	50.63	50.63	50.63
8648-029-021	515 CRESTVIEW DR	RES	A	0.202	1	1.000	50.63	50.63	50.63
8648-029-022	505 CRESTVIEW DR	RES	A	0.202	1	1.000	50.63	50.63	50.63
8648-030-001	620 N BUCKBOARD LN	RES	A	0.220	1	1.000	50.63	50.63	50.63
8648-030-002	630 N BUCKBOARD LN	RES	A	0.207	1	1.000	50.63	50.63	50.63
8648-030-003	638 N BUCKBOARD LN	RES	A	0.258	1	1.000	50.63	50.63	50.63
8648-030-004	648 N BUCKBOARD LN	RES	A	0.266	1	1.000	50.63	50.63	50.63
8648-030-005	656 N BUCKBOARD LN	RES	A	0.279	1	1.000	50.63	50.63	50.63
8648-030-006	657 N BUCKBOARD LN	RES	A	0.307	1	1.000	50.63	50.63	50.63
8648-030-007	649 N BUCKBOARD LN	RES	A	0.248	1	1.000	50.63	50.63	50.63
8648-030-008	641 N BUCKBOARD LN	RES	A	0.198	1	1.000	50.63	50.63	50.63
8648-030-009	633 N BUCKBOARD LN	RES	A	0.195	1	1.000	50.63	50.63	50.63
8648-030-010	625 N BUCKBOARD LN	RES	A	0.197	1	1.000	50.63	50.63	50.63
8648-030-011	1025 E BUCKBOARD AVE	RES	A	0.230	1	1.000	50.63	50.63	50.63
8648-030-012	1017 E BUCKBOARD AVE	RES	A	0.248	1	1.000	50.63	50.63	50.63
8648-030-013	638 CRESTVIEW DR	RES	A	0.264	1	1.000	50.63	50.63	50.63
8648-030-014	648 CRESTVIEW DR	RES	A	0.242	1	1.000	50.63	50.63	50.63
8648-030-015	656 CRESTVIEW DR	RES	A	0.313	1	1.000	50.63	50.63	50.63
8648-030-016	657 CRESTVIEW DR	RES	A	0.250	1	1.000	50.63	50.63	50.63
8648-030-017	649 CRESTVIEW DR	RES	A	0.238	1	1.000	50.63	50.63	50.63
8648-030-018	641 CRESTVIEW DR	RES	A	0.260	1	1.000	50.63	50.63	50.63

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8648-030-019	633 CRESTVIEW DR	RES	A	0.214	1	1.000	50.63	50.63	50.63
8648-030-020	625 CRESTVIEW DR	RES	A	0.207	1	1.000	50.63	50.63	50.63
8648-030-901	NO SITUS AVAILABLE	UNDEV	A	0.287	0	0.374	50.63	50.63	18.94
8648-031-001	803 E CALABRIA DR	RES	A	0.301	1	1.000	50.63	50.63	50.63
8648-031-002	813 E CALABRIA DR	RES	A	0.294	1	1.000	50.63	50.63	50.63
8648-031-003	823 E CALABRIA DR	RES	A	0.372	1	1.000	50.63	50.63	50.63
8648-031-004	822 E CALABRIA DR	RES	A	0.295	1	1.000	50.63	50.63	50.63
8648-031-005	842 N VERANO DR	RES	A	0.301	1	1.000	50.63	50.63	50.63
8648-032-001	703 E CYPRESS AVE	RES	A	0.204	1	1.000	50.63	50.63	50.63
8648-032-002	711 E CYPRESS AVE	RES	A	0.203	1	1.000	50.63	50.63	50.63
8648-032-003	719 E CYPRESS AVE	RES	A	0.208	1	1.000	50.63	50.63	50.63
8648-032-004	727 E CYPRESS AVE	RES	A	0.202	1	1.000	50.63	50.63	50.63
8648-032-005	735 E CYPRESS AVE	RES	A	0.199	1	1.000	50.63	50.63	50.63
8648-032-006	743 E CYPRESS AVE	RES	A	0.198	1	1.000	50.63	50.63	50.63
8648-032-009	760 E CYPRESS AVE	RES	A	0.269	1	1.000	50.63	50.63	50.63
8648-032-010	758 E CYPRESS AVE	RES	A	0.225	1	1.000	50.63	50.63	50.63
8648-032-011	752 E CYPRESS AVE	RES	A	0.198	1	1.000	50.63	50.63	50.63
8648-032-012	744 E CYPRESS AVE	RES	A	0.205	1	1.000	50.63	50.63	50.63
8648-032-013	322 HAWK LN	RES	A	0.231	1	1.000	50.63	50.63	50.63
8648-032-014	312 HAWK LN	RES	A	0.293	1	1.000	50.63	50.63	50.63
8648-032-015	315 HAWK LN	RES	A	0.223	1	1.000	50.63	50.63	50.63
8648-032-016	732 E CYPRESS AVE	RES	A	0.198	1	1.000	50.63	50.63	50.63
8648-032-017	724 E CYPRESS AVE	RES	A	0.198	1	1.000	50.63	50.63	50.63
8648-032-018	716 E CYPRESS AVE	RES	A	0.113	1	1.000	50.63	50.63	50.63
8648-032-019	757 E BENNETT AVE	RES	A	0.239	1	1.000	50.63	50.63	50.63
8648-032-020	304 N LIVE OAK AVE	RES	A	0.240	1	1.000	50.63	50.63	50.63
8648-032-021	711 E BENNETT AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8648-032-022	719 E BENNETT AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8648-032-023	721 E BENNETT AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8648-032-024	725 E BENNETT AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8648-032-025	727 E BENNETT AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8648-032-026	749 E BENNETT AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8648-032-031	751 E CYPRESS AVE	RES	A	0.201	1	1.000	50.63	50.63	50.63
8648-032-032	759 E CYPRESS AVE	RES	A	0.247	1	1.000	50.63	50.63	50.63
8649-001-001	700 E BENNETT AVE	RES	A	0.272	1	1.000	50.63	50.63	50.63
8649-001-002	714 E BENNETT AVE	RES	A	0.193	1	1.000	50.63	50.63	50.63
8649-001-003	724 E BENNETT AVE	RES	A	0.257	1	1.000	50.63	50.63	50.63
8649-001-004	730 E BENNETT AVE	RES	A	0.257	1	1.000	50.63	50.63	50.63
8649-001-005	740 E BENNETT AVE	RES	A	0.257	1	1.000	50.63	50.63	50.63
8649-001-006	750 E BENNETT AVE	RES	A	0.354	1	1.000	50.63	50.63	50.63
8649-001-016	758 E BENNETT AVE	RES	A	0.000	1	1.000	50.63	50.63	50.63
8649-003-005	844 E BENNETT AVE	RES	A	0.323	1	1.000	50.63	50.63	50.63
8649-003-006	848 E BENNETT AVE	RES	A	0.313	1	1.000	50.63	50.63	50.63
8649-003-007	855 E MEDA AVE	RES	A	0.239	1	1.000	50.63	50.63	50.63
8649-003-014	854 E MEDA AVE	RES	A	0.237	1	1.000	50.63	50.63	50.63
8649-003-015	855 E MOUNTAIN VIEW AVE	RES	A	0.237	1	1.000	50.63	50.63	50.63
8649-003-021	820 E BENNETT AVE	RES	A	0.232	1	1.000	50.63	50.63	50.63

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8649-003-022	828 E BENNETT AVE	RES	A	0.232	1	1.000	50.63	50.63	50.63
8649-003-023	817 E MEDA AVE	RES	A	0.185	1	1.000	50.63	50.63	50.63
8649-003-024	823 E MEDA AVE	RES	A	0.222	1	1.000	50.63	50.63	50.63
8649-003-025	802 E MEDA AVE	RES	A	0.264	1	1.000	50.63	50.63	50.63
8649-003-027	824 E MEDA AVE	RES	A	0.270	1	1.000	50.63	50.63	50.63
8649-003-028	803 E MOUNTAIN VIEW AVE	RES	A	0.254	1	1.000	50.63	50.63	50.63
8649-003-029	809 E MOUNTAIN VIEW AVE	RES	A	0.254	1	1.000	50.63	50.63	50.63
8649-003-030	815 E MOUNTAIN VIEW AVE	RES	A	0.254	1	1.000	50.63	50.63	50.63
8649-003-031	823 E MOUNTAIN VIEW AVE	RES	A	0.254	1	1.000	50.63	50.63	50.63
8649-003-033	810 E MEDA AVE	RES	A	0.279	1	1.000	50.63	50.63	50.63
8649-003-034	816 E MEDA AVE	RES	A	0.332	1	1.000	50.63	50.63	50.63
8649-003-035	840 E BENNETT AVE	RES	A	0.437	1	1.000	50.63	50.63	50.63
8649-003-037	800 E BENNETT AVE	RES	A	0.257	1	1.000	50.63	50.63	50.63
8649-003-038	810 E BENNETT AVE	RES	A	0.257	1	1.000	50.63	50.63	50.63
8649-003-039	805 E MEDA AVE	RES	A	0.277	1	1.000	50.63	50.63	50.63
8649-003-040	811 E MEDA AVE	RES	A	0.231	1	1.000	50.63	50.63	50.63
8649-004-001	806 E MOUNTAIN VIEW AVE	RES	A	0.219	1	1.000	50.63	50.63	50.63
8649-004-005	854 E MOUNTAIN VIEW AVE	RES	A	0.223	1	1.000	50.63	50.63	50.63
8649-004-009	826 E MOUNTAIN VIEW AVE	RES	A	0.232	1	1.000	50.63	50.63	50.63
8649-004-010	820 E MOUNTAIN VIEW AVE	RES	A	0.236	1	1.000	50.63	50.63	50.63
8649-004-015	855 E DALTON AVE	RES	A	0.219	1	1.000	50.63	50.63	50.63
8649-004-017	812 E MOUNTAIN VIEW AVE	RES	A	0.217	1	1.000	50.63	50.63	50.63
8649-005-018	800 E MOUNTAIN VIEW AVE	RES	A	0.219	1	1.000	50.63	50.63	50.63
8649-006-009	759 E FOOTHILL BLVD	RES	A	0.278	1	1.000	50.63	50.63	50.63
8649-006-010	751 E FOOTHILL BLVD	RES	A	0.250	1	1.000	50.63	50.63	50.63
8649-006-011	743 E FOOTHILL BLVD	RES	A	0.278	1	1.000	50.63	50.63	50.63
8649-006-012	735 E FOOTHILL BLVD	RES	A	0.223	1	1.000	50.63	50.63	50.63
8649-006-013	727 E FOOTHILL BLVD	RES	A	0.223	1	1.000	50.63	50.63	50.63
8649-006-014	719 E FOOTHILL BLVD	RES	A	0.223	1	1.000	50.63	50.63	50.63
8649-007-010	111 N ELWOOD AVE	RES	A	0.209	1	1.000	50.63	50.63	50.63
8649-007-011	854 E DALTON AVE	RES	A	0.211	1	1.000	50.63	50.63	50.63
8649-007-016	810 E DALTON AVE	RES	A	0.220	1	1.000	50.63	50.63	50.63
8649-007-017	809 E FOOTHILL BLVD	RES	A	0.223	1	1.000	50.63	50.63	50.63
8649-008-001	911 E FOOTHILL BLVD	RES	A	0.224	1	1.000	50.63	50.63	50.63
8649-008-002	919 E FOOTHILL BLVD	RES	A	0.224	1	1.000	50.63	50.63	50.63
8649-008-003	927 E FOOTHILL BLVD	RES	A	0.224	1	1.000	50.63	50.63	50.63
8649-008-004	935 E FOOTHILL BLVD	RES	A	0.224	1	1.000	50.63	50.63	50.63
8649-008-005	943 E FOOTHILL BLVD	RES	A	0.224	1	1.000	50.63	50.63	50.63
8649-008-006	951 E FOOTHILL BLVD	RES	A	0.224	1	1.000	50.63	50.63	50.63
8649-008-014	902 E DALTON AVE	RES	A	0.232	1	1.000	50.63	50.63	50.63
8649-008-015	110 N ELWOOD AVE	RES	A	0.260	1	1.000	50.63	50.63	50.63
8649-009-001	902 E MOUNTAIN VIEW AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8649-009-008	903 E DALTON AVE	RES	A	0.239	1	1.000	50.63	50.63	50.63
8649-010-007	903 E MOUNTAIN VIEW AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8649-010-014	902 E MEDA AVE	RES	A	0.244	1	1.000	50.63	50.63	50.63
8649-011-001	950 E BENNETT AVE	RES	A	0.236	1	1.000	50.63	50.63	50.63
8649-011-002	942 E BENNETT AVE	RES	A	0.236	1	1.000	50.63	50.63	50.63

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8649-011-003	934 E BENNETT AVE	RES	A	0.236	1	1.000	50.63	50.63	50.63
8649-011-004	926 E BENNETT AVE	RES	A	0.239	1	1.000	50.63	50.63	50.63
8649-011-005	918 E BENNETT AVE	RES	A	0.239	1	1.000	50.63	50.63	50.63
8649-011-006	910 E BENNETT AVE	RES	A	0.239	1	1.000	50.63	50.63	50.63
8649-011-007	902 E BENNETT AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8649-011-008	903 E MEDA AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8649-012-001	1056 E BENNETT AVE	RES	A	0.325	1	1.000	50.63	50.63	50.63
8649-012-002	1044 E BENNETT AVE	RES	A	0.325	1	1.000	50.63	50.63	50.63
8649-012-003	1036 E BENNETT AVE	RES	A	0.325	1	1.000	50.63	50.63	50.63
8649-012-004	1024 E BENNETT AVE	RES	A	0.325	1	1.000	50.63	50.63	50.63
8649-012-005	1016 E BENNETT AVE	RES	A	0.325	1	1.000	50.63	50.63	50.63
8649-012-006	1004 E BENNETT AVE	RES	A	0.325	1	1.000	50.63	50.63	50.63
8649-012-014	960 E BENNETT AVE	RES	A	0.325	1	1.000	50.63	50.63	50.63
8649-013-016	205 N LORAINE AVE	RES	A	0.202	1	1.000	50.63	50.63	50.63
8649-013-017	1051 E MOUNTAIN VIEW AVE	RES	A	0.241	1	1.000	50.63	50.63	50.63
8649-013-018	1043 E MOUNTAIN VIEW AVE	RES	A	0.241	1	1.000	50.63	50.63	50.63
8649-013-019	1035 E MOUNTAIN VIEW AVE	RES	A	0.241	1	1.000	50.63	50.63	50.63
8649-014-035	957 E FOOTHILL BLVD	RES	A	0.213	1	1.000	50.63	50.63	50.63
8649-014-036	963 E FOOTHILL BLVD	RES	A	0.314	1	1.000	50.63	50.63	50.63
8649-014-039	1011 E FOOTHILL BLVD	RES	A	0.238	1	1.000	50.63	50.63	50.63
8649-014-040	1017 E FOOTHILL BLVD	RES	A	0.226	1	1.000	50.63	50.63	50.63
8649-014-041	1025 E FOOTHILL BLVD	RES	A	0.213	1	1.000	50.63	50.63	50.63
8649-014-043	1041 E FOOTHILL BLVD	NonRes	A	4.600	1	17.807	50.63	50.63	901.54
8649-015-014	103 CEDARWOOD AVE	RES	A	0.228	1	1.000	50.63	50.63	50.63
8649-015-015	113 CEDARWOOD AVE	RES	A	0.228	1	1.000	50.63	50.63	50.63
8649-015-016	119 CEDARWOOD AVE	RES	A	0.195	1	1.000	50.63	50.63	50.63
8649-015-017	125 CEDARWOOD AVE	RES	A	0.219	1	1.000	50.63	50.63	50.63
8649-015-018	133 CEDARWOOD AVE	RES	A	0.219	1	1.000	50.63	50.63	50.63
8649-015-019	141 CEDARWOOD AVE	RES	A	0.219	1	1.000	50.63	50.63	50.63
8649-015-020	138 PINEWOOD PL	RES	A	0.219	1	1.000	50.63	50.63	50.63
8649-015-021	130 PINEWOOD PL	RES	A	0.219	1	1.000	50.63	50.63	50.63
8649-015-022	124 PINEWOOD PL	RES	A	0.214	1	1.000	50.63	50.63	50.63
8649-015-023	116 PINEWOOD PL	RES	A	0.194	1	1.000	50.63	50.63	50.63
8649-015-024	1010 E FOOTHILL BLVD	RES	A	0.255	1	1.000	50.63	50.63	50.63
8649-015-025	108 PINEWOOD PL	RES	A	0.249	1	1.000	50.63	50.63	50.63
8649-015-029	1060 E FOOTHILL BLVD	MFR	A	0.870	16	4.720	50.63	50.63	238.97
8649-015-030	1058 E FOOTHILL BLVD	MFR	A	0.870	16	4.720	50.63	50.63	238.97
8649-016-001	202 S ELWOOD AVE	RES	A	0.199	1	1.000	50.63	50.63	50.63
8649-016-002	212 S ELWOOD AVE	RES	A	0.200	1	1.000	50.63	50.63	50.63
8649-016-018	960 E CARROLL AVE	RES	A	0.199	1	1.000	50.63	50.63	50.63
8649-016-019	952 E CARROLL AVE	RES	A	0.209	1	1.000	50.63	50.63	50.63
8649-016-020	944 E CARROLL AVE	RES	A	0.202	1	1.000	50.63	50.63	50.63
8649-016-021	936 E CARROLL AVE	RES	A	0.209	1	1.000	50.63	50.63	50.63
8649-016-022	928 E CARROLL AVE	RES	A	0.202	1	1.000	50.63	50.63	50.63
8649-016-023	920 E CARROLL AVE	RES	A	0.209	1	1.000	50.63	50.63	50.63
8649-016-024	912 E CARROLL AVE	RES	A	0.202	1	1.000	50.63	50.63	50.63
8649-016-025	904 E CARROLL AVE	RES	A	0.203	1	1.000	50.63	50.63	50.63

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8649-017-003	134 S GLENWOOD AVE	RES	A	1.139	1	1.000	50.63	50.63	50.63
8649-017-006	150 S GLENWOOD AVE	MFR	A	1.139	2	0.590	50.63	50.63	29.87
8649-017-011	203 S ELWOOD AVE	RES	A	0.257	1	1.000	50.63	50.63	50.63
8649-017-012	213 S ELWOOD AVE	RES	A	0.254	1	1.000	50.63	50.63	50.63
8649-017-013	801 E WOODLAND LN	RES	A	0.233	1	1.000	50.63	50.63	50.63
8649-017-014	809 E WOODLAND LN	RES	A	0.239	1	1.000	50.63	50.63	50.63
8649-017-015	813 E WOODLAND LN	RES	A	0.239	1	1.000	50.63	50.63	50.63
8649-017-016	819 E WOODLAND LN	RES	A	0.239	1	1.000	50.63	50.63	50.63
8649-017-017	825 E WOODLAND LN	RES	A	0.227	1	1.000	50.63	50.63	50.63
8649-017-018	831 E WOODLAND LN	RES	A	0.248	1	1.000	50.63	50.63	50.63
8649-017-020	159 S ELWOOD AVE	RES	A	0.212	1	1.000	50.63	50.63	50.63
8649-017-021	838 E CARROLL AVE	RES	A	0.213	1	1.000	50.63	50.63	50.63
8649-017-022	832 E CARROLL AVE	RES	A	0.204	1	1.000	50.63	50.63	50.63
8649-017-023	826 E CARROLL AVE	RES	A	0.204	1	1.000	50.63	50.63	50.63
8649-017-024	860 E FOOTHILL BLVD	NonRes	A	1.140	1	4.413	50.63	50.63	223.42
8649-017-026	825 E CARROLL AVE	RES	A	0.219	0	1.000	50.63	50.63	50.63
8649-017-027	831 E CARROLL AVE	RES	A	0.254	1	1.000	50.63	50.63	50.63
8649-017-028	837 E CARROLL AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8649-017-029	843 E CARROLL AVE	RES	A	0.206	1	1.000	50.63	50.63	50.63
8649-018-007	841 E ADA AVE	RES	A	0.197	1	1.000	50.63	50.63	50.63
8649-018-018	300 S GLENWOOD AVE	RES	A	0.380	1	1.000	50.63	50.63	50.63
8649-018-019	221 S ELWOOD AVE	RES	A	0.252	1	1.000	50.63	50.63	50.63
8649-018-020	229 S ELWOOD AVE	RES	A	0.250	1	1.000	50.63	50.63	50.63
8649-018-021	832 E WOODLAND LN	RES	A	0.249	1	1.000	50.63	50.63	50.63
8649-018-022	826 E WOODLAND LN	RES	A	0.227	1	1.000	50.63	50.63	50.63
8649-018-023	820 E WOODLAND LN	RES	A	0.239	1	1.000	50.63	50.63	50.63
8649-018-024	814 E WOODLAND LN	RES	A	0.239	1	1.000	50.63	50.63	50.63
8649-018-025	808 E WOODLAND LN	RES	A	0.239	1	1.000	50.63	50.63	50.63
8649-018-026	802 E WOODLAND LN	RES	A	0.245	1	1.000	50.63	50.63	50.63
8649-018-027	252 S GLENWOOD AVE	RES	A	0.232	1	1.000	50.63	50.63	50.63
8649-018-031	251 S ELWOOD AVE	NonRes	A	2.144	1	8.299	50.63	50.63	420.18
8649-018-035	804 MYRTLE AVE	RES	A	0.234	1	1.000	50.63	50.63	50.63
8649-019-001	903 MYRTLE AVE	RES	A	0.306	1	1.000	50.63	50.63	50.63
8649-019-007	951 MYRTLE AVE	RES	A	0.238	1	1.000	50.63	50.63	50.63
8649-019-008	959 MYRTLE AVE	RES	A	0.253	1	1.000	50.63	50.63	50.63
8649-019-016	902 E WOODLAND LN	RES	A	0.218	1	1.000	50.63	50.63	50.63
8649-020-008	345 S LORAINE AVE	RES	A	0.206	1	1.000	50.63	50.63	50.63
8649-020-009	353 S LORAINE AVE	RES	A	0.208	1	1.000	50.63	50.63	50.63
8649-020-901	301 S LORAINE AVE	UNDEV	A	9.318	0	12.023	50.63	50.63	608.71
8649-021-001	903 E ADA AVE	RES	A	0.260	1	1.000	50.63	50.63	50.63
8649-021-002	911 E ADA AVE	RES	A	0.261	1	1.000	50.63	50.63	50.63
8649-021-003	919 E ADA AVE	RES	A	0.261	1	1.000	50.63	50.63	50.63
8649-021-004	927 E ADA AVE	RES	A	0.261	1	1.000	50.63	50.63	50.63
8649-021-005	935 E ADA AVE	RES	A	0.261	1	1.000	50.63	50.63	50.63
8649-021-006	943 E ADA AVE	RES	A	0.261	1	1.000	50.63	50.63	50.63
8649-021-007	951 E ADA AVE	RES	A	0.191	1	1.000	50.63	50.63	50.63
8649-021-008	959 E ADA AVE	RES	A	0.268	1	1.000	50.63	50.63	50.63

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8649-021-009	960 MYRTLE AVE	RES	A	0.240	1	1.000	50.63	50.63	50.63
8649-021-010	952 MYRTLE AVE	RES	A	0.238	1	1.000	50.63	50.63	50.63
8649-021-016	904 MYRTLE AVE	RES	A	0.229	1	1.000	50.63	50.63	50.63
8649-022-010	960 E ADA AVE	RES	A	0.235	1	1.000	50.63	50.63	50.63
8649-022-011	952 E ADA AVE	RES	A	0.220	1	1.000	50.63	50.63	50.63
8649-022-012	944 E ADA AVE	RES	A	0.227	1	1.000	50.63	50.63	50.63
8649-022-013	936 E ADA AVE	RES	A	0.227	1	1.000	50.63	50.63	50.63
8649-022-014	928 E ADA AVE	RES	A	0.204	1	1.000	50.63	50.63	50.63
8649-022-019	912 E ADA AVE	RES	A	0.189	1	1.000	50.63	50.63	50.63
8649-022-020	920 E ADA AVE	RES	A	0.318	1	1.000	50.63	50.63	50.63
8649-022-021	904 E ADA AVE	RES	A	0.273	1	1.000	50.63	50.63	50.63
8649-023-009	335 S ELWOOD AVE	RES	A	0.228	1	1.000	50.63	50.63	50.63
8649-023-015	330 S GLENWOOD AVE	RES	A	0.282	1	1.000	50.63	50.63	50.63
8649-024-009	801 E LEMON AVE	RES	A	0.197	1	1.000	50.63	50.63	50.63
8649-024-016	843 E LEMON AVE	RES	A	0.197	1	1.000	50.63	50.63	50.63
8649-025-001	844 E LEMON AVE	RES	A	0.197	1	1.000	50.63	50.63	50.63
8649-025-008	802 E LEMON AVE	RES	A	0.197	1	1.000	50.63	50.63	50.63
8649-025-014	849 E ROUTE 66	NonRes	A	0.531	3	2.054	50.63	50.63	103.99
8649-025-016	853 E ROUTE 66	NonRes	A	0.260	0	1.005	50.63	50.63	50.85
8649-025-023	801 E ROUTE 66	NonRes	A	0.760	0	2.942	50.63	50.63	148.95
8649-025-025	859 E ROUTE 66	NonRes	A	0.676	0	2.618	50.63	50.63	132.54
8649-025-028	811 E ROUTE 66	NonRes	A	1.094	0	4.236	50.63	50.63	214.47
8649-026-013	900 E LEMON AVE	RES	A	0.210	1	1.000	50.63	50.63	50.63
8649-026-014	908 E LEMON AVE	RES	A	0.188	1	1.000	50.63	50.63	50.63
8649-026-015	916 E LEMON AVE	RES	A	0.188	1	1.000	50.63	50.63	50.63
8649-026-016	924 E LEMON AVE	RES	A	0.188	1	1.000	50.63	50.63	50.63
8649-026-017	932 E LEMON AVE	RES	A	0.188	1	1.000	50.63	50.63	50.63
8649-026-018	940 E LEMON AVE	RES	A	0.188	1	1.000	50.63	50.63	50.63
8649-026-019	948 E LEMON AVE	RES	A	0.188	1	1.000	50.63	50.63	50.63
8649-026-020	956 E LEMON AVE	RES	A	0.188	1	1.000	50.63	50.63	50.63
8649-026-021	955 E LEMON AVE	RES	A	0.188	1	1.000	50.63	50.63	50.63
8649-026-022	947 E LEMON AVE	RES	A	0.188	1	1.000	50.63	50.63	50.63
8649-026-023	939 E LEMON AVE	RES	A	0.188	1	1.000	50.63	50.63	50.63
8649-026-024	931 E LEMON AVE	RES	A	0.188	1	1.000	50.63	50.63	50.63
8649-026-025	923 E LEMON AVE	RES	A	0.188	1	1.000	50.63	50.63	50.63
8649-026-026	915 E LEMON AVE	RES	A	0.188	1	1.000	50.63	50.63	50.63
8649-026-027	907 E LEMON AVE	RES	A	0.188	1	1.000	50.63	50.63	50.63
8649-026-028	901 E LEMON AVE	RES	A	0.188	1	1.000	50.63	50.63	50.63
8649-027-011	437 S LORAINE AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8649-027-012	1041 E LEMON AVE	RES	A	0.224	1	1.000	50.63	50.63	50.63
8649-027-013	1033 E LEMON AVE	RES	A	0.212	1	1.000	50.63	50.63	50.63
8649-027-014	1029 E LEMON AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8649-027-015	1021 E LEMON AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8649-027-016	1013 E LEMON AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8649-027-017	1005 E LEMON AVE	RES	A	0.205	1	1.000	50.63	50.63	50.63
8649-027-018	1004 E LEMON AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8649-027-019	1012 E LEMON AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63

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8649-027-020	1020 E LEMON AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8649-027-021	1028 E LEMON AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8649-027-022	1032 E LEMON AVE	RES	A	0.205	1	1.000	50.63	50.63	50.63
8649-027-023	1040 E LEMON AVE	RES	A	0.206	1	1.000	50.63	50.63	50.63
8649-027-024	1048 E LEMON AVE	RES	A	0.203	1	1.000	50.63	50.63	50.63
8649-028-004	903 E ROUTE 66	NonRes	A	0.690	1	2.671	50.63	50.63	135.21
8649-028-006	945 E ROUTE 66	MFR	A	0.840	13	3.835	50.63	50.63	194.16
8649-028-007	947 E ROUTE 66	NonRes	A	0.840	0	3.251	50.63	50.63	164.61
8649-028-008	915 E ROUTE 66	NonRes	A	0.270	0	1.045	50.63	50.63	52.89
8649-028-009	917 E ROUTE 66	NonRes	A	0.450	0	1.742	50.63	50.63	88.19
8649-028-010	901 E ROUTE 66	NonRes	A	0.430	0	1.665	50.63	50.63	84.27
8649-028-901	NO SITUS AVAILABLE	UNDEV	A	1.440	0	1.858	50.63	50.63	94.05
8649-029-001	959 E ROUTE 66	NonRes	A	0.480	0	1.858	50.63	50.63	94.07
8649-029-002	1011 E ROUTE 66	NonRes	A	0.380	0	1.471	50.63	50.63	74.47
8649-029-003	1017 E ROUTE 66	NonRes	A	0.480	0	1.858	50.63	50.63	94.07
8649-029-007	1027 E ROUTE 66	NonRes	A	0.622	0	2.408	50.63	50.63	121.92
8649-029-012	1031 E ROUTE 66	NonRes	A	1.320	0	5.109	50.63	50.63	258.68
8649-029-013	1063 E ROUTE 66	NonRes	A	0.353	0	1.365	50.63	50.63	69.08
8649-030-001	102 S ELWOOD AVE	RES	A	0.223	1	1.000	50.63	50.63	50.63
8649-030-002	110 S ELWOOD AVE	RES	A	0.229	1	1.000	50.63	50.63	50.63
8649-030-003	116 S ELWOOD AVE	RES	A	0.229	1	1.000	50.63	50.63	50.63
8649-030-004	124 S ELWOOD AVE	RES	A	0.229	1	1.000	50.63	50.63	50.63
8649-030-005	130 S ELWOOD AVE	RES	A	0.229	1	1.000	50.63	50.63	50.63
8649-030-006	138 S ELWOOD AVE	RES	A	0.229	1	1.000	50.63	50.63	50.63
8649-030-007	141 SANDALWOOD PL	RES	A	0.229	1	1.000	50.63	50.63	50.63
8649-030-008	133 SANDALWOOD PL	RES	A	0.229	1	1.000	50.63	50.63	50.63
8649-030-009	125 SANDALWOOD PL	RES	A	0.229	1	1.000	50.63	50.63	50.63
8649-030-010	119 SANDALWOOD PL	RES	A	0.229	1	1.000	50.63	50.63	50.63
8649-030-011	111 SANDALWOOD PL	RES	A	0.225	1	1.000	50.63	50.63	50.63
8649-030-012	103 SANDALWOOD PL	RES	A	0.248	1	1.000	50.63	50.63	50.63
8649-030-013	102 SANDALWOOD PL	RES	A	0.306	1	1.000	50.63	50.63	50.63
8649-030-014	110 SANDALWOOD PL	RES	A	0.283	1	1.000	50.63	50.63	50.63
8649-030-015	116 SANDALWOOD PL	RES	A	0.229	1	1.000	50.63	50.63	50.63
8649-030-016	124 SANDALWOOD PL	RES	A	0.229	1	1.000	50.63	50.63	50.63
8649-030-017	130 SANDALWOOD PL	RES	A	0.229	1	1.000	50.63	50.63	50.63
8649-030-018	136 SANDALWOOD PL	RES	A	0.229	1	1.000	50.63	50.63	50.63
8649-030-019	141 PINEWOOD PL	RES	A	0.232	1	1.000	50.63	50.63	50.63
8649-030-020	133 PINEWOOD PL	RES	A	0.231	1	1.000	50.63	50.63	50.63
8649-030-021	125 PINEWOOD PL	RES	A	0.227	1	1.000	50.63	50.63	50.63
8649-030-025	119 PINEWOOD PL	RES	A	0.227	1	1.000	50.63	50.63	50.63
8649-030-027	954 E FOOTHILL BLVD	RES	A	0.400	1	1.000	50.63	50.63	50.63
8649-031-009	1026 E CARROLL AVE	RES	A	0.219	1	1.000	50.63	50.63	50.63
8649-031-010	1018 E CARROLL AVE	RES	A	0.197	1	1.000	50.63	50.63	50.63
8649-031-011	1010 E CARROLL AVE	RES	A	0.198	1	1.000	50.63	50.63	50.63
8649-031-012	1002 E CARROLL AVE	RES	A	0.198	1	1.000	50.63	50.63	50.63
8653-001-056	NO SITUS AVAILABLE	UNDEV	A	0.224	0	0.289	50.63	50.63	14.61
8653-001-057	1403 BRADLEY CT	RES	A	0.217	1	1.000	50.63	50.63	50.63

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ASSESSOR'S PARCEL NUMBER	SITUS ADDRESS	LAND USE	ZONE	ACREAGE	UNITS	EBU	MAX TAX RATE ($)	APPLIED RATE ($)	ASSESSMENT ($)
8653-001-058	1407 BRADLEY CT	RES	A	0.229	1	1.000	50.63	50.63	50.63
8653-001-059	1415 BRADLEY CT	RES	A	0.261	1	1.000	50.63	50.63	50.63
8653-001-060	1422 BRADLEY CT	RES	A	0.195	1	1.000	50.63	50.63	50.63
8653-001-061	1416 BRADLEY CT	RES	A	0.271	1	1.000	50.63	50.63	50.63
8653-001-062	1408 BRADLEY CT	RES	A	0.199	1	1.000	50.63	50.63	50.63
8653-001-063	560 E GLADSTONE ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-001-064	1404 BRADLEY CT	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-001-066	1430 BONNIE COVE AVE	RES	A	0.206	1	1.000	50.63	50.63	50.63
8653-001-067	508 E PAYSON ST	RES	A	0.206	1	1.000	50.63	50.63	50.63
8653-001-068	516 E PAYSON ST	RES	A	0.257	1	1.000	50.63	50.63	50.63
8653-001-069	524 E PAYSON ST	RES	A	0.230	1	1.000	50.63	50.63	50.63
8653-001-070	530 E PAYSON ST	RES	A	0.189	1	1.000	50.63	50.63	50.63
8653-001-071	536 E PAYSON ST	RES	A	0.240	1	1.000	50.63	50.63	50.63
8653-001-072	550 E PAYSON ST	RES	A	0.630	1	1.000	50.63	50.63	50.63
8653-001-075	530 E GLADSTONE ST	RES	A	0.291	1	1.000	50.63	50.63	50.63
8653-001-076	522 E GLADSTONE ST	RES	A	0.291	1	1.000	50.63	50.63	50.63
8653-001-077	523 E PAYSON ST	RES	A	0.291	1	1.000	50.63	50.63	50.63
8653-001-078	529 E PAYSON ST	RES	A	0.291	1	1.000	50.63	50.63	50.63
8653-002-020	710 E GLADSTONE ST	NonRes	A	1.030	0	3.987	50.63	50.63	201.86
8653-002-021	726 E GLADSTONE ST	RES	A	0.248	1	1.000	50.63	50.63	50.63
8653-002-022	734 E GLADSTONE ST	RES	A	0.211	1	1.000	50.63	50.63	50.63
8653-002-023	742 E GLADSTONE ST	RES	A	0.183	1	1.000	50.63	50.63	50.63
8653-002-024	750 E GLADSTONE ST	RES	A	0.281	1	1.000	50.63	50.63	50.63
8653-002-905	NO SITUS AVAILABLE	UNDEV	A	3.570	0	4.605	50.63	50.63	233.16
8653-002-906	NO SITUS AVAILABLE	UNDEV	A	0.870	0	1.122	50.63	50.63	56.82
8653-003-010	861 E JUANITA AVE	RES	A	0.350	1	1.000	50.63	50.63	50.63
8653-004-001	1556 GREER AVE	RES	A	0.177	1	1.000	50.63	50.63	50.63
8653-006-001	643 E JUANITA AVE	RES	A	0.183	1	1.000	50.63	50.63	50.63
8653-006-002	649 E JUANITA AVE	RES	A	0.183	1	1.000	50.63	50.63	50.63
8653-006-003	657 E JUANITA AVE	RES	A	0.183	1	1.000	50.63	50.63	50.63
8653-006-004	661 E JUANITA AVE	RES	A	0.183	1	1.000	50.63	50.63	50.63
8653-006-005	705 E JUANITA AVE	RES	A	0.183	1	1.000	50.63	50.63	50.63
8653-006-006	717 E JUANITA AVE	RES	A	0.183	1	1.000	50.63	50.63	50.63
8653-006-007	723 E JUANITA AVE	RES	A	0.183	1	1.000	50.63	50.63	50.63
8653-006-008	731 E JUANITA AVE	RES	A	0.183	1	1.000	50.63	50.63	50.63
8653-006-009	739 E JUANITA AVE	RES	A	0.183	1	1.000	50.63	50.63	50.63
8653-006-010	745 E JUANITA AVE	RES	A	0.183	1	1.000	50.63	50.63	50.63
8653-007-001	506 E JUANITA AVE	RES	A	0.424	1	1.000	50.63	50.63	50.63
8653-007-008	1642 BENTLEY PL	RES	A	0.178	1	1.000	50.63	50.63	50.63
8653-007-009	1636 BENTLEY PL	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-007-010	1630 BENTLEY PL	RES	A	0.177	1	1.000	50.63	50.63	50.63
8653-007-011	1624 BENTLEY PL	RES	A	0.208	1	1.000	50.63	50.63	50.63
8653-007-012	1621 BENTLEY PL	RES	A	0.207	1	1.000	50.63	50.63	50.63
8653-007-013	1627 BENTLEY PL	RES	A	0.176	1	1.000	50.63	50.63	50.63
8653-007-014	1633 BENTLEY PL	RES	A	0.171	1	1.000	50.63	50.63	50.63
8653-007-015	1639 BENTLEY PL	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-007-016	1642 SUFFOLK PL	RES	A	0.174	1	1.000	50.63	50.63	50.63

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8653-007-017	1636 SUFFOLK PL	RES	A	0.171	1	1.000	50.63	50.63	50.63
8653-007-018	1630 SUFFOLK PL	RES	A	0.176	1	1.000	50.63	50.63	50.63
8653-007-019	1624 SUFFOLK PL	RES	A	0.207	1	1.000	50.63	50.63	50.63
8653-007-020	1621 SUFFOLK PL	RES	A	0.207	1	1.000	50.63	50.63	50.63
8653-007-021	1627 SUFFOLK PL	RES	A	0.176	1	1.000	50.63	50.63	50.63
8653-007-022	1633 SUFFOLK PL	RES	A	0.171	1	1.000	50.63	50.63	50.63
8653-007-023	1639 SUFFOLK PL	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-007-024	1642 BONNIE COVE AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-007-025	1636 BONNIE COVE AVE	RES	A	0.171	1	1.000	50.63	50.63	50.63
8653-007-026	1630 BONNIE COVE AVE	RES	A	0.171	1	1.000	50.63	50.63	50.63
8653-007-027	1624 BONNIE COVE AVE	RES	A	0.171	1	1.000	50.63	50.63	50.63
8653-007-030	630 E JUANITA AVE	RES	A	0.181	1	1.000	50.63	50.63	50.63
8653-007-032	625 E NEWBURGH ST	RES	A	0.193	1	1.000	50.63	50.63	50.63
8653-007-033	633 E NEWBURGH ST	RES	A	0.185	1	1.000	50.63	50.63	50.63
8653-007-034	1643 BRUNING AVE	RES	A	0.175	1	1.000	50.63	50.63	50.63
8653-007-035	1637 BRUNING AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-007-037	1625 BRUNING AVE	RES	A	0.176	1	1.000	50.63	50.63	50.63
8653-007-041	1619 BRUNING AVE	RES	A	0.201	1	1.000	50.63	50.63	50.63
8653-007-042	609 E NEWBURGH ST	RES	A	0.191	1	1.000	50.63	50.63	50.63
8653-008-012	509 E ARROW HWY	NonRes	A	0.560	0	2.168	50.63	50.63	109.75
8653-008-014	521 E ARROW HWY	NonRes	A	0.300	0	1.161	50.63	50.63	58.79
8653-008-015	515 E ARROW HWY	NonRes	A	0.300	1	1.161	50.63	50.63	58.79
8653-008-016	502 E PLYMOUTH ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-008-017	508 E PLYMOUTH ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-008-018	516 E PLYMOUTH ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-008-019	522 E PLYMOUTH ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-008-020	528 E PLYMOUTH ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-008-021	536 E PLYMOUTH ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-008-022	542 E PLYMOUTH ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-008-023	548 E PLYMOUTH ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-008-024	554 E PLYMOUTH ST	RES	A	0.167	1	1.000	50.63	50.63	50.63
8653-008-027	531 E ARROW HWY	NonRes	A	0.640	0	2.477	50.63	50.63	125.41
8653-008-028	555 E ARROW HWY	NonRes	A	0.930	0	3.600	50.63	50.63	182.26
8653-008-030	515 CLARADAY ST	MFR	A	0.500	12	3.540	50.63	50.63	179.23
8653-008-031	525 CLARADAY ST	MFR	A	0.497	10	2.950	50.63	50.63	149.35
8653-008-032	543 CLARADAY ST	MFR	A	0.433	7	2.065	50.63	50.63	104.55
8653-008-033	551 CLARADAY ST	MFR	A	0.403	8	2.360	50.63	50.63	119.48
8653-008-036	528 CLARADAY ST	MFR	A	0.301	6	1.770	50.63	50.63	89.61
8653-008-048	NO SITUS AVAILABLE	NonRes	A	0.242	0	0.938	50.63	50.63	47.50
8653-008-050	520 CLARADAY ST NO 1	RES	A	0.054	1	1.000	50.63	50.63	50.63
8653-008-051	520 CLARADAY ST NO 2	RES	A	0.054	1	1.000	50.63	50.63	50.63
8653-008-052	520 CLARADAY ST NO 3	RES	A	0.054	1	1.000	50.63	50.63	50.63
8653-008-053	520 CLARADAY ST NO 4	RES	A	0.054	1	1.000	50.63	50.63	50.63
8653-008-054	520 CLARADAY ST NO 5	RES	A	0.054	1	1.000	50.63	50.63	50.63
8653-008-055	520 CLARADAY ST NO 6	RES	A	0.054	1	1.000	50.63	50.63	50.63
8653-008-056	520 CLARADAY ST NO 7	RES	A	0.054	1	1.000	50.63	50.63	50.63
8653-008-057	520 CLARADAY ST NO 8	RES	A	0.054	1	1.000	50.63	50.63	50.63

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8653-008-058	520 CLARADAY ST NO 9	RES	A	0.054	1	1.000	50.63	50.63	50.63
8653-008-059	520 CLARADAY ST NO 10	RES	A	0.054	1	1.000	50.63	50.63	50.63
8653-008-060	520 CLARADAY ST NO 11	RES	A	0.054	1	1.000	50.63	50.63	50.63
8653-008-061	520 CLARADAY ST NO 12	RES	A	0.054	1	1.000	50.63	50.63	50.63
8653-008-062	520 CLARADAY ST NO 13	RES	A	0.054	1	1.000	50.63	50.63	50.63
8653-008-063	520 CLARADAY ST NO 14	RES	A	0.054	1	1.000	50.63	50.63	50.63
8653-008-064	520 CLARADAY ST NO 15	RES	A	0.054	1	1.000	50.63	50.63	50.63
8653-008-065	520 CLARADAY ST NO 16	RES	A	0.054	1	1.000	50.63	50.63	50.63
8653-008-066	520 CLARADAY ST NO 17	RES	A	0.054	1	1.000	50.63	50.63	50.63
8653-008-067	520 CLARADAY ST NO 18	RES	A	0.054	1	1.000	50.63	50.63	50.63
8653-008-068	520 CLARADAY ST NO 19	RES	A	0.054	1	1.000	50.63	50.63	50.63
8653-008-069	520 CLARADAY ST NO 20	RES	A	0.054	1	1.000	50.63	50.63	50.63
8653-008-070	520 CLARADAY ST NO 21	RES	A	0.054	1	1.000	50.63	50.63	50.63
8653-008-071	520 CLARADAY ST NO 22	RES	A	0.054	1	1.000	50.63	50.63	50.63
8653-008-072	520 CLARADAY ST UNIT 23	RES	A	0.054	1	1.000	50.63	50.63	50.63
8653-008-073	540 CLARADAY ST	MFR	A	0.625	11	3.245	50.63	50.63	164.29
8653-008-074	1728 BONNIE COVE AVE	MFR	A	0.328	5	1.475	50.63	50.63	74.67
8653-008-075	1728 BONNIE COVE AVE	NonRes	A	0.325	0	1.257	50.63	50.63	63.63
8653-009-016	625 E ARROW HWY	NonRes	A	0.810	0	3.136	50.63	50.63	158.75
8653-009-017	605 E ARROW HWY	NonRes	A	0.810	0	3.136	50.63	50.63	158.75
8653-009-022	645 CLARADAY ST	MFR	A	0.568	16	4.720	50.63	50.63	238.97
8653-009-025	661 CLARADAY ST	MFR	A	0.568	16	4.720	50.63	50.63	238.97
8653-009-026	731 E ARROW HWY	NonRes	A	0.750	0	2.903	50.63	50.63	146.99
8653-009-028	644 CLARADAY ST	MFR	A	0.567	16	4.720	50.63	50.63	238.97
8653-009-029	660 CLARADAY ST	MFR	A	0.567	16	4.720	50.63	50.63	238.97
8653-009-030	631 E ARROW HWY	NonRes	A	0.950	0	3.677	50.63	50.63	186.18
8653-009-031	657 E ARROW HWY	NonRes	A	0.950	0	3.677	50.63	50.63	186.18
8653-009-032	715 E ARROW HWY	NonRes	A	1.140	0	4.413	50.63	50.63	223.40
8653-009-033	710 CLARADAY ST	MFR	A	0.680	20	5.900	50.63	50.63	298.71
8653-009-039	711 CLARADAY ST	MFR	A	0.680	20	5.900	50.63	50.63	298.71
8653-009-043	757 E ARROW HWY	NonRes	A	1.660	0	6.426	50.63	50.63	325.34
8653-009-048	731 CLARADAY ST UNIT 1	RES	A	0.076	1	1.000	50.63	50.63	50.63
8653-009-049	731 CLARADAY ST NO 2	RES	A	0.076	1	1.000	50.63	50.63	50.63
8653-009-050	731 CLARADAY ST UNIT 3	RES	A	0.076	1	1.000	50.63	50.63	50.63
8653-009-051	731 CLARADAY ST UNIT 4	RES	A	0.076	1	1.000	50.63	50.63	50.63
8653-009-052	731 CLARADAY ST NO 5	RES	A	0.076	1	1.000	50.63	50.63	50.63
8653-009-053	731 CLARADAY ST UNIT 6	RES	A	0.076	1	1.000	50.63	50.63	50.63
8653-009-054	730 CLARADAY ST UNIT 7	RES	A	0.076	1	1.000	50.63	50.63	50.63
8653-009-055	730 CLARADAY ST 8	RES	A	0.076	1	1.000	50.63	50.63	50.63
8653-009-056	730 CLARADAY ST UNIT 9	RES	A	0.076	1	1.000	50.63	50.63	50.63
8653-009-057	730 CLARADAY ST UNIT 10	RES	A	0.076	1	1.000	50.63	50.63	50.63
8653-009-058	730 CLARADAY ST UNIT 11	RES	A	0.076	1	1.000	50.63	50.63	50.63
8653-009-059	730 CLARADAY ST UNIT 12	RES	A	0.076	1	1.000	50.63	50.63	50.63
8653-009-061	615 CLARADAY ST NO 1	RES	A	0.076	1	1.000	50.63	50.63	50.63
8653-009-062	615 CLARADAY ST NO 2	RES	A	0.076	1	1.000	50.63	50.63	50.63
8653-009-063	615 CLARADAY ST NO 3	RES	A	0.076	1	1.000	50.63	50.63	50.63
8653-009-064	619 CLARADAY ST NO 4	RES	A	0.076	1	1.000	50.63	50.63	50.63

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8653-009-065	619 CLARADAY ST NO 5	RES	A	0.076	1	1.000	50.63	50.63	50.63
8653-009-066	619 CLARADAY ST NO 6	RES	A	0.076	1	1.000	50.63	50.63	50.63
8653-009-067	623 CLARADAY ST NO 7	RES	A	0.076	1	1.000	50.63	50.63	50.63
8653-009-068	623 CLARADAY ST NO 8	RES	A	0.076	1	1.000	50.63	50.63	50.63
8653-009-069	623 CLARADAY ST NO 9	RES	A	0.076	1	1.000	50.63	50.63	50.63
8653-009-070	627 CLARADAY ST NO 10	RES	A	0.076	1	1.000	50.63	50.63	50.63
8653-009-071	627 CLARADAY ST NO 11	RES	A	0.076	1	1.000	50.63	50.63	50.63
8653-009-072	627 CLARADAY ST NO 12	RES	A	0.076	1	1.000	50.63	50.63	50.63
8653-009-073	631 CLARADAY ST NO 13	RES	A	0.076	1	1.000	50.63	50.63	50.63
8653-009-074	631 CLARADAY ST NO 14	RES	A	0.076	1	1.000	50.63	50.63	50.63
8653-009-075	631 CLARADAY ST NO 15	RES	A	0.076	1	1.000	50.63	50.63	50.63
8653-009-078	734 CLARADAY ST NO 1	RES	A	0.073	1	1.000	50.63	50.63	50.63
8653-009-079	734 CLARADAY ST NO 2	RES	A	0.073	1	1.000	50.63	50.63	50.63
8653-009-080	734 CLARADAY ST NO 3	RES	A	0.073	1	1.000	50.63	50.63	50.63
8653-009-081	738 CLARADAY ST NO 4	RES	A	0.073	1	1.000	50.63	50.63	50.63
8653-009-082	738 CLARADAY ST NO 5	RES	A	0.073	1	1.000	50.63	50.63	50.63
8653-009-083	738 CLARADAY ST NO 6	RES	A	0.073	1	1.000	50.63	50.63	50.63
8653-009-084	742 CLARADAY ST NO 7	RES	A	0.073	1	1.000	50.63	50.63	50.63
8653-009-085	742 CLARADAY ST #8	RES	A	0.073	1	1.000	50.63	50.63	50.63
8653-009-086	742 CLARADAY ST NO 9	RES	A	0.073	1	1.000	50.63	50.63	50.63
8653-009-087	746 CLARADAY ST NO 10	RES	A	0.073	1	1.000	50.63	50.63	50.63
8653-009-088	746 CLARADAY ST NO 11	RES	A	0.073	1	1.000	50.63	50.63	50.63
8653-009-089	746 CLARADAY ST NO 12	RES	A	0.073	1	1.000	50.63	50.63	50.63
8653-009-090	750 CLARADAY ST NO 13	RES	A	0.073	1	1.000	50.63	50.63	50.63
8653-009-091	750 CLARADAY ST NO 14	RES	A	0.073	1	1.000	50.63	50.63	50.63
8653-009-092	750 CLARADAY ST NO 15	RES	A	0.073	1	1.000	50.63	50.63	50.63
8653-009-096	741 CLARADAY ST NO 1	RES	A	0.063	1	1.000	50.63	50.63	50.63
8653-009-097	741 CLARADAY ST NO 2	RES	A	0.063	1	1.000	50.63	50.63	50.63
8653-009-098	741 CLARADAY ST NO 3	RES	A	0.063	1	1.000	50.63	50.63	50.63
8653-009-099	745 CLARADAY ST NO 4	RES	A	0.063	1	1.000	50.63	50.63	50.63
8653-009-100	745 CLARADAY ST NO 5	RES	A	0.063	1	1.000	50.63	50.63	50.63
8653-009-101	745 CLARADAY ST NO 6	RES	A	0.063	1	1.000	50.63	50.63	50.63
8653-009-102	749 CLARADAY ST NO 7	RES	A	0.063	1	1.000	50.63	50.63	50.63
8653-009-103	749 CLARADAY ST NO 8	RES	A	0.063	1	1.000	50.63	50.63	50.63
8653-009-104	749 CLARADAY ST NO 9	RES	A	0.063	1	1.000	50.63	50.63	50.63
8653-009-105	753 CLARADAY ST NO 10	RES	A	0.063	1	1.000	50.63	50.63	50.63
8653-009-106	753 CLARADAY ST NO 11	RES	A	0.063	1	1.000	50.63	50.63	50.63
8653-009-107	753 CLARADAY ST NO 12	RES	A	0.063	1	1.000	50.63	50.63	50.63
8653-009-108	757 CLARADAY ST NO 13	RES	A	0.063	1	1.000	50.63	50.63	50.63
8653-009-109	757 CLARADAY ST NO 14	RES	A	0.063	1	1.000	50.63	50.63	50.63
8653-009-110	757 CLARADAY ST NO 15	RES	A	0.063	1	1.000	50.63	50.63	50.63
8653-009-111	761 CLARADAY ST NO 16	RES	A	0.063	1	1.000	50.63	50.63	50.63
8653-009-112	761 CLARADAY ST NO 17	RES	A	0.063	1	1.000	50.63	50.63	50.63
8653-009-113	761 CLARADAY ST NO 18	RES	A	0.063	1	1.000	50.63	50.63	50.63
8653-009-114	620 CLARADAY ST	RES	A	0.117	1	1.000	50.63	50.63	50.63
8653-009-115	624 CLARADAY ST	RES	A	0.117	1	1.000	50.63	50.63	50.63
8653-009-116	628 CLARADAY ST	RES	A	0.117	1	1.000	50.63	50.63	50.63

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8653-009-117	638 CLARADAY ST	RES	A	0.117	1	1.000	50.63	50.63	50.63
8653-009-118	634 CLARADAY ST	RES	A	0.117	1	1.000	50.63	50.63	50.63
8653-009-119	630 CLARADAY ST	RES	A	0.117	1	1.000	50.63	50.63	50.63
8653-009-120	600 CLARADAY ST	RES	A	0.044	1	1.000	50.63	50.63	50.63
8653-009-121	604 CLARADAY ST	RES	A	0.044	1	1.000	50.63	50.63	50.63
8653-009-122	608 CLARADAY ST	RES	A	0.044	1	1.000	50.63	50.63	50.63
8653-009-123	618 CLARADAY ST	RES	A	0.044	1	1.000	50.63	50.63	50.63
8653-009-124	614 CLARADAY ST	RES	A	0.044	1	1.000	50.63	50.63	50.63
8653-009-125	610 CLARADAY ST	RES	A	0.044	1	1.000	50.63	50.63	50.63
8653-010-001	802 E JUANITA AVE	RES	A	0.310	1	1.000	50.63	50.63	50.63
8653-010-002	808 E JUANITA AVE	RES	A	0.231	1	1.000	50.63	50.63	50.63
8653-010-003	818 E JUANITA AVE	RES	A	0.231	1	1.000	50.63	50.63	50.63
8653-010-004	828 E JUANITA AVE	RES	A	0.231	1	1.000	50.63	50.63	50.63
8653-010-005	834 E JUANITA AVE	RES	A	0.231	1	1.000	50.63	50.63	50.63
8653-010-006	842 E JUANITA AVE	RES	A	0.231	1	1.000	50.63	50.63	50.63
8653-010-007	850 E JUANITA AVE	RES	A	0.246	1	1.000	50.63	50.63	50.63
8653-010-009	1619 SUNFLOWER AVE	RES	A	0.192	1	1.000	50.63	50.63	50.63
8653-010-010	1627 SUNFLOWER AVE	RES	A	0.186	1	1.000	50.63	50.63	50.63
8653-010-011	1635 SUNFLOWER AVE	RES	A	0.186	1	1.000	50.63	50.63	50.63
8653-010-012	1643 SUNFLOWER AVE	RES	A	0.188	1	1.000	50.63	50.63	50.63
8653-010-013	1642 GRAMMONT PL	RES	A	0.184	1	1.000	50.63	50.63	50.63
8653-010-014	1634 GRAMMONT PL	RES	A	0.183	1	1.000	50.63	50.63	50.63
8653-010-015	1626 GRAMMONT PL	RES	A	0.181	1	1.000	50.63	50.63	50.63
8653-010-016	1618 GRAMMONT PL	RES	A	0.206	1	1.000	50.63	50.63	50.63
8653-010-017	1619 GRAMMONT PL	RES	A	0.204	1	1.000	50.63	50.63	50.63
8653-010-018	1627 GRAMMONT PL	RES	A	0.181	1	1.000	50.63	50.63	50.63
8653-010-019	1635 GRAMMONT PL	RES	A	0.183	1	1.000	50.63	50.63	50.63
8653-010-020	1643 GRAMMONT PL	RES	A	0.184	1	1.000	50.63	50.63	50.63
8653-010-021	1642 BARSTON PL	RES	A	0.184	1	1.000	50.63	50.63	50.63
8653-010-022	1634 BARSTON PL	RES	A	0.183	1	1.000	50.63	50.63	50.63
8653-010-023	1626 BARSTON PL	RES	A	0.181	1	1.000	50.63	50.63	50.63
8653-010-026	1627 BARSTON PL	RES	A	0.182	1	1.000	50.63	50.63	50.63
8653-010-027	1635 BARSTON PL	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-010-028	1643 BARSTON PL	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-010-029	1618 BARSTON PL	RES	A	0.213	1	1.000	50.63	50.63	50.63
8653-010-030	1619 BARSTON PL	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-010-031	1626 GREER AVE	RES	A	0.204	1	1.000	50.63	50.63	50.63
8653-010-032	1634 GREER AVE	RES	A	0.189	1	1.000	50.63	50.63	50.63
8653-010-033	1642 GREER AVE	RES	A	0.198	1	1.000	50.63	50.63	50.63
8653-010-034	860 E JUANITA AVE	RES	A	0.204	1	1.000	50.63	50.63	50.63
8653-011-014	825 E ARROW HWY	NonRes	A	1.410	0	5.458	50.63	50.63	276.34
8653-011-029	804 E PLYMOUTH ST	RES	A	0.202	1	1.000	50.63	50.63	50.63
8653-011-030	812 E PLYMOUTH ST	RES	A	0.202	1	1.000	50.63	50.63	50.63
8653-011-031	820 E PLYMOUTH ST	RES	A	0.202	1	1.000	50.63	50.63	50.63
8653-011-032	828 E PLYMOUTH ST	RES	A	0.202	1	1.000	50.63	50.63	50.63
8653-011-033	836 E PLYMOUTH ST	RES	A	0.202	1	1.000	50.63	50.63	50.63
8653-011-034	844 E PLYMOUTH ST	RES	A	0.202	1	1.000	50.63	50.63	50.63

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8653-011-036	857 E ARROW HWY	NonRes	A	0.420	0	1.625	50.63	50.63	82.29
8653-011-038	NO SITUS AVAILABLE	UNDEV	A	0.590	0	0.761	50.63	50.63	38.52
8653-011-039	801 CLARADAY ST	MFR	A	1.490	52	15.340	50.63	50.63	776.66
8653-011-041	843 E ARROW HWY	NonRes	A	0.534	0	2.066	50.63	50.63	104.59
8653-011-042	843 E ARROW HWY	NonRes	A	0.636	0	2.463	50.63	50.63	124.70
8653-011-043	1749 SUNFLOWER AVE	MFR	A	0.465	9	2.655	50.63	50.63	134.42
8653-011-044	1701 SUNFLOWER AVE	RES	A	0.159	1	1.000	50.63	50.63	50.63
8653-011-045	1707 SUNFLOWER AVE	RES	A	0.193	1	1.000	50.63	50.63	50.63
8653-011-048	1715 SUNFLOWER AVE	MFR	A	0.599	10	2.655	50.63	50.63	134.42
8653-011-049	815 E ARROW HWY	NonRes	A	0.291	0	1.125	50.63	50.63	56.97
8653-011-054	1739 SUNFLOWER AVE A	RES	A	0.058	1	1.000	50.63	50.63	50.63
8653-011-055	1739 SUNFLOWER AVE B	RES	A	0.058	1	1.000	50.63	50.63	50.63
8653-011-056	1741 SUNFLOWER AVE A	RES	A	0.058	1	1.000	50.63	50.63	50.63
8653-011-057	1741 SUNFLOWER AVE B	RES	A	0.058	1	1.000	50.63	50.63	50.63
8653-011-058	1743 SUNFLOWER AVE A	RES	A	0.058	1	1.000	50.63	50.63	50.63
8653-011-059	1743 SUNFLOWER AVE B	RES	A	0.058	1	1.000	50.63	50.63	50.63
8653-011-060	1737 SUNFLOWER AVE B	RES	A	0.058	1	1.000	50.63	50.63	50.63
8653-011-061	1737 SUNFLOWER AVE A	RES	A	0.058	1	1.000	50.63	50.63	50.63
8653-011-062	1735 SUNFLOWER AVE B	RES	A	0.058	1	1.000	50.63	50.63	50.63
8653-011-063	1735 SUNFLOWER AVE A	RES	A	0.058	1	1.000	50.63	50.63	50.63
8653-011-064	1733 SUNFLOWER AVE #B	RES	A	0.058	1	1.000	50.63	50.63	50.63
8653-011-065	1733 SUNFLOWER AVE A	RES	A	0.058	1	1.000	50.63	50.63	50.63
8653-011-066	1727 SUNFLOWER AVE A	RES	A	0.058	1	1.000	50.63	50.63	50.63
8653-011-067	1727 SUNFLOWER AVE B	RES	A	0.058	1	1.000	50.63	50.63	50.63
8653-011-068	1729 SUNFLOWER AVE A	RES	A	0.058	1	1.000	50.63	50.63	50.63
8653-011-069	1729 SUNFLOWER AVE NO B	RES	A	0.058	1	1.000	50.63	50.63	50.63
8653-011-070	1731 SUNFLOWER AVE A	RES	A	0.058	1	1.000	50.63	50.63	50.63
8653-011-071	1731 SUNFLOWER AVE B	RES	A	0.058	1	1.000	50.63	50.63	50.63
8653-011-072	1725 SUNFLOWER AVE B	RES	A	0.058	1	1.000	50.63	50.63	50.63
8653-011-073	1725 SUNFLOWER AVE A	RES	A	0.058	1	1.000	50.63	50.63	50.63
8653-011-074	1723 SUNFLOWER AVE B	RES	A	0.058	1	1.000	50.63	50.63	50.63
8653-011-075	1723 SUNFLOWER AVE A	RES	A	0.058	1	1.000	50.63	50.63	50.63
8653-011-076	1721 SUNFLOWER AVE B	RES	A	0.058	1	1.000	50.63	50.63	50.63
8653-011-077	1721 SUNFLOWER AVE A	RES	A	0.058	1	1.000	50.63	50.63	50.63
8653-012-015	941 E RENWICK RD	RES	A	0.230	1	1.000	50.63	50.63	50.63
8653-012-016	933 E RENWICK RD	RES	A	0.230	1	1.000	50.63	50.63	50.63
8653-012-017	929 E RENWICK RD	RES	A	0.230	1	1.000	50.63	50.63	50.63
8653-012-018	923 E RENWICK RD	RES	A	0.230	1	1.000	50.63	50.63	50.63
8653-012-019	915 E RENWICK RD	RES	A	0.230	1	1.000	50.63	50.63	50.63
8653-012-021	903 E RENWICK RD	RES	A	0.244	1	1.000	50.63	50.63	50.63
8653-012-022	1504 SUNFLOWER AVE	RES	A	0.401	1	1.000	50.63	50.63	50.63
8653-012-023	918 IVY ST	RES	A	0.165	1	1.000	50.63	50.63	50.63
8653-012-024	928 IVY ST	RES	A	0.180	1	1.000	50.63	50.63	50.63
8653-012-025	936 IVY ST	RES	A	0.184	1	1.000	50.63	50.63	50.63
8653-012-026	944 IVY ST	RES	A	0.184	1	1.000	50.63	50.63	50.63
8653-013-001	904 E RENWICK RD	RES	A	0.231	1	1.000	50.63	50.63	50.63
8653-013-019	911 E JUANITA AVE	RES	A	0.241	1	1.000	50.63	50.63	50.63

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8653-013-020	919 E JUANITA AVE	RES	A	0.241	1	1.000	50.63	50.63	50.63
8653-013-021	925 E JUANITA AVE	RES	A	0.241	1	1.000	50.63	50.63	50.63
8653-013-022	933 E JUANITA AVE	RES	A	0.241	1	1.000	50.63	50.63	50.63
8653-013-023	939 E JUANITA AVE	RES	A	0.241	1	1.000	50.63	50.63	50.63
8653-013-024	947 E JUANITA AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8653-013-025	953 E JUANITA AVE	RES	A	0.241	1	1.000	50.63	50.63	50.63
8653-013-026	961 E JUANITA AVE	RES	A	0.241	1	1.000	50.63	50.63	50.63
8653-013-027	905 E JUANITA AVE	RES	A	0.241	1	1.000	50.63	50.63	50.63
8653-014-010	1557 S BURNABY DR	RES	A	0.146	1	1.000	50.63	50.63	50.63
8653-014-012	1506 S CANDISH AVE	RES	A	0.226	1	1.000	50.63	50.63	50.63
8653-015-011	1460 S CANDISH AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-015-012	1452 S CANDISH AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-015-013	1444 S CANDISH AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-015-014	1436 S CANDISH AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-015-015	1428 S CANDISH AVE	RES	A	0.176	1	1.000	50.63	50.63	50.63
8653-015-016	1420 S CANDISH AVE	RES	A	0.177	1	1.000	50.63	50.63	50.63
8653-015-017	1412 S CANDISH AVE	RES	A	0.250	1	1.000	50.63	50.63	50.63
8653-018-017	1061 JEDBURGH ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8653-019-008	1061 E RENWICK RD	RES	A	0.138	1	1.000	50.63	50.63	50.63
8653-019-010	1062 JEDBURGH ST	RES	A	0.138	1	1.000	50.63	50.63	50.63
8653-020-001	1021 E JUANITA AVE	RES	A	0.153	1	1.000	50.63	50.63	50.63
8653-020-002	1027 E JUANITA AVE	RES	A	0.141	1	1.000	50.63	50.63	50.63
8653-020-003	1031 E JUANITA AVE	RES	A	0.141	1	1.000	50.63	50.63	50.63
8653-020-004	1039 E JUANITA AVE	RES	A	0.141	1	1.000	50.63	50.63	50.63
8653-020-005	1045 E JUANITA AVE	RES	A	0.141	1	1.000	50.63	50.63	50.63
8653-020-006	1051 E JUANITA AVE	RES	A	0.141	1	1.000	50.63	50.63	50.63
8653-020-007	1057 E JUANITA AVE	RES	A	0.141	1	1.000	50.63	50.63	50.63
8653-020-008	1063 E JUANITA AVE	RES	A	0.144	1	1.000	50.63	50.63	50.63
8653-020-009	1062 E RENWICK RD	RES	A	0.142	1	1.000	50.63	50.63	50.63
8653-021-001	1110 E RENWICK RD	RES	A	0.191	1	1.000	50.63	50.63	50.63
8653-021-002	1118 E RENWICK RD	RES	A	0.181	1	1.000	50.63	50.63	50.63
8653-021-003	1126 E RENWICK RD	RES	A	0.181	1	1.000	50.63	50.63	50.63
8653-021-004	1127 E JUANITA AVE	RES	A	0.188	1	1.000	50.63	50.63	50.63
8653-021-005	1119 E JUANITA AVE	RES	A	0.209	1	1.000	50.63	50.63	50.63
8653-021-006	1111 E JUANITA AVE	RES	A	0.206	1	1.000	50.63	50.63	50.63
8653-021-008	1161 E JUANITA AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-021-009	1155 E JUANITA AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-021-010	1151 E JUANITA AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-021-011	1143 E JUANITA AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-021-012	1137 E JUANITA AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-021-013	1138 E RENWICK RD	RES	A	0.182	1	1.000	50.63	50.63	50.63
8653-021-014	1146 E RENWICK RD	RES	A	0.175	1	1.000	50.63	50.63	50.63
8653-021-017	1103 E JUANITA AVE	RES	A	0.183	1	1.000	50.63	50.63	50.63
8653-021-018	1102 E RENWICK RD	RES	A	0.187	1	1.000	50.63	50.63	50.63
8653-022-002	1121 JEDBURGH ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-022-003	1113 JEDBURGH ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-022-004	1105 JEDBURGH ST	RES	A	0.174	1	1.000	50.63	50.63	50.63

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8653-022-005	1104 JEDBURGH ST	RES	A	0.176	1	1.000	50.63	50.63	50.63
8653-022-006	1112 JEDBURGH ST	RES	A	0.176	1	1.000	50.63	50.63	50.63
8653-022-007	1120 JEDBURGH ST	RES	A	0.176	1	1.000	50.63	50.63	50.63
8653-022-008	1128 JEDBURGH ST	RES	A	0.176	1	1.000	50.63	50.63	50.63
8653-022-009	1129 E RENWICK RD	RES	A	0.176	1	1.000	50.63	50.63	50.63
8653-022-010	1121 E RENWICK RD	RES	A	0.176	1	1.000	50.63	50.63	50.63
8653-022-011	1113 E RENWICK RD	RES	A	0.176	1	1.000	50.63	50.63	50.63
8653-022-012	1105 E RENWICK RD	RES	A	0.176	1	1.000	50.63	50.63	50.63
8653-022-016	1143 E RENWICK RD	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-022-017	1137 E RENWICK RD	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-022-022	1160 JEDBURGH ST	RES	A	0.181	1	1.000	50.63	50.63	50.63
8653-022-023	1159 JEDBURGH ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-024-031	1220 E GLADSTONE ST	RES	A	0.189	1	1.000	50.63	50.63	50.63
8653-024-032	1216 E GLADSTONE ST	RES	A	0.189	1	1.000	50.63	50.63	50.63
8653-024-043	1204 E GLADSTONE ST	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-024-044	1406 WILLOW AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-024-045	1207 HEATHER ST	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-024-046	1208 HEATHER ST	RES	A	0.187	1	1.000	50.63	50.63	50.63
8653-024-047	1434 WILLOW AVE	RES	A	0.180	1	1.000	50.63	50.63	50.63
8653-024-048	1215 HEATHER ST	RES	A	0.177	1	1.000	50.63	50.63	50.63
8653-024-049	1223 HEATHER ST	RES	A	0.177	1	1.000	50.63	50.63	50.63
8653-024-050	1216 HEATHER ST	RES	A	0.247	1	1.000	50.63	50.63	50.63
8653-024-051	1224 HEATHER ST	RES	A	0.198	1	1.000	50.63	50.63	50.63
8653-024-062	1440 WILLOW AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8653-024-063	1446 WILLOW AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8653-024-068	1453 YUCCA PL	RES	A	0.170	1	1.000	50.63	50.63	50.63
8653-024-069	1447 YUCCA PL	RES	A	0.170	1	1.000	50.63	50.63	50.63
8653-024-070	1441 YUCCA PL	RES	A	0.206	1	1.000	50.63	50.63	50.63
8653-024-071	1440 YUCCA PL	RES	A	0.202	1	1.000	50.63	50.63	50.63
8653-024-072	1446 YUCCA PL	RES	A	0.181	1	1.000	50.63	50.63	50.63
8653-024-073	1452 YUCCA PL	RES	A	0.181	1	1.000	50.63	50.63	50.63
8653-024-088	1447 S VALLEY CENTER AVE	RES	A	0.348	1	1.000	50.63	50.63	50.63
8653-024-089	1441 S VALLEY CENTER AVE	RES	A	0.321	1	1.000	50.63	50.63	50.63
8653-024-092	1435 S VALLEY CENTER AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-024-093	1429 S VALLEY CENTER AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-024-094	1425 S VALLEY CENTER AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-024-095	1417 S VALLEY CENTER AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-024-096	1409 S VALLEY CENTER AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-024-097	1401 S VALLEY CENTER AVE	RES	A	0.182	1	1.000	50.63	50.63	50.63
8653-024-098	1260 E GLADSTONE ST	RES	A	0.182	1	1.000	50.63	50.63	50.63
8653-024-099	1250 E GLADSTONE ST	RES	A	0.182	1	1.000	50.63	50.63	50.63
8653-024-100	1234 E GLADSTONE ST	RES	A	0.329	1	1.000	50.63	50.63	50.63
8653-024-101	1231 HEATHER ST	RES	A	0.179	1	1.000	50.63	50.63	50.63
8653-024-104	1251 HEATHER ST	RES	A	0.191	1	1.000	50.63	50.63	50.63
8653-024-105	1258 HEATHER ST	RES	A	0.198	1	1.000	50.63	50.63	50.63
8653-024-106	1252 HEATHER ST	RES	A	0.211	1	1.000	50.63	50.63	50.63
8653-024-109	1236 HEATHER ST	RES	A	0.175	1	1.000	50.63	50.63	50.63

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8653-024-110	1452 WILLOW AVE	RES	A	0.216	1	1.000	50.63	50.63	50.63
8653-024-111	1459 YUCCA PL	RES	A	0.176	1	1.000	50.63	50.63	50.63
8653-024-112	1458 YUCCA PL	RES	A	0.176	1	1.000	50.63	50.63	50.63
8653-024-113	1249 JEDBURGH ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-024-114	1257 JEDBURGH ST	RES	A	0.171	1	1.000	50.63	50.63	50.63
8653-024-115	1265 JEDBURGH ST	RES	A	0.167	1	1.000	50.63	50.63	50.63
8653-024-116	1241 HEATHER ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-024-117	1244 HEATHER ST	RES	A	0.202	1	1.000	50.63	50.63	50.63
8653-025-001	910 E JUANITA AVE	RES	A	0.233	1	1.000	50.63	50.63	50.63
8653-025-002	918 E JUANITA AVE	RES	A	0.233	1	1.000	50.63	50.63	50.63
8653-025-004	942 E JUANITA AVE	RES	A	0.503	1	1.000	50.63	50.63	50.63
8653-025-016	928 E JUANITA AVE	RES	A	0.503	1	1.000	50.63	50.63	50.63
8653-025-017	934 E JUANITA AVE	RES	A	0.503	1	1.000	50.63	50.63	50.63
8653-025-045	1728 SUNFLOWER AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-025-046	1732 SUNFLOWER AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-025-047	909 CLARADAY ST	RES	A	0.233	1	1.000	50.63	50.63	50.63
8653-025-048	917 CLARADAY ST	RES	A	0.208	1	1.000	50.63	50.63	50.63
8653-025-049	925 CLARADAY ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-025-050	933 CLARADAY ST	RES	A	0.179	1	1.000	50.63	50.63	50.63
8653-025-051	945 CLARADAY ST	RES	A	0.216	1	1.000	50.63	50.63	50.63
8653-025-052	953 CLARADAY ST	RES	A	0.262	1	1.000	50.63	50.63	50.63
8653-025-053	1719 S BURNABY DR	RES	A	0.243	1	1.000	50.63	50.63	50.63
8653-025-055	1635 S BURNABY DR	RES	A	0.196	1	1.000	50.63	50.63	50.63
8653-025-056	948 E PLYMOUTH CT	RES	A	0.197	1	1.000	50.63	50.63	50.63
8653-025-057	946 E PLYMOUTH CT	RES	A	0.244	1	1.000	50.63	50.63	50.63
8653-025-058	944 E PLYMOUTH CT	RES	A	0.324	1	1.000	50.63	50.63	50.63
8653-025-059	936 E PLYMOUTH CT	RES	A	0.222	1	1.000	50.63	50.63	50.63
8653-025-061	1638 SUNFLOWER AVE	RES	A	0.289	1	1.000	50.63	50.63	50.63
8653-025-062	1644 SUNFLOWER AVE	RES	A	0.289	1	1.000	50.63	50.63	50.63
8653-025-063	1650 SUNFLOWER AVE	RES	A	0.302	1	1.000	50.63	50.63	50.63
8653-025-064	1662 SUNFLOWER AVE	RES	A	0.302	1	1.000	50.63	50.63	50.63
8653-025-067	923 E PLYMOUTH ST	RES	A	0.205	1	1.000	50.63	50.63	50.63
8653-025-068	935 E PLYMOUTH CT	RES	A	0.155	1	1.000	50.63	50.63	50.63
8653-025-069	949 E PLYMOUTH CT	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-025-070	1627 S BURNABY DR	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-025-071	920 E PLYMOUTH CT	RES	A	0.179	1	1.000	50.63	50.63	50.63
8653-025-072	1616 SUNFLOWER AVE	RES	A	0.379	1	1.000	50.63	50.63	50.63
8653-025-073	1618 SUNFLOWER AVE	RES	A	0.427	2	1.000	50.63	50.63	50.63
8653-025-074	904 E JUANITA AVE	RES	A	0.230	1	1.000	50.63	50.63	50.63
8653-025-075	1626 SUNFLOWER AVE	RES	A	0.404	1	1.000	50.63	50.63	50.63
8653-026-008	1061 E ARROW HWY	NonRes	A	0.960	1	3.716	50.63	50.63	188.14
8653-026-027	1735 S BURNABY DR	RES	A	0.201	1	1.000	50.63	50.63	50.63
8653-026-028	1737 S BURNABY DR	RES	A	0.190	1	1.000	50.63	50.63	50.63
8653-026-029	1739 S BURNABY DR	RES	A	0.185	1	1.000	50.63	50.63	50.63
8653-026-030	1741 S BURNABY DR	RES	A	0.243	1	1.000	50.63	50.63	50.63
8653-026-031	1745 S BURNABY DR	RES	A	0.217	1	1.000	50.63	50.63	50.63
8653-026-035	1042 CLARADAY ST	RES	A	0.225	1	1.000	50.63	50.63	50.63

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8653-026-036	1038 CLARADAY ST	RES	A	0.225	1	1.000	50.63	50.63	50.63
8653-026-037	1736 S BURNABY DR	RES	A	0.218	1	1.000	50.63	50.63	50.63
8653-026-038	1738 S BURNABY DR	RES	A	0.219	1	1.000	50.63	50.63	50.63
8653-026-039	1740 S BURNABY DR	RES	A	0.355	1	1.000	50.63	50.63	50.63
8653-026-040	1033 E ARROW HWY	NonRes	A	1.056	0	4.087	50.63	50.63	206.92
8653-026-041	1033 E ARROW HWY	NonRes	A	0.964	0	3.732	50.63	50.63	188.95
8653-026-049	1021 E ARROW HWY	NonRes	A	1.494	1	5.783	50.63	50.63	292.80
8653-027-012	1121 E ARROW HWY	NonRes	A	0.344	0	1.333	50.63	50.63	67.47
8653-027-013	1129 E ARROW HWY	RES	A	0.301	1	1.000	50.63	50.63	50.63
8653-027-014	1123 E ARROW HWY	MFR	A	0.560	2	0.590	50.63	50.63	29.87
8653-027-021	1157 E ARROW HWY	NonRes	A	0.320	0	1.238	50.63	50.63	62.69
8653-027-022	1157 E ARROW HWY	NonRes	A	0.530	0	2.052	50.63	50.63	103.87
8653-027-036	1100 CLARADAY ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-027-037	1104 CLARADAY ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-027-038	1106 CLARADAY ST	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-027-039	1108 CLARADAY ST	RES	A	0.181	1	1.000	50.63	50.63	50.63
8653-027-040	1112 CLARADAY ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-027-041	1114 CLARADAY ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-027-042	1124 CLARADAY ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-027-043	1132 CLARADAY ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-027-044	1140 CLARADAY ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-027-045	1150 CLARADAY ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-027-046	1156 CLARADAY ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-027-047	1160 CLARADAY ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-027-059	1163 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-060	1164 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-061	1165 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-062	1166 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-063	1167 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-064	1168 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-065	1169 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-066	1170 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-067	1171 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-068	1172 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-069	1173 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-070	1174 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-071	1175 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-072	1176 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-073	1177 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-074	1178 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-075	1179 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-076	1180 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-079	1182 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-080	1183 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-081	1184 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-082	1185 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-083	1186 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53

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8653-027-084	1187 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-085	1188 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-086	1189 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-087	1190 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-088	1191 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-089	1133 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-090	1134 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-091	1135 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-092	1136 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-093	1137 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-094	1138 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-095	1139 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-096	1140 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-097	1141 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-098	1142 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-099	1143 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-100	1144 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-101	1145 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-102	1146 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-103	1147 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-104	1148 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-105	1149 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-106	1150 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-107	1151 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-108	1152 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-109	1153 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-110	1154 STRAWBERRY LN NO 54	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-111	1155 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-112	1156 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-113	1157 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-114	1158 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-115	1159 STRAWBERRY LN # 59	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-116	1160 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-117	1161 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-118	1162 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-119	1101 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-120	1102 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-121	1103 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-122	1104 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-123	1105 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-124	1106 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-125	1107 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-126	1107 STRAWBERRY LN	RES	B	0.000	1	0.050	50.63	50.63	2.53
8653-027-129	1109 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-130	1110 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-131	1111 STRAWBERRY LN # 11	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-134	1113 STRAWBERRY LN NO 13	RES	B	0.072	1	0.050	50.63	50.63	2.53

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8653-027-135	1114 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-136	1115 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-137	1116 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-138	1117 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-139	1118 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-140	1119 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-141	1120 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-142	1121 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-143	1122 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-144	1123 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-145	1124 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-146	1125 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-147	1126 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-148	1127 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-149	1128 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-150	1129 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-151	1130 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-152	1131 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-153	1132 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-154	1181 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-155	1108 STRAWBERRY LN	RES	B	0.072	1	0.050	50.63	50.63	2.53
8653-027-156	1112 STRAWBERRY LN	RES	B	0.033	1	0.050	50.63	50.63	2.53
8653-028-001	1206 E JUANITA AVE	RES	A	0.256	1	1.000	50.63	50.63	50.63
8653-028-002	1212 E JUANITA AVE	RES	A	0.256	1	1.000	50.63	50.63	50.63
8653-028-003	1216 E JUANITA AVE	RES	A	0.256	1	1.000	50.63	50.63	50.63
8653-028-004	1222 E JUANITA AVE	RES	A	0.256	1	1.000	50.63	50.63	50.63
8653-028-005	1224 E JUANITA AVE	RES	A	0.256	1	1.000	50.63	50.63	50.63
8653-028-006	1226 E JUANITA AVE	RES	A	0.256	1	1.000	50.63	50.63	50.63
8653-028-007	1228 E JUANITA AVE	RES	A	0.256	1	1.000	50.63	50.63	50.63
8653-028-008	1230 E JUANITA AVE	RES	A	0.256	1	1.000	50.63	50.63	50.63
8653-028-009	1234 E JUANITA AVE	MFR	A	0.337	2	0.590	50.63	50.63	29.87
8653-028-010	1236 E JUANITA AVE	RES	A	0.161	1	1.000	50.63	50.63	50.63
8653-028-013	1611 S VALLEY CENTER AVE	RES	A	0.161	1	1.000	50.63	50.63	50.63
8653-028-018	1215 E ARROW HWY	RES	A	0.758	1	1.000	50.63	50.63	50.63
8653-028-027	1255 E ARROW HWY	NonRes	A	0.393	0	1.521	50.63	50.63	76.98
8653-028-031	1749 S VALLEY CENTER AVE	NonRes	A	0.238	0	0.920	50.63	50.63	46.56
8653-028-034	1737 S VALLEY CENTER AVE	RES	A	0.299	1	1.000	50.63	50.63	50.63
8653-028-035	1741 S VALLEY CENTER AVE	RES	A	0.238	1	1.000	50.63	50.63	50.63
8653-028-036	1203 E PLYMOUTH ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-028-037	1217 E PLYMOUTH ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-028-038	1223 E PLYMOUTH ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-028-039	1229 E PLYMOUTH ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-028-040	1231 E PLYMOUTH ST	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-028-041	1235 E PLYMOUTH ST	RES	A	0.254	1	1.000	50.63	50.63	50.63
8653-028-042	1239 E PLYMOUTH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-028-043	1619 S VALLEY CENTER AVE	RES	A	0.200	1	1.000	50.63	50.63	50.63
8653-028-044	1625 S VALLEY CENTER AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63

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8653-028-045	1629 S VALLEY CENTER AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-028-046	1234 E PLYMOUTH ST	RES	A	0.184	1	1.000	50.63	50.63	50.63
8653-028-047	1630 CHELSEA PL	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-028-048	1636 CHELSEA PL	RES	A	0.182	1	1.000	50.63	50.63	50.63
8653-028-049	1642 CHELSEA PL	RES	A	0.190	1	1.000	50.63	50.63	50.63
8653-028-050	1641 CHELSEA PL	RES	A	0.186	1	1.000	50.63	50.63	50.63
8653-028-051	1635 CHELSEA PL	RES	A	0.182	1	1.000	50.63	50.63	50.63
8653-028-052	1629 CHELSEA PL	RES	A	0.161	1	1.000	50.63	50.63	50.63
8653-028-053	1216 E PLYMOUTH ST	RES	A	0.179	1	1.000	50.63	50.63	50.63
8653-028-054	1206 E PLYMOUTH ST	RES	A	0.179	1	1.000	50.63	50.63	50.63
8653-028-055	1203 CLARADAY ST	RES	A	0.179	1	1.000	50.63	50.63	50.63
8653-028-056	1219 CLARADAY ST	RES	A	0.179	1	1.000	50.63	50.63	50.63
8653-028-057	1202 CLARADAY ST	RES	A	0.179	1	1.000	50.63	50.63	50.63
8653-028-058	1210 CLARADAY ST	RES	A	0.179	1	1.000	50.63	50.63	50.63
8653-028-059	1220 CLARADAY ST	RES	A	0.179	1	1.000	50.63	50.63	50.63
8653-028-060	1226 CLARADAY ST	RES	A	0.175	1	1.000	50.63	50.63	50.63
8653-028-061	1230 CLARADAY ST	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-028-065	1729 S VALLEY CENTER AVE	RES	A	0.306	1	1.000	50.63	50.63	50.63
8653-028-073	1223 GLENVIEW LN	RES	A	0.057	1	1.000	50.63	50.63	50.63
8653-028-074	1224 GLENVIEW LN	RES	A	0.057	1	1.000	50.63	50.63	50.63
8653-028-075	1225 GLENVIEW LN	RES	A	0.057	1	1.000	50.63	50.63	50.63
8653-028-076	1226 GLENVIEW LN	RES	A	0.057	1	1.000	50.63	50.63	50.63
8653-028-077	1227 GLENVIEW LN	RES	A	0.057	1	1.000	50.63	50.63	50.63
8653-028-078	1228 GLENVIEW LN	RES	A	0.057	1	1.000	50.63	50.63	50.63
8653-028-079	1229 GLENVIEW LN	RES	A	0.057	1	1.000	50.63	50.63	50.63
8653-028-080	1230 GLENVIEW LN	RES	A	0.057	1	1.000	50.63	50.63	50.63
8653-028-081	1231 GLENVIEW LN	RES	A	0.057	1	1.000	50.63	50.63	50.63
8653-028-082	1232 GLENVIEW LN	RES	A	0.057	1	1.000	50.63	50.63	50.63
8653-028-083	1233 GLENVIEW LN	RES	A	0.057	1	1.000	50.63	50.63	50.63
8653-028-084	1234 GLENVIEW LN	RES	A	0.057	1	1.000	50.63	50.63	50.63
8653-028-085	1235 GLENVIEW LN	RES	A	0.057	1	1.000	50.63	50.63	50.63
8653-028-086	1236 GLENVIEW LN	RES	A	0.057	1	1.000	50.63	50.63	50.63
8653-028-087	1237 GLENVIEW LN	RES	A	0.057	1	1.000	50.63	50.63	50.63
8653-028-088	1238 GLENVIEW LN	RES	A	0.057	1	1.000	50.63	50.63	50.63
8653-028-089	1239 GLENVIEW LN	RES	A	0.057	1	1.000	50.63	50.63	50.63
8653-028-090	1240 GLENVIEW LN	RES	A	0.057	1	1.000	50.63	50.63	50.63
8653-028-091	1241 GLENVIEW LN	RES	A	0.057	1	1.000	50.63	50.63	50.63
8653-028-092	1242 GLENVIEW LN	RES	A	0.057	1	1.000	50.63	50.63	50.63
8653-028-093	1243 GLENVIEW LN	RES	A	0.057	1	1.000	50.63	50.63	50.63
8653-028-094	1244 GLENVIEW LN #44	RES	A	0.057	1	1.000	50.63	50.63	50.63
8653-028-095	1245 GLENVIEW LN	RES	A	0.057	1	1.000	50.63	50.63	50.63
8653-028-096	1246 GLENVIEW LN	RES	A	0.057	1	1.000	50.63	50.63	50.63
8653-028-097	1247 GLENVIEW LN	RES	A	0.057	1	1.000	50.63	50.63	50.63
8653-028-098	1248 GLENVIEW LN	RES	A	0.057	1	1.000	50.63	50.63	50.63
8653-028-099	1201 GLENVIEW LN	RES	A	0.065	1	1.000	50.63	50.63	50.63
8653-028-100	1202 GLENVIEW LN	RES	A	0.065	1	1.000	50.63	50.63	50.63
8653-028-101	1203 GLENVIEW LN	RES	A	0.065	1	1.000	50.63	50.63	50.63

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8653-028-102	1204 GLENVIEW LN	RES	A	0.065	1	1.000	50.63	50.63	50.63
8653-028-103	1205 GLENVIEW LN	RES	A	0.065	1	1.000	50.63	50.63	50.63
8653-028-104	1206 GLENVIEW LN	RES	A	0.065	1	1.000	50.63	50.63	50.63
8653-028-105	1207 GLENVIEW LN	RES	A	0.065	1	1.000	50.63	50.63	50.63
8653-028-106	1208 GLENVIEW LN	RES	A	0.065	1	1.000	50.63	50.63	50.63
8653-028-107	1209 GLENVIEW LN	RES	A	0.065	1	1.000	50.63	50.63	50.63
8653-028-108	1210 GLENVIEW LN	RES	A	0.065	1	1.000	50.63	50.63	50.63
8653-028-109	1211 GLENVIEW LN	RES	A	0.065	1	1.000	50.63	50.63	50.63
8653-028-110	1212 GLENVIEW LN	RES	A	0.065	1	1.000	50.63	50.63	50.63
8653-028-111	1213 GLENVIEW LN	RES	A	0.065	1	1.000	50.63	50.63	50.63
8653-028-112	1214 GLENVIEW LN	RES	A	0.065	1	1.000	50.63	50.63	50.63
8653-028-113	1215 GLENVIEW LN	RES	A	0.065	1	1.000	50.63	50.63	50.63
8653-028-114	1216 GLENVIEW LN	RES	A	0.065	1	1.000	50.63	50.63	50.63
8653-028-115	1217 GLENVIEW LN	RES	A	0.065	1	1.000	50.63	50.63	50.63
8653-028-116	1218 GLENVIEW LN	RES	A	0.065	1	1.000	50.63	50.63	50.63
8653-028-117	1219 GLENVIEW LN	RES	A	0.065	1	1.000	50.63	50.63	50.63
8653-028-118	1220 GLENVIEW LN	RES	A	0.065	1	1.000	50.63	50.63	50.63
8653-028-119	1221 GLENVIEW LN	RES	A	0.065	1	1.000	50.63	50.63	50.63
8653-028-120	1222 GLENVIEW LN	RES	A	0.065	1	1.000	50.63	50.63	50.63
8653-028-121	1236 CLARADAY ST	RES	A	0.219	1	1.000	50.63	50.63	50.63
8653-029-001	951 HEATHER ST	RES	A	0.191	1	1.000	50.63	50.63	50.63
8653-029-002	943 HEATHER ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-029-003	935 HEATHER ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-029-004	927 HEATHER ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-029-005	919 HEATHER ST	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-029-006	911 HEATHER ST	RES	A	0.176	1	1.000	50.63	50.63	50.63
8653-029-007	903 HEATHER ST	RES	A	0.193	1	1.000	50.63	50.63	50.63
8653-029-008	904 HEATHER ST	RES	A	0.192	1	1.000	50.63	50.63	50.63
8653-029-009	912 HEATHER ST	RES	A	0.183	1	1.000	50.63	50.63	50.63
8653-029-010	920 HEATHER ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-029-011	928 HEATHER ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-029-012	936 HEATHER ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-029-013	944 HEATHER ST	RES	A	0.179	1	1.000	50.63	50.63	50.63
8653-029-014	943 E PAYSON ST	RES	A	0.179	1	1.000	50.63	50.63	50.63
8653-029-015	935 E PAYSON ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-029-016	927 E PAYSON ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-029-017	919 E PAYSON ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-029-018	911 E PAYSON ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-029-019	903 E PAYSON ST	RES	A	0.184	1	1.000	50.63	50.63	50.63
8653-030-001	904 E PAYSON ST	RES	A	0.184	1	1.000	50.63	50.63	50.63
8653-030-002	912 E PAYSON ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-030-003	920 E PAYSON ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-030-004	928 E PAYSON ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-030-005	936 E PAYSON ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-030-006	944 E PAYSON ST	RES	A	0.179	1	1.000	50.63	50.63	50.63
8653-030-007	943 IVY ST	RES	A	0.179	1	1.000	50.63	50.63	50.63
8653-030-008	935 IVY ST	RES	A	0.172	1	1.000	50.63	50.63	50.63

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8653-030-009	927 IVY ST	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-030-010	919 IVY ST	RES	A	0.183	1	1.000	50.63	50.63	50.63
8653-030-011	909 IVY ST	RES	A	0.372	1	1.000	50.63	50.63	50.63
8653-031-001	658 E JUANITA AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-031-002	656 E JUANITA AVE	RES	A	0.189	1	1.000	50.63	50.63	50.63
8653-031-003	646 E JUANITA AVE	RES	A	0.234	1	1.000	50.63	50.63	50.63
8653-031-004	647 E NEWBURGH ST	RES	A	0.181	1	1.000	50.63	50.63	50.63
8653-031-005	657 E NEWBURGH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-031-006	665 E NEWBURGH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-031-007	768 E JUANITA AVE	RES	A	0.171	1	1.000	50.63	50.63	50.63
8653-031-008	760 E JUANITA AVE	RES	A	0.171	1	1.000	50.63	50.63	50.63
8653-031-009	752 E JUANITA AVE	RES	A	0.171	1	1.000	50.63	50.63	50.63
8653-031-010	744 E JUANITA AVE	RES	A	0.171	1	1.000	50.63	50.63	50.63
8653-031-011	736 E JUANITA AVE	RES	A	0.171	1	1.000	50.63	50.63	50.63
8653-031-012	728 E JUANITA AVE	RES	A	0.171	1	1.000	50.63	50.63	50.63
8653-031-013	720 E JUANITA AVE	RES	A	0.171	1	1.000	50.63	50.63	50.63
8653-031-014	712 E JUANITA AVE	RES	A	0.171	1	1.000	50.63	50.63	50.63
8653-031-015	702 E JUANITA AVE	RES	A	0.171	1	1.000	50.63	50.63	50.63
8653-031-016	703 E NEWBURGH ST	RES	A	0.163	1	1.000	50.63	50.63	50.63
8653-031-017	713 E NEWBURGH ST	RES	A	0.163	1	1.000	50.63	50.63	50.63
8653-031-018	721 E NEWBURGH ST	RES	A	0.163	1	1.000	50.63	50.63	50.63
8653-031-019	729 E NEWBURGH ST	RES	A	0.163	1	1.000	50.63	50.63	50.63
8653-031-020	737 E NEWBURGH ST	RES	A	0.163	1	1.000	50.63	50.63	50.63
8653-031-021	745 E NEWBURGH ST	RES	A	0.163	1	1.000	50.63	50.63	50.63
8653-031-022	755 E NEWBURGH ST	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-031-023	765 E NEWBURGH ST	RES	A	0.301	1	1.000	50.63	50.63	50.63
8653-032-001	666 E NEWBURGH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-032-002	658 E NEWBURGH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-032-003	650 E NEWBURGH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-032-004	642 E NEWBURGH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-032-005	636 E NEWBURGH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-032-006	628 E NEWBURGH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-032-007	620 E NEWBURGH ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-032-008	621 E PLYMOUTH ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-032-009	629 E PLYMOUTH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-032-010	637 E PLYMOUTH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-032-011	645 E PLYMOUTH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-032-012	653 E PLYMOUTH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-032-013	661 E PLYMOUTH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-032-014	667 E PLYMOUTH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-032-015	752 E NEWBURGH ST	RES	A	0.183	1	1.000	50.63	50.63	50.63
8653-032-016	744 E NEWBURGH ST	RES	A	0.180	1	1.000	50.63	50.63	50.63
8653-032-017	736 E NEWBURGH ST	RES	A	0.180	1	1.000	50.63	50.63	50.63
8653-032-018	728 E NEWBURGH ST	RES	A	0.180	1	1.000	50.63	50.63	50.63
8653-032-019	720 E NEWBURGH ST	RES	A	0.180	1	1.000	50.63	50.63	50.63
8653-032-020	712 E NEWBURGH ST	RES	A	0.180	1	1.000	50.63	50.63	50.63
8653-032-021	702 E NEWBURGH ST	RES	A	0.180	1	1.000	50.63	50.63	50.63

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8653-032-022	703 E PLYMOUTH ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-032-023	713 E PLYMOUTH ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-032-024	721 E PLYMOUTH ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-032-025	729 E PLYMOUTH ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-032-026	737 E PLYMOUTH ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-032-027	745 E PLYMOUTH ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-032-028	753 E PLYMOUTH ST	RES	A	0.176	1	1.000	50.63	50.63	50.63
8653-033-001	668 E PLYMOUTH ST	RES	A	0.171	1	1.000	50.63	50.63	50.63
8653-033-002	658 E PLYMOUTH ST	RES	A	0.171	1	1.000	50.63	50.63	50.63
8653-033-003	650 E PLYMOUTH ST	RES	A	0.171	1	1.000	50.63	50.63	50.63
8653-033-004	642 E PLYMOUTH ST	RES	A	0.171	1	1.000	50.63	50.63	50.63
8653-033-005	634 E PLYMOUTH ST	RES	A	0.171	1	1.000	50.63	50.63	50.63
8653-033-006	626 E PLYMOUTH ST	RES	A	0.171	1	1.000	50.63	50.63	50.63
8653-033-007	618 E PLYMOUTH ST	RES	A	0.171	1	1.000	50.63	50.63	50.63
8653-033-008	610 E PLYMOUTH ST	RES	A	0.171	1	1.000	50.63	50.63	50.63
8653-033-009	602 E PLYMOUTH ST	RES	A	0.171	1	1.000	50.63	50.63	50.63
8653-033-010	768 E PLYMOUTH ST	RES	A	0.181	1	1.000	50.63	50.63	50.63
8653-033-011	760 E PLYMOUTH ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-033-012	752 E PLYMOUTH ST	RES	A	0.171	1	1.000	50.63	50.63	50.63
8653-033-013	744 E PLYMOUTH ST	RES	A	0.171	1	1.000	50.63	50.63	50.63
8653-033-014	736 E PLYMOUTH ST	RES	A	0.171	1	1.000	50.63	50.63	50.63
8653-033-015	728 E PLYMOUTH ST	RES	A	0.171	1	1.000	50.63	50.63	50.63
8653-033-016	720 E PLYMOUTH ST	RES	A	0.171	1	1.000	50.63	50.63	50.63
8653-033-017	712 E PLYMOUTH ST	RES	A	0.171	1	1.000	50.63	50.63	50.63
8653-033-018	702 E PLYMOUTH ST	RES	A	0.171	1	1.000	50.63	50.63	50.63
8653-034-001	724 IVY ST	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-034-002	718 IVY ST	RES	A	0.195	1	1.000	50.63	50.63	50.63
8653-034-003	712 IVY ST	RES	A	0.310	1	1.000	50.63	50.63	50.63
8653-034-004	708 IVY ST	RES	A	0.185	1	1.000	50.63	50.63	50.63
8653-034-005	704 IVY ST	RES	A	0.206	1	1.000	50.63	50.63	50.63
8653-034-006	702 IVY ST	RES	A	0.220	1	1.000	50.63	50.63	50.63
8653-034-007	703 IVY ST	RES	A	0.235	1	1.000	50.63	50.63	50.63
8653-034-008	705 IVY ST	RES	A	0.288	1	1.000	50.63	50.63	50.63
8653-034-009	707 IVY ST	RES	A	0.182	1	1.000	50.63	50.63	50.63
8653-034-010	735 IVY ST	RES	A	0.177	1	1.000	50.63	50.63	50.63
8653-034-011	741 IVY ST	RES	A	0.177	1	1.000	50.63	50.63	50.63
8653-034-012	747 IVY ST	RES	A	0.176	1	1.000	50.63	50.63	50.63
8653-034-013	1451 GREER AVE	RES	A	0.276	1	1.000	50.63	50.63	50.63
8653-034-014	1445 GREER AVE	RES	A	0.331	1	1.000	50.63	50.63	50.63
8653-034-015	1441 GREER AVE	RES	A	0.206	1	1.000	50.63	50.63	50.63
8653-034-016	1440 GREER AVE	RES	A	0.344	1	1.000	50.63	50.63	50.63
8653-034-017	1446 GREER AVE	RES	A	0.192	1	1.000	50.63	50.63	50.63
8653-034-018	1456 GREER AVE	RES	A	0.176	1	1.000	50.63	50.63	50.63
8653-034-019	1458 GREER AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-034-020	1460 GREER AVE	RES	A	0.198	1	1.000	50.63	50.63	50.63
8653-034-021	754 IVY ST	RES	A	0.275	1	1.000	50.63	50.63	50.63
8653-034-022	750 IVY ST	RES	A	0.175	1	1.000	50.63	50.63	50.63

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8653-034-023	744 IVY ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-034-024	738 IVY ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-035-007	1559 BRUNING AVE	RES	A	0.161	1	1.000	50.63	50.63	50.63
8653-037-001	956 CLARADAY ST	RES	A	0.177	1	1.000	50.63	50.63	50.63
8653-037-002	950 CLARADAY ST	RES	A	0.179	1	1.000	50.63	50.63	50.63
8653-037-003	944 CLARADAY ST	RES	A	0.179	1	1.000	50.63	50.63	50.63
8653-037-004	1740 S CANDISH AVE	RES	A	0.180	1	1.000	50.63	50.63	50.63
8653-037-005	1742 S CANDISH AVE	RES	A	0.232	1	1.000	50.63	50.63	50.63
8653-037-006	1744 S CANDISH AVE	RES	A	0.200	1	1.000	50.63	50.63	50.63
8653-037-007	1743 S CANDISH AVE	RES	A	0.181	1	1.000	50.63	50.63	50.63
8653-037-008	1741 S CANDISH AVE	RES	A	0.351	1	1.000	50.63	50.63	50.63
8653-037-009	1739 S CANDISH AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8653-037-010	1737 S CANDISH AVE	RES	A	0.168	1	1.000	50.63	50.63	50.63
8653-037-011	920 CLARADAY ST	RES	A	0.188	1	1.000	50.63	50.63	50.63
8653-037-015	1746 SUNFLOWER AVE	MFR	A	0.685	13	3.835	50.63	50.63	194.16
8653-037-016	910 CLARADAY ST	RES	A	0.230	1	1.000	50.63	50.63	50.63
8653-037-017	1736 SUNFLOWER AVE	RES	A	0.338	1	1.000	50.63	50.63	50.63
8653-037-018	905 E ARROW HWY	NonRes	A	1.245	0	0.697	50.63	50.63	35.27
8653-038-001	1718 S BURNABY DR	RES	A	0.177	1	1.000	50.63	50.63	50.63
8653-038-003	950 E JUANITA AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-038-004	956 E JUANITA AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-038-005	1008 E JUANITA AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-038-006	1014 E JUANITA AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-038-007	1020 E JUANITA AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-038-008	1026 E JUANITA AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-038-009	1032 E JUANITA AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-038-010	1038 E JUANITA AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-038-011	1044 E JUANITA AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-038-012	1643 S TREANOR AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-038-013	1637 S TREANOR AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-038-014	1631 S TREANOR AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-038-015	1625 S TREANOR AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-038-016	1619 S TREANOR AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-038-017	1613 S TREANOR AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-038-018	1607 S TREANOR AVE	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-038-019	1610 BRADFORD DR	RES	A	0.180	1	1.000	50.63	50.63	50.63
8653-038-020	1616 BRADFORD DR	RES	A	0.185	1	1.000	50.63	50.63	50.63
8653-038-021	1622 BRADFORD DR	RES	A	0.164	1	1.000	50.63	50.63	50.63
8653-038-022	1628 BRADFORD DR	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-038-023	1632 BRADFORD DR	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-038-024	1638 BRADFORD DR	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-038-025	1644 BRADFORD DR	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-038-026	1641 BRADFORD DR	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-038-027	1635 BRADFORD DR	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-038-028	1629 BRADFORD DR	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-038-029	1623 BRADFORD DR	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-038-030	1617 BRADFORD DR	RES	A	0.165	1	1.000	50.63	50.63	50.63

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8653-038-031	1611 BRADFORD DR	RES	A	0.185	1	1.000	50.63	50.63	50.63
8653-038-032	1605 BRADFORD DR	RES	A	0.180	1	1.000	50.63	50.63	50.63
8653-038-033	1638 S BURNABY DR	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-038-034	1632 S BURNABY DR	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-038-035	1628 S BURNABY DR	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-038-036	1622 S BURNABY DR	RES	A	0.181	1	1.000	50.63	50.63	50.63
8653-038-037	1616 S BURNABY DR	RES	A	0.193	1	1.000	50.63	50.63	50.63
8653-038-038	1605 S BURNABY DR	RES	A	0.188	1	1.000	50.63	50.63	50.63
8653-038-039	1611 S BURNABY DR	RES	A	0.213	1	1.000	50.63	50.63	50.63
8653-038-040	1617 S BURNABY DR	RES	A	0.165	1	1.000	50.63	50.63	50.63
8653-039-001	1600 S TREANOR AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-039-002	1606 S TREANOR AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-039-003	1612 S TREANOR AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-039-004	1618 S TREANOR AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-039-005	1624 S TREANOR AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-039-006	1630 S TREANOR AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-039-007	1636 S TREANOR AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-039-009	1642 S TREANOR AVE	RES	A	0.171	1	1.000	50.63	50.63	50.63
8653-039-010	1156 E JUANITA AVE	MFR	A	0.793	2	0.590	50.63	50.63	29.87
8653-039-011	1641 WILLOW AVE	RES	A	0.201	1	1.000	50.63	50.63	50.63
8653-039-012	1635 WILLOW AVE	RES	A	0.185	1	1.000	50.63	50.63	50.63
8653-039-013	1629 WILLOW AVE	RES	A	0.185	1	1.000	50.63	50.63	50.63
8653-039-014	1623 WILLOW AVE	RES	A	0.185	1	1.000	50.63	50.63	50.63
8653-039-015	1617 WILLOW AVE	RES	A	0.187	1	1.000	50.63	50.63	50.63
8653-039-016	1611 WILLOW AVE	RES	A	0.272	1	1.000	50.63	50.63	50.63
8653-039-017	1104 E JUANITA AVE	RES	A	0.267	1	1.000	50.63	50.63	50.63
8653-039-018	1112 E JUANITA AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-039-019	1605 WILLOW AVE	RES	A	0.194	1	1.000	50.63	50.63	50.63
8653-039-021	1140 E JUANITA AVE	RES	A	0.318	1	1.000	50.63	50.63	50.63
8653-039-022	1148 E JUANITA AVE	RES	A	0.318	1	1.000	50.63	50.63	50.63
8653-039-023	1159 E PLYMOUTH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-039-024	1155 E PLYMOUTH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-039-025	1149 E PLYMOUTH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-039-026	1141 E PLYMOUTH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-039-027	1131 E PLYMOUTH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-039-028	1123 E PLYMOUTH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-039-033	1124 E PLYMOUTH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-039-034	1132 E PLYMOUTH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-039-035	1142 E PLYMOUTH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-039-036	1150 E PLYMOUTH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-039-037	1156 E PLYMOUTH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-039-038	1160 E PLYMOUTH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-039-039	1159 CLARADAY ST	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-039-040	1155 CLARADAY ST	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-039-041	1149 CLARADAY ST	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-039-042	1141 CLARADAY ST	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-039-043	1131 CLARADAY ST	RES	A	0.173	1	1.000	50.63	50.63	50.63

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8653-039-044	1123 CLARADAY ST	RES	A	0.173	1	1.000	50.63	50.63	50.63
8653-039-047	1113 E PLYMOUTH ST	RES	A	0.178	1	1.000	50.63	50.63	50.63
8653-039-048	1114 E PLYMOUTH ST	RES	A	0.184	1	1.000	50.63	50.63	50.63
8653-039-049	1113 CLARADAY ST	RES	A	0.183	1	1.000	50.63	50.63	50.63
8653-039-050	1132 E JUANITA AVE	RES	A	0.241	1	1.000	50.63	50.63	50.63
8653-039-051	1126 E JUANITA AVE	RES	A	0.554	1	1.000	50.63	50.63	50.63
8653-040-006	1235 E JUANITA AVE	RES	A	0.990	1	1.000	50.63	50.63	50.63
8653-040-007	1231 E JUANITA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8653-040-008	1227 E JUANITA AVE	RES	A	0.692	1	1.000	50.63	50.63	50.63
8653-040-010	1225 E JUANITA AVE	RES	A	0.317	1	1.000	50.63	50.63	50.63
8653-040-011	1207 E JUANITA AVE	RES	A	0.187	1	1.000	50.63	50.63	50.63
8653-040-012	1215 E JUANITA AVE	RES	A	0.187	1	1.000	50.63	50.63	50.63
8653-040-013	1223 E JUANITA AVE	RES	A	0.170	1	1.000	50.63	50.63	50.63
8653-040-020	1471 S VALLEY CENTER AVE	RES	A	0.175	1	1.000	50.63	50.63	50.63
8653-040-021	1465 S VALLEY CENTER AVE	RES	A	0.178	1	1.000	50.63	50.63	50.63
8653-040-022	1256 JEDBURGH ST	RES	A	0.222	1	1.000	50.63	50.63	50.63
8653-040-023	1248 JEDBURGH ST	RES	A	0.188	1	1.000	50.63	50.63	50.63
8653-040-024	1240 JEDBURGH ST	RES	A	0.176	1	1.000	50.63	50.63	50.63
8653-040-025	1232 JEDBURGH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-040-026	1224 JEDBURGH ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-040-027	1216 JEDBURGH ST	RES	A	0.178	1	1.000	50.63	50.63	50.63
8653-040-028	1208 JEDBURGH ST	RES	A	0.198	1	1.000	50.63	50.63	50.63
8653-040-029	1503 S VALLEY CENTER AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-040-030	1509 S VALLEY CENTER AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-040-031	1511 S VALLEY CENTER AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-040-032	1517 S VALLEY CENTER AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8653-040-033	1241 E JUANITA AVE	RES	A	0.296	1	1.000	50.63	50.63	50.63
8654-001-035	1712 E ROUTE 66	MFR	A	0.700	16	4.720	50.63	50.63	238.97
8654-001-038	1706 E ROUTE 66	MFR	A	2.140	3	0.885	50.63	50.63	44.80
8654-001-903	NO SITUS AVAILABLE	UNDEV	A	2.525	0	3.264	50.63	50.63	165.24
8654-003-006	1860 E ROUTE 66	NonRes	A	0.480	0	1.858	50.63	50.63	94.07
8654-003-007	1834 E ALOSTA AVE	NonRes	A	0.296	0	1.147	50.63	50.63	58.07
8654-003-008	1832 E ALOSTA AVE	NonRes	A	0.477	0	1.846	50.63	50.63	93.44
8654-003-009	1804 E ALOSTA AVE	NonRes	A	0.764	0	2.958	50.63	50.63	149.77
8654-004-050	703 CABALLO AVE	RES	A	0.143	1	1.000	50.63	50.63	50.63
8654-004-051	709 CABALLO AVE	RES	A	0.116	1	1.000	50.63	50.63	50.63
8654-004-052	715 CABALLO AVE	RES	A	0.115	1	1.000	50.63	50.63	50.63
8654-004-053	716 CABALLO AVE	RES	A	0.115	1	1.000	50.63	50.63	50.63
8654-004-054	710 CABALLO AVE	RES	A	0.116	1	1.000	50.63	50.63	50.63
8654-004-055	704 CABALLO AVE	RES	A	0.143	1	1.000	50.63	50.63	50.63
8654-004-056	705 CORDELIA AVE	RES	A	0.148	1	1.000	50.63	50.63	50.63
8654-004-057	711 CORDELIA AVE	RES	A	0.118	1	1.000	50.63	50.63	50.63
8654-004-058	717 CORDELIA AVE	RES	A	0.115	1	1.000	50.63	50.63	50.63
8654-004-059	718 CORDELIA AVE	RES	A	0.114	1	1.000	50.63	50.63	50.63
8654-004-060	712 CORDELIA AVE	RES	A	0.111	1	1.000	50.63	50.63	50.63
8654-004-061	706 CORDELIA AVE	RES	A	0.146	1	1.000	50.63	50.63	50.63
8654-009-016	1957 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53

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8654-009-017	1955 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-018	1953 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-019	1951 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-020	1956 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-021	1952 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-022	1948 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-023	1944 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-024	1940 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-025	1941 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-026	1943 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-027	1945 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-028	1947 COBBLEFIELD WAY NO 13	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-029	1939 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-030	1937 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-031	1935 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-032	1933 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-033	1931 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-034	1921 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-035	1923 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-036	1925 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-037	1927 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-039	1911 COBBLEFIELD WAY NO 24	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-040	1913 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-041	1915 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-042	1917 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-043	1907 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-044	1905 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-045	1903 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-046	1901 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-047	1900 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-048	1902 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-049	1904 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-050	1906 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-051	1912 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-052	1914 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-053	1916 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-054	1918 COBBLEFIELD WAY # 39	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-055	1932 DRIFTSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-056	1930 DRIFTSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-057	1940 DRIFTSTONE DR #42	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-058	1942 DRIFTSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-059	1944 DRIFTSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-060	1954 DRIFTSTONE DR # 45	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-061	1952 DRIFTSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-062	1950 DRIFTSTONE DR #47	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-063	1960 DRIFTSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-064	1962 DRIFTSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53

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8654-009-065	1964 DRIFTSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-066	1968 DRIFTSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-067	1978 DRIFTSTONE DR UNIT 52	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-068	1974 DRIFTSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-069	1972 DRIFTSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-070	1970 DRIFTSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-071	2011 DRIFTSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-072	2013 DRIFTSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-073	2015 DRIFTSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-074	2017 DRIFTSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-075	2000 DRIFTSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-076	2002 DRIFTSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-077	2004 DRIFTSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-078	2006 DRIFTSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-079	2016 DRIFTSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-080	2014 DRIFTSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-081	2012 DRIFTSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-082	2010 DRIFTSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-083	2021 DRIFTSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-084	2023 DRIFTSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-085	2025 DRIFTSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-086	2027 DRIFTSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-087	2029 DRIFTSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-088	2020 DRIFTSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-089	2022 DRIFTSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-090	2024 DRIFTSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-093	2036 DRIFTSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-094	2034 DRIFTSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-095	2032 DRIFTSTONE DR UNIT 79	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-096	2030 DRIFTSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-097	2030 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-098	2032 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-099	2034 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-100	2036 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-101	2038 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-102	2040 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-103	2028 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-104	2026 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-105	2024 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-106	2022 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-107	2020 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-108	2010 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-109	2012 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-110	2014 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-111	2016 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-112	2006 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-113	2004 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53

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8654-009-114	2002 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-115	2000 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-116	2031 DRIFTSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-117	2033 DRIFTSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-118	2035 DRIFTSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-119	2037 DRIFTSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-120	961 SANDSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-121	963 SANDSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-122	965 SANDSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-123	967 SANDSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-124	969 SANDSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-125	976 SANDSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-126	974 SANDSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-127	972 SANDSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-128	970 SANDSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-129	966 SANDSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-130	964 SANDSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-131	962 SANDSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-132	960 SANDSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-133	954 SANDSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-134	952 SANDSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-135	948 SANDSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-136	950 SANDSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-137	957 SANDSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-138	955 SANDSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-139	953 SANDSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-140	951 SANDSTONE DR NO 105	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-141	946 SANDSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-142	944 SANDSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-143	942 SANDSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-144	940 SANDSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-145	936 SANDSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-146	934 SANDSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-147	932 SANDSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-148	930 SANDSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-149	931 SANDSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-150	933 SANDSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-151	935 SANDSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-152	937 SANDSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-153	2048 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-154	2046 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-155	2044 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-156	2042 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-157	2031 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-158	2033 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-159	2035 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-160	2037 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53

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8654-009-161	2027 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-162	2025 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-163	2023 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-164	2021 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-165	2011 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-166	2013 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-167	2015 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-168	2017 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-169	2007 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-170	2005 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-171	2003 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-172	2001 COBBLEFIELD WAY	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-009-173	2026 DRIFTSTONE DR	RES	B	0.101	1	0.050	50.63	50.63	2.53
8654-010-021	2009 E PETUNIA ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8654-010-022	2015 E PETUNIA ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8654-010-023	2021 E PETUNIA ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8654-010-024	2027 E PETUNIA ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8654-010-025	2033 E PETUNIA ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8654-010-026	2039 E PETUNIA ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8654-010-027	2045 E PETUNIA ST	RES	A	0.172	1	1.000	50.63	50.63	50.63
8654-010-028	835 INVERNESS AVE	RES	A	0.195	1	1.000	50.63	50.63	50.63
8654-010-029	841 INVERNESS AVE	RES	A	0.195	1	1.000	50.63	50.63	50.63
8654-010-030	847 INVERNESS AVE	RES	A	0.195	1	1.000	50.63	50.63	50.63
8654-010-031	853 INVERNESS AVE	RES	A	0.195	1	1.000	50.63	50.63	50.63
8654-010-032	859 INVERNESS AVE	RES	A	0.197	1	1.000	50.63	50.63	50.63
8654-010-033	2105 E PETUNIA ST	RES	A	0.209	1	1.000	50.63	50.63	50.63
8654-011-021	2108 KENOMA ST	RES	A	0.198	1	1.000	50.63	50.63	50.63
8654-011-022	817 INVERNESS AVE	RES	A	0.195	1	1.000	50.63	50.63	50.63
8654-011-023	823 INVERNESS AVE	RES	A	0.195	1	1.000	50.63	50.63	50.63
8654-011-024	829 INVERNESS AVE	RES	A	0.195	1	1.000	50.63	50.63	50.63
8654-011-025	1971 E PETUNIA ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8654-012-032	1941 E PETUNIA ST	RES	A	0.178	1	1.000	50.63	50.63	50.63
8654-012-033	1933 E PETUNIA ST	RES	A	0.176	1	1.000	50.63	50.63	50.63
8654-012-034	1927 E PETUNIA ST	RES	A	0.176	1	1.000	50.63	50.63	50.63
8654-012-035	1919 E PETUNIA ST	RES	A	0.176	1	1.000	50.63	50.63	50.63
8654-012-036	1911 E PETUNIA ST	RES	A	0.176	1	1.000	50.63	50.63	50.63
8654-012-037	1903 E PETUNIA ST	RES	A	0.178	1	1.000	50.63	50.63	50.63
8654-013-043	1920 E ROUTE 66	NonRes	A	3.060	0	11.845	50.63	50.63	599.72
8654-015-001	2117 KENOMA ST	RES	A	0.262	1	1.000	50.63	50.63	50.63
8654-015-002	2109 KENOMA ST	RES	A	0.399	1	1.000	50.63	50.63	50.63
8654-015-003	801 INVERNESS AVE	RES	A	0.209	1	1.000	50.63	50.63	50.63
8654-015-004	805 INVERNESS AVE	RES	A	0.202	1	1.000	50.63	50.63	50.63
8654-015-032	2064 E ROUTE 66	NonRes	A	0.434	0	1.681	50.63	50.63	85.09
8654-015-033	2060 E ROUTE 66	NonRes	A	0.208	1	0.807	50.63	50.63	40.84
8654-015-034	NO SITUS AVAILABLE	UNDEV	A	0.208	0	0.269	50.63	50.63	13.61
8654-015-035	2030 E ROUTE 66	NonRes	A	0.308	0	1.193	50.63	50.63	60.42
8654-015-036	2028 E ROUTE 66	NonRes	A	0.308	1	1.193	50.63	50.63	60.42

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8654-015-037	2024 E ROUTE 66	NonRes	A	0.291	0	1.125	50.63	50.63	56.97
8654-015-038	2022 E ROUTE 66	NonRes	A	0.421	3	1.630	50.63	50.63	82.53
8654-015-039	2010 E ROUTE 66	NonRes	A	0.397	1	1.537	50.63	50.63	77.82
8654-016-004	2250 E ROUTE 66	NonRes	A	0.530	0	2.052	50.63	50.63	103.87
8654-016-006	2100 E ROUTE 66	NonRes	A	6.620	0	25.626	50.63	50.63	1,297.42
8654-016-014	2200 E ALOSTA AVE	NonRes	A	1.370	0	5.303	50.63	50.63	268.50
8654-016-015	2220 E ALOSTA AVE	NonRes	A	1.292	0	5.001	50.63	50.63	253.17
8654-017-001	803 AMELIA AVE	RES	A	0.202	1	1.000	50.63	50.63	50.63
8654-017-002	809 AMELIA AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8654-017-003	815 AMELIA AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8654-017-004	821 AMELIA AVE	RES	A	0.186	1	1.000	50.63	50.63	50.63
8654-017-005	2245 E DUELL ST	RES	A	0.210	1	1.000	50.63	50.63	50.63
8654-017-006	814 BRADISH AVE	RES	A	0.196	1	1.000	50.63	50.63	50.63
8654-017-007	808 BRADISH AVE	RES	A	0.202	1	1.000	50.63	50.63	50.63
8654-017-008	804 BRADISH AVE	RES	A	0.266	1	1.000	50.63	50.63	50.63
8654-017-009	803 BRADISH AVE	RES	A	0.292	1	1.000	50.63	50.63	50.63
8654-017-010	805 BRADISH AVE	RES	A	0.287	1	1.000	50.63	50.63	50.63
8654-017-011	811 BRADISH AVE	RES	A	0.192	1	1.000	50.63	50.63	50.63
8654-017-012	2215 E LINFIELD ST	RES	A	0.193	1	1.000	50.63	50.63	50.63
8654-017-013	806 GROVETON AVE	RES	A	0.204	1	1.000	50.63	50.63	50.63
8654-017-014	802 GROVETON AVE	RES	A	0.255	1	1.000	50.63	50.63	50.63
8654-017-015	801 GROVETON AVE	RES	A	0.243	1	1.000	50.63	50.63	50.63
8654-017-016	803 GROVETON AVE	RES	A	0.337	1	1.000	50.63	50.63	50.63
8654-017-017	805 GROVETON AVE	RES	A	0.184	1	1.000	50.63	50.63	50.63
8654-017-018	811 GROVETON AVE	RES	A	0.200	1	1.000	50.63	50.63	50.63
8654-017-019	2151 E LINFIELD ST	RES	A	0.205	1	1.000	50.63	50.63	50.63
8654-017-020	2145 E LINFIELD ST	RES	A	0.177	1	1.000	50.63	50.63	50.63
8654-017-021	2139 E LINFIELD ST	RES	A	0.177	1	1.000	50.63	50.63	50.63
8654-017-022	2133 E LINFIELD ST	RES	A	0.177	1	1.000	50.63	50.63	50.63
8654-017-023	2127 E LINFIELD ST	RES	A	0.177	1	1.000	50.63	50.63	50.63
8654-017-024	2121 E LINFIELD ST	RES	A	0.179	1	1.000	50.63	50.63	50.63
8654-017-025	810 INVERNESS AVE	RES	A	0.241	1	1.000	50.63	50.63	50.63
8654-017-026	2120 KENOMA ST	RES	A	0.182	1	1.000	50.63	50.63	50.63
8654-017-027	2126 KENOMA ST	RES	A	0.177	1	1.000	50.63	50.63	50.63
8654-017-028	2132 KENOMA ST	RES	A	0.246	1	1.000	50.63	50.63	50.63
8654-017-029	2138 KENOMA ST	RES	A	0.223	1	1.000	50.63	50.63	50.63
8654-017-030	2146 KENOMA ST	RES	A	0.227	1	1.000	50.63	50.63	50.63
8654-017-031	2147 KENOMA ST	RES	A	0.257	1	1.000	50.63	50.63	50.63
8654-017-032	2141 KENOMA ST	RES	A	0.216	1	1.000	50.63	50.63	50.63
8654-017-033	2135 KENOMA ST	RES	A	0.188	1	1.000	50.63	50.63	50.63
8654-017-034	2129 KENOMA ST	RES	A	0.161	1	1.000	50.63	50.63	50.63
8654-017-035	2123 KENOMA ST	RES	A	0.174	1	1.000	50.63	50.63	50.63
8654-018-001	828 INVERNESS AVE	RES	A	0.221	1	1.000	50.63	50.63	50.63
8654-018-002	2126 E LINFIELD ST	RES	A	0.182	1	1.000	50.63	50.63	50.63
8654-018-003	2132 E LINFIELD ST	RES	A	0.182	1	1.000	50.63	50.63	50.63
8654-018-004	2138 E LINFIELD ST	RES	A	0.182	1	1.000	50.63	50.63	50.63
8654-018-005	2144 E LINFIELD ST	RES	A	0.182	1	1.000	50.63	50.63	50.63

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8654-018-006	2150 E LINFIELD ST	RES	A	0.200	1	1.000	50.63	50.63	50.63
8654-018-007	2156 E LINFIELD ST	RES	A	0.200	1	1.000	50.63	50.63	50.63
8654-018-008	2208 E LINFIELD ST	RES	A	0.184	1	1.000	50.63	50.63	50.63
8654-018-009	2214 E LINFIELD ST	RES	A	0.184	1	1.000	50.63	50.63	50.63
8654-018-010	2220 E LINFIELD ST	RES	A	0.184	1	1.000	50.63	50.63	50.63
8654-018-011	2226 E LINFIELD ST	RES	A	0.192	1	1.000	50.63	50.63	50.63
8654-018-012	833 BRADISH AVE	RES	A	0.192	2	1.000	50.63	50.63	50.63
8654-018-013	2219 E DUELL ST	RES	A	0.184	1	1.000	50.63	50.63	50.63
8654-018-014	2213 E DUELL ST	RES	A	0.184	1	1.000	50.63	50.63	50.63
8654-018-015	2207 E DUELL ST	RES	A	0.184	1	1.000	50.63	50.63	50.63
8654-018-016	2155 E DUELL ST	RES	A	0.202	1	1.000	50.63	50.63	50.63
8654-018-017	2149 E DUELL ST	RES	A	0.183	1	1.000	50.63	50.63	50.63
8654-018-018	2143 E DUELL ST	RES	A	0.189	1	1.000	50.63	50.63	50.63
8654-018-019	2137 E DUELL ST	RES	A	0.189	1	1.000	50.63	50.63	50.63
8654-018-020	2131 E DUELL ST	RES	A	0.189	1	1.000	50.63	50.63	50.63
8654-018-021	2125 E DUELL ST	RES	A	0.189	1	1.000	50.63	50.63	50.63
8654-018-022	2121 E DUELL ST	RES	A	0.193	1	1.000	50.63	50.63	50.63
8654-018-023	850 INVERNESS AVE	RES	A	0.223	1	1.000	50.63	50.63	50.63
8654-018-024	2124 E DUELL ST	RES	A	0.187	1	1.000	50.63	50.63	50.63
8654-018-025	2130 E DUELL ST	RES	A	0.187	1	1.000	50.63	50.63	50.63
8654-018-026	2136 E DUELL ST	RES	A	0.187	1	1.000	50.63	50.63	50.63
8654-018-027	2142 E DUELL ST	RES	A	0.187	1	1.000	50.63	50.63	50.63
8654-018-028	2148 E DUELL ST	RES	A	0.183	1	1.000	50.63	50.63	50.63
8654-018-029	2154 E DUELL ST	RES	A	0.204	1	1.000	50.63	50.63	50.63
8654-018-030	2208 E DUELL ST	RES	A	0.184	1	1.000	50.63	50.63	50.63
8654-018-031	2214 E DUELL ST	RES	A	0.184	1	1.000	50.63	50.63	50.63
8654-018-032	2220 E DUELL ST	RES	A	0.184	1	1.000	50.63	50.63	50.63
8654-018-033	2226 E DUELL ST	RES	A	0.192	1	1.000	50.63	50.63	50.63
8654-018-034	855 BRADISH AVE	RES	A	0.192	1	1.000	50.63	50.63	50.63
8654-018-035	2219 E PETUNIA ST	RES	A	0.184	1	1.000	50.63	50.63	50.63
8654-018-036	2213 E PETUNIA ST	RES	A	0.184	1	1.000	50.63	50.63	50.63
8654-018-037	2207 E PETUNIA ST	RES	A	0.182	1	1.000	50.63	50.63	50.63
8654-018-038	2153 E PETUNIA ST	RES	A	0.209	1	1.000	50.63	50.63	50.63
8654-018-039	2147 E PETUNIA ST	RES	A	0.189	1	1.000	50.63	50.63	50.63
8654-018-040	2141 E PETUNIA ST	RES	A	0.189	1	1.000	50.63	50.63	50.63
8654-018-041	2135 E PETUNIA ST	RES	A	0.190	1	1.000	50.63	50.63	50.63
8654-018-042	2129 E PETUNIA ST	RES	A	0.190	1	1.000	50.63	50.63	50.63
8654-018-043	2123 E PETUNIA ST	RES	A	0.192	1	1.000	50.63	50.63	50.63
8654-018-044	2119 E PETUNIA ST	RES	A	0.201	1	1.000	50.63	50.63	50.63
8654-019-001	901 AMELIA AVE	RES	A	0.317	1	1.000	50.63	50.63	50.63
8654-019-002	909 AMELIA AVE	RES	A	0.197	1	1.000	50.63	50.63	50.63
8654-019-003	917 AMELIA AVE	RES	A	0.178	1	1.000	50.63	50.63	50.63
8654-019-004	925 AMELIA AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8654-019-005	933 AMELIA AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8654-019-006	941 AMELIA AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8654-019-007	2243 E BASELINE RD	RES	A	0.177	1	1.000	50.63	50.63	50.63
8654-019-008	948 BRADISH AVE	RES	A	0.189	1	1.000	50.63	50.63	50.63

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8654-019-009	940 BRADISH AVE	RES	A	0.202	1	1.000	50.63	50.63	50.63
8654-019-010	932 BRADISH AVE	RES	A	0.199	1	1.000	50.63	50.63	50.63
8654-019-011	924 BRADISH AVE	RES	A	0.223	1	1.000	50.63	50.63	50.63
8654-019-012	916 BRADISH AVE	RES	A	0.312	1	1.000	50.63	50.63	50.63
8654-019-013	915 BRADISH AVE	RES	A	0.326	1	1.000	50.63	50.63	50.63
8654-019-014	923 BRADISH AVE	RES	A	0.177	1	1.000	50.63	50.63	50.63
8654-019-015	931 BRADISH AVE	RES	A	0.183	1	1.000	50.63	50.63	50.63
8654-019-016	939 BRADISH AVE	RES	A	0.181	1	1.000	50.63	50.63	50.63
8654-019-017	2223 E BASELINE RD	RES	A	0.195	1	1.000	50.63	50.63	50.63
8654-019-018	2213 E BASELINE RD	RES	A	0.169	1	1.000	50.63	50.63	50.63
8654-019-019	942 GROVETON AVE	RES	A	0.178	1	1.000	50.63	50.63	50.63
8654-019-020	936 GROVETON AVE	RES	A	0.178	1	1.000	50.63	50.63	50.63
8654-019-021	928 GROVETON AVE	RES	A	0.171	1	1.000	50.63	50.63	50.63
8654-019-022	920 GROVETON AVE	RES	A	0.193	1	1.000	50.63	50.63	50.63
8654-019-023	912 GROVETON AVE	RES	A	0.287	1	1.000	50.63	50.63	50.63
8654-019-024	2210 E PETUNIA ST	RES	A	0.190	1	1.000	50.63	50.63	50.63
8654-019-025	2216 E PETUNIA ST	RES	A	0.190	1	1.000	50.63	50.63	50.63
8654-019-026	2222 E PETUNIA ST	RES	A	0.189	1	1.000	50.63	50.63	50.63
8654-019-027	2228 E PETUNIA ST	RES	A	0.181	1	1.000	50.63	50.63	50.63
8654-019-028	2236 E PETUNIA ST	RES	A	0.220	1	1.000	50.63	50.63	50.63
8654-019-029	862 BRADISH AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8654-019-030	856 BRADISH AVE	RES	A	0.189	1	1.000	50.63	50.63	50.63
8654-019-031	850 BRADISH AVE	RES	A	0.196	1	1.000	50.63	50.63	50.63
8654-019-032	844 BRADISH AVE	RES	A	0.196	1	1.000	50.63	50.63	50.63
8654-019-033	838 BRADISH AVE	RES	A	0.196	1	1.000	50.63	50.63	50.63
8654-019-034	832 BRADISH AVE	RES	A	0.210	1	1.000	50.63	50.63	50.63
8654-019-035	2250 E DUELL ST	RES	A	0.186	1	1.000	50.63	50.63	50.63
8654-019-036	839 AMELIA AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8654-019-037	845 AMELIA AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8654-019-038	851 AMELIA AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8654-019-039	857 AMELIA AVE	RES	A	0.174	1	1.000	50.63	50.63	50.63
8654-019-040	863 AMELIA AVE	RES	A	0.192	1	1.000	50.63	50.63	50.63
8654-020-001	2102 E PETUNIA ST	RES	A	0.214	1	1.000	50.63	50.63	50.63
8654-020-002	2108 E PETUNIA ST	RES	A	0.177	1	1.000	50.63	50.63	50.63
8654-020-003	2114 E PETUNIA ST	RES	A	0.177	1	1.000	50.63	50.63	50.63
8654-020-004	2120 E PETUNIA ST	RES	A	0.177	1	1.000	50.63	50.63	50.63
8654-020-005	2126 E PETUNIA ST	RES	A	0.177	1	1.000	50.63	50.63	50.63
8654-020-006	2132 E PETUNIA ST	RES	A	0.177	1	1.000	50.63	50.63	50.63
8654-020-007	2138 E PETUNIA ST	RES	A	0.177	1	1.000	50.63	50.63	50.63
8654-020-008	2144 E PETUNIA ST	RES	A	0.177	1	1.000	50.63	50.63	50.63
8654-020-009	2150 E PETUNIA ST	RES	A	0.177	1	1.000	50.63	50.63	50.63
8654-020-010	2156 E PETUNIA ST	RES	A	0.210	1	1.000	50.63	50.63	50.63
8654-020-011	911 GROVETON AVE	RES	A	0.335	1	1.000	50.63	50.63	50.63
8654-020-012	919 GROVETON AVE	RES	A	0.184	1	1.000	50.63	50.63	50.63
8654-020-013	927 GROVETON AVE	RES	A	0.197	1	1.000	50.63	50.63	50.63
8654-020-014	935 GROVETON AVE	RES	A	0.193	1	1.000	50.63	50.63	50.63
8654-020-015	943 GROVETON AVE	RES	A	0.193	1	1.000	50.63	50.63	50.63

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8654-020-016	2147 E BASELINE RD	RES	A	0.228	1	1.000	50.63	50.63	50.63
8654-020-017	952 CHIPPENDALE AVE	RES	A	0.211	1	1.000	50.63	50.63	50.63
8654-020-018	946 CHIPPENDALE AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8654-020-019	938 CHIPPENDALE AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8654-020-020	930 CHIPPENDALE AVE	RES	A	0.196	1	1.000	50.63	50.63	50.63
8654-020-021	922 CHIPPENDALE AVE	RES	A	0.317	1	1.000	50.63	50.63	50.63
8654-020-022	914 CHIPPENDALE AVE	RES	A	0.349	1	1.000	50.63	50.63	50.63
8654-020-023	915 CHIPPENDALE AVE	RES	A	0.312	1	1.000	50.63	50.63	50.63
8654-020-024	923 CHIPPENDALE AVE	RES	A	0.181	1	1.000	50.63	50.63	50.63
8654-020-025	931 CHIPPENDALE AVE	RES	A	0.190	1	1.000	50.63	50.63	50.63
8654-020-026	939 CHIPPENDALE AVE	RES	A	0.190	1	1.000	50.63	50.63	50.63
8654-020-027	947 CHIPPENDALE AVE	RES	A	0.190	1	1.000	50.63	50.63	50.63
8654-020-028	955 CHIPPENDALE AVE	RES	A	0.230	1	1.000	50.63	50.63	50.63
8654-020-029	956 INVERNESS AVE	RES	A	0.184	1	1.000	50.63	50.63	50.63
8654-020-030	948 INVERNESS AVE	RES	A	0.186	1	1.000	50.63	50.63	50.63
8654-020-031	940 INVERNESS AVE	RES	A	0.186	1	1.000	50.63	50.63	50.63
8654-020-032	932 INVERNESS AVE	RES	A	0.184	1	1.000	50.63	50.63	50.63
8654-020-033	924 INVERNESS AVE	RES	A	0.191	1	1.000	50.63	50.63	50.63
8654-020-034	916 INVERNESS AVE	RES	A	0.365	1	1.000	50.63	50.63	50.63
8654-020-035	917 INVERNESS AVE	RES	A	0.280	1	1.000	50.63	50.63	50.63
8654-020-036	925 INVERNESS AVE	RES	A	0.246	1	1.000	50.63	50.63	50.63
8654-020-037	933 INVERNESS AVE	RES	A	0.185	1	1.000	50.63	50.63	50.63
8654-020-038	941 INVERNESS AVE	RES	A	0.196	1	1.000	50.63	50.63	50.63
8654-020-039	949 INVERNESS AVE	RES	A	0.196	1	1.000	50.63	50.63	50.63
8654-020-040	955 INVERNESS AVE	RES	A	0.188	1	1.000	50.63	50.63	50.63
8654-021-019	2154 E BASELINE RD	RES	A	0.198	1	1.000	50.63	50.63	50.63
8654-021-020	2208 E BASELINE RD	RES	A	0.221	1	1.000	50.63	50.63	50.63
8654-021-021	2214 E BASELINE RD	RES	A	0.197	1	1.000	50.63	50.63	50.63
8654-021-022	2220 E BASELINE RD	RES	A	0.197	1	1.000	50.63	50.63	50.63
8654-021-023	2226 E BASELINE RD	RES	A	0.197	1	1.000	50.63	50.63	50.63
8654-021-024	2232 E BASELINE RD	RES	A	0.197	1	1.000	50.63	50.63	50.63
8654-021-025	2238 E BASELINE RD	RES	A	0.197	1	1.000	50.63	50.63	50.63
8654-021-026	2244 E BASELINE RD	RES	A	0.197	1	1.000	50.63	50.63	50.63
8654-021-027	2100 E BASELINE RD	RES	A	0.188	1	1.000	50.63	50.63	50.63
8654-021-028	2106 E BASELINE RD	RES	A	0.189	1	1.000	50.63	50.63	50.63
8654-021-029	2112 E BASELINE RD	RES	A	0.202	1	1.000	50.63	50.63	50.63
8654-021-030	2118 E BASELINE RD	RES	A	0.200	1	1.000	50.63	50.63	50.63
8654-021-031	2124 E BASELINE RD	RES	A	0.185	1	1.000	50.63	50.63	50.63
8654-021-032	2130 E BASELINE RD	RES	A	0.185	1	1.000	50.63	50.63	50.63
8654-021-033	2136 E BASELINE RD	RES	A	0.185	1	1.000	50.63	50.63	50.63
8654-021-034	2142 E BASELINE RD	RES	A	0.185	1	1.000	50.63	50.63	50.63
8654-021-035	2148 E BASELINE RD	RES	A	0.185	1	1.000	50.63	50.63	50.63
8655-001-001	1102 E FOOTHILL BLVD	RES	A	0.228	1	1.000	50.63	50.63	50.63
8655-001-002	110 S LORAINE AVE	RES	A	0.233	1	1.000	50.63	50.63	50.63
8655-001-003	116 S LORAINE AVE	RES	A	0.233	1	1.000	50.63	50.63	50.63
8655-001-004	124 S LORAINE AVE	RES	A	0.233	1	1.000	50.63	50.63	50.63
8655-005-001	101 S SAN JOSE DR	RES	A	0.110	1	1.000	50.63	50.63	50.63

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8655-005-002	1278 E FOOTHILL BLVD	RES	A	0.165	1	1.000	50.63	50.63	50.63
8655-005-026	1266 E FOOTHILL BLVD	RES	A	0.198	1	1.000	50.63	50.63	50.63
8655-009-005	1105 STEFFEN ST	RES	A	0.259	1	1.000	50.63	50.63	50.63
8655-010-009	258 S LORAINE AVE	RES	A	0.324	1	1.000	50.63	50.63	50.63
8655-011-001	302 S LORAINE AVE	RES	A	0.147	1	1.000	50.63	50.63	50.63
8655-011-002	308 S LORAINE AVE	RES	A	0.147	1	1.000	50.63	50.63	50.63
8655-011-003	314 S LORAINE AVE	RES	A	0.147	1	1.000	50.63	50.63	50.63
8655-011-004	1101 E ADA AVE	RES	A	0.147	1	1.000	50.63	50.63	50.63
8655-011-005	321 S WORTHY DR	RES	A	0.140	1	1.000	50.63	50.63	50.63
8655-011-006	313 S WORTHY DR	RES	A	0.142	1	1.000	50.63	50.63	50.63
8655-011-007	307 S WORTHY DR	RES	A	0.165	1	1.000	50.63	50.63	50.63
8655-011-008	301 S WORTHY DR	RES	A	0.153	1	1.000	50.63	50.63	50.63
8655-011-009	302 S WORTHY DR	RES	A	0.155	1	1.000	50.63	50.63	50.63
8655-011-010	308 S WORTHY DR	RES	A	0.165	1	1.000	50.63	50.63	50.63
8655-011-011	314 S WORTHY DR	RES	A	0.142	1	1.000	50.63	50.63	50.63
8655-011-012	322 S WORTHY DR	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-011-013	321 S AKELEY DR	RES	A	0.140	1	1.000	50.63	50.63	50.63
8655-011-014	313 S AKELEY DR	RES	A	0.142	1	1.000	50.63	50.63	50.63
8655-011-015	307 S AKELEY DR	RES	A	0.165	1	1.000	50.63	50.63	50.63
8655-011-016	301 S AKELEY DR	RES	A	0.153	1	1.000	50.63	50.63	50.63
8655-012-001	302 S AKELEY DR	RES	A	0.155	1	1.000	50.63	50.63	50.63
8655-012-002	308 S AKELEY DR	RES	A	0.165	1	1.000	50.63	50.63	50.63
8655-012-003	314 S AKELEY DR	RES	A	0.142	1	1.000	50.63	50.63	50.63
8655-012-004	322 S AKELEY DR	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-012-005	321 S BURNABY DR	RES	A	0.140	1	1.000	50.63	50.63	50.63
8655-012-006	313 S BURNABY DR	RES	A	0.142	1	1.000	50.63	50.63	50.63
8655-012-007	307 S BURNABY DR	RES	A	0.165	1	1.000	50.63	50.63	50.63
8655-012-008	301 S BURNABY DR	RES	A	0.153	1	1.000	50.63	50.63	50.63
8655-012-009	302 S BURNABY DR	RES	A	0.155	1	1.000	50.63	50.63	50.63
8655-012-010	308 S BURNABY DR	RES	A	0.165	1	1.000	50.63	50.63	50.63
8655-012-011	314 S BURNABY DR	RES	A	0.142	1	1.000	50.63	50.63	50.63
8655-012-012	322 S BURNABY DR	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-012-013	321 S TREANOR AVE	RES	A	0.140	1	1.000	50.63	50.63	50.63
8655-012-014	313 S TREANOR AVE	RES	A	0.142	1	1.000	50.63	50.63	50.63
8655-012-015	307 S TREANOR AVE	RES	A	0.165	1	1.000	50.63	50.63	50.63
8655-012-016	301 S TREANOR AVE	RES	A	0.153	1	1.000	50.63	50.63	50.63
8655-013-001	302 S TREANOR AVE	RES	A	0.158	1	1.000	50.63	50.63	50.63
8655-013-002	308 S TREANOR AVE	RES	A	0.162	1	1.000	50.63	50.63	50.63
8655-013-003	314 S TREANOR AVE	RES	A	0.142	1	1.000	50.63	50.63	50.63
8655-013-004	322 S TREANOR AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-013-005	1257 E ADA AVE	RES	A	0.165	1	1.000	50.63	50.63	50.63
8655-013-006	1261 E ADA AVE	RES	A	0.172	1	1.000	50.63	50.63	50.63
8655-013-007	1265 E ADA AVE	RES	A	0.190	1	1.000	50.63	50.63	50.63
8655-013-008	1266 E ADA AVE	RES	A	0.199	1	1.000	50.63	50.63	50.63
8655-013-009	1262 E ADA AVE	RES	A	0.159	1	1.000	50.63	50.63	50.63
8655-013-010	1258 E ADA AVE	RES	A	0.141	1	1.000	50.63	50.63	50.63
8655-013-011	1254 E ADA AVE	RES	A	0.140	1	1.000	50.63	50.63	50.63

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8655-013-012	1250 E ADA AVE	RES	A	0.184	1	1.000	50.63	50.63	50.63
8655-013-014	1256 E WALNUT AVE	RES	A	0.212	1	1.000	50.63	50.63	50.63
8655-013-015	1252 E WALNUT AVE	RES	A	0.160	1	1.000	50.63	50.63	50.63
8655-013-016	1248 E WALNUT AVE	RES	A	0.148	1	1.000	50.63	50.63	50.63
8655-013-017	1244 E WALNUT AVE	RES	A	0.152	1	1.000	50.63	50.63	50.63
8655-013-018	1238 E WALNUT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-014-001	1241 E WALNUT AVE	RES	A	0.171	1	1.000	50.63	50.63	50.63
8655-014-002	1251 E WALNUT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-014-003	1257 E WALNUT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-014-004	1232 E ADA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-014-005	1226 E ADA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-014-006	1220 E ADA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-014-007	1214 E ADA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-014-008	1208 E ADA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-014-009	1202 E ADA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-014-010	1158 E ADA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-014-011	1152 E ADA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-014-012	1146 E ADA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-014-013	1140 E ADA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-014-014	1134 E ADA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-014-015	1126 E ADA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-014-016	1120 E ADA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-014-017	1114 E ADA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-014-018	1108 E ADA AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-014-019	1102 E ADA AVE	RES	A	0.140	1	1.000	50.63	50.63	50.63
8655-014-020	1101 E WALNUT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-014-021	1107 E WALNUT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-014-022	1113 E WALNUT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-014-023	1117 E WALNUT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-014-024	1125 E WALNUT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-014-025	1133 E WALNUT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-014-026	1139 E WALNUT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-014-027	1145 E WALNUT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-014-028	1151 E WALNUT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-014-029	1157 E WALNUT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-014-030	1201 E WALNUT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-014-031	1207 E WALNUT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-014-032	1213 E WALNUT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-014-033	1219 E WALNUT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-014-034	1225 E WALNUT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-014-035	1231 E WALNUT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-015-001	1232 E WALNUT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-015-002	1226 E WALNUT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-015-003	1220 E WALNUT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-015-004	1214 E WALNUT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-015-005	1208 E WALNUT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-015-006	1202 E WALNUT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63

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8655-015-007	1158 E WALNUT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-015-008	1152 E WALNUT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-015-009	1146 E WALNUT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-015-010	1140 E WALNUT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-015-011	1134 E WALNUT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-015-012	1126 E WALNUT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-015-013	1120 E WALNUT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-015-014	1114 E WALNUT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-015-015	1108 E WALNUT AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-015-016	1102 E WALNUT AVE	RES	A	0.140	1	1.000	50.63	50.63	50.63
8655-015-017	1101 E LEMON AVE	RES	A	0.134	1	1.000	50.63	50.63	50.63
8655-015-018	1107 E LEMON AVE	RES	A	0.134	1	1.000	50.63	50.63	50.63
8655-015-019	1113 E LEMON AVE	RES	A	0.134	1	1.000	50.63	50.63	50.63
8655-015-020	1119 E LEMON AVE	RES	A	0.134	1	1.000	50.63	50.63	50.63
8655-015-021	1125 E LEMON AVE	RES	A	0.134	1	1.000	50.63	50.63	50.63
8655-015-022	1133 E LEMON AVE	RES	A	0.134	1	1.000	50.63	50.63	50.63
8655-015-023	1139 E LEMON AVE	RES	A	0.134	1	1.000	50.63	50.63	50.63
8655-015-024	1145 E LEMON AVE	RES	A	0.134	1	1.000	50.63	50.63	50.63
8655-015-025	1151 E LEMON AVE	RES	A	0.134	1	1.000	50.63	50.63	50.63
8655-015-026	1157 E LEMON AVE	RES	A	0.134	1	1.000	50.63	50.63	50.63
8655-015-027	1201 E LEMON AVE	RES	A	0.134	1	1.000	50.63	50.63	50.63
8655-015-028	1207 E LEMON AVE	RES	A	0.136	1	1.000	50.63	50.63	50.63
8655-015-029	1213 E LEMON AVE	RES	A	0.139	1	1.000	50.63	50.63	50.63
8655-015-030	1219 E LEMON AVE	RES	A	0.222	1	1.000	50.63	50.63	50.63
8655-016-001	1220 E LEMON AVE	RES	A	0.216	1	1.000	50.63	50.63	50.63
8655-016-002	1214 E LEMON AVE	RES	A	0.147	1	1.000	50.63	50.63	50.63
8655-016-003	1208 E LEMON AVE	RES	A	0.144	1	1.000	50.63	50.63	50.63
8655-016-004	1202 E LEMON AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-016-005	1158 E LEMON AVE	RES	A	0.138	1	1.000	50.63	50.63	50.63
8655-016-006	1152 E LEMON AVE	RES	A	0.136	1	1.000	50.63	50.63	50.63
8655-016-007	1146 E LEMON AVE	RES	A	0.136	1	1.000	50.63	50.63	50.63
8655-016-008	1140 E LEMON AVE	RES	A	0.136	1	1.000	50.63	50.63	50.63
8655-016-009	1134 E LEMON AVE	RES	A	0.136	1	1.000	50.63	50.63	50.63
8655-016-010	1126 E LEMON AVE	RES	A	0.135	1	1.000	50.63	50.63	50.63
8655-016-011	1120 E LEMON AVE	RES	A	0.135	1	1.000	50.63	50.63	50.63
8655-016-012	1114 E LEMON AVE	RES	A	0.135	1	1.000	50.63	50.63	50.63
8655-016-013	1108 E LEMON AVE	RES	A	0.135	1	1.000	50.63	50.63	50.63
8655-016-014	1102 E LEMON AVE	RES	A	0.136	1	1.000	50.63	50.63	50.63
8655-017-002	NO SITUS AVAILABLE	NonRes	A	0.258	0	1.000	50.63	50.63	50.64
8655-017-014	1237 E ROUTE 66	NonRes	A	0.194	1	0.750	50.63	50.63	37.98
8655-017-017	1223 E ROUTE 66	NonRes	A	0.730	0	2.826	50.63	50.63	143.07
8655-017-019	1201 E ROUTE 66	MFR	A	0.630	3	0.885	50.63	50.63	44.80
8655-017-021	1105 E ROUTE 66	NonRes	A	1.060	0	4.103	50.63	50.63	207.74
8655-017-022	1135 E ROUTE 66	NonRes	A	1.200	20	4.645	50.63	50.63	235.18
8655-017-024	1247 E ROUTE 66	NonRes	A	0.609	1	2.356	50.63	50.63	119.29
8655-017-028	1155 E ROUTE 66	NonRes	A	1.230	0	4.761	50.63	50.63	241.06
8655-017-030	1165 E ROUTE 66	NonRes	A	0.790	0	3.058	50.63	50.63	154.83

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8655-017-901	NO SITUS AVAILABLE	UNDEV	A	0.400	0	0.516	50.63	50.63	26.12
8655-018-006	1345 E ROUTE 66	NonRes	A	1.510	23	5.845	50.63	50.63	295.94
8655-018-007	1325 E ROUTE 66	NonRes	A	0.610	0	2.361	50.63	50.63	119.55
8655-018-008	1315 E ROUTE 66	MFR	A	0.001	6	1.770	50.63	50.63	89.61
8655-018-014	1247 E ROUTE 66	NonRes	A	0.610	0	2.361	50.63	50.63	119.55
8655-018-015	1405 E ROUTE 66	NonRes	A	1.170	0	4.529	50.63	50.63	229.28
8655-018-016	1307 E ROUTE 66	NonRes	A	0.526	2	2.038	50.63	50.63	103.16
8655-018-017	1433 E ROUTE 66	NonRes	A	1.580	0	6.116	50.63	50.63	309.66
8655-019-004	1445 E ROUTE 66	NonRes	A	0.780	0	3.019	50.63	50.63	152.87
8655-019-008	1500 COMPROMISE LINE RD	RES	A	0.400	1	1.000	50.63	50.63	50.63
8655-019-009	1520 COMPROMISE LINE RD	RES	A	0.172	1	1.000	50.63	50.63	50.63
8655-019-010	1528 COMPROMISE LINE RD	RES	A	0.171	1	1.000	50.63	50.63	50.63
8655-019-011	1536 COMPROMISE LINE RD	RES	A	0.182	1	1.000	50.63	50.63	50.63
8655-019-012	1544 COMPROMISE LINE RD	RES	A	0.208	1	1.000	50.63	50.63	50.63
8655-019-013	1552 COMPROMISE LINE RD	RES	A	0.237	1	1.000	50.63	50.63	50.63
8655-019-016	1447 E ROUTE 66	NonRes	A	0.800	0	3.097	50.63	50.63	156.79
8655-019-017	NO SITUS AVAILABLE	UNDEV	A	0.420	0	0.542	50.63	50.63	27.43
8655-019-018	1608 COMPROMISE LINE RD	RES	A	0.000	1	1.000	50.63	50.63	50.63
8655-019-019	NO SITUS AVAILABLE	RES	A	0.000	1	1.000	50.63	50.63	50.63
8655-019-900	NO SITUS AVAILABLE	UNDEV	A	0.961	0	1.238	50.63	50.63	62.70
8655-019-901	NO SITUS AVAILABLE	UNDEV	A	1.680	0	2.167	50.63	50.63	109.72
8655-019-903	NO SITUS AVAILABLE	RES	A	0.000	0	1.000	50.63	50.63	50.63
8655-019-904	NO SITUS AVAILABLE	RES	A	0.000	0	1.000	50.63	50.63	50.63
8655-020-001	403 S VALLEY CENTER AVE	RES	A	0.224	1	1.000	50.63	50.63	50.63
8655-020-002	411 S VALLEY CENTER AVE	RES	A	0.215	1	1.000	50.63	50.63	50.63
8655-020-003	415 S VALLEY CENTER AVE	RES	A	0.184	1	1.000	50.63	50.63	50.63
8655-020-004	421 S VALLEY CENTER AVE	RES	A	0.184	1	1.000	50.63	50.63	50.63
8655-020-005	425 S VALLEY CENTER AVE	RES	A	0.184	1	1.000	50.63	50.63	50.63
8655-020-006	431 S VALLEY CENTER AVE	RES	A	0.184	1	1.000	50.63	50.63	50.63
8655-020-007	435 S VALLEY CENTER AVE	RES	A	0.184	1	1.000	50.63	50.63	50.63
8655-020-008	441 S VALLEY CENTER AVE	RES	A	0.182	1	1.000	50.63	50.63	50.63
8655-020-024	1348 LAWFORD ST	RES	A	0.236	1	1.000	50.63	50.63	50.63
8655-020-025	1402 LAWFORD ST	RES	A	0.205	1	1.000	50.63	50.63	50.63
8655-020-026	1410 LAWFORD ST	RES	A	0.200	1	1.000	50.63	50.63	50.63
8655-020-027	1416 LAWFORD ST	RES	A	0.200	1	1.000	50.63	50.63	50.63
8655-020-028	1422 LAWFORD ST	RES	A	0.200	1	1.000	50.63	50.63	50.63
8655-020-029	1428 LAWFORD ST	RES	A	0.203	1	1.000	50.63	50.63	50.63
8655-020-030	1434 LAWFORD ST	RES	A	0.200	1	1.000	50.63	50.63	50.63
8655-020-031	1440 LAWFORD ST	RES	A	0.200	1	1.000	50.63	50.63	50.63
8655-020-032	1446 LAWFORD ST	RES	A	0.200	1	1.000	50.63	50.63	50.63
8655-020-033	1452 LAWFORD ST	RES	A	0.200	1	1.000	50.63	50.63	50.63
8655-020-034	1458 LAWFORD ST	RES	A	0.203	1	1.000	50.63	50.63	50.63
8655-020-035	1464 LAWFORD ST	RES	A	0.200	1	1.000	50.63	50.63	50.63
8655-020-036	1470 LAWFORD ST	RES	A	0.205	1	1.000	50.63	50.63	50.63
8655-020-055	1335 LAWFORD ST	RES	A	0.200	1	1.000	50.63	50.63	50.63
8655-021-020	1260 SAINT VLADIMIR ST	RES	A	0.198	1	1.000	50.63	50.63	50.63
8655-021-021	1258 SAINT VLADIMIR ST	RES	A	0.180	1	1.000	50.63	50.63	50.63

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8655-021-022	1256 SAINT VLADIMIR ST	RES	A	0.175	1	1.000	50.63	50.63	50.63
8655-021-023	1254 SAINT VLADIMIR ST	RES	A	0.200	1	1.000	50.63	50.63	50.63
8655-021-024	1255 SAINT VLADIMIR ST	RES	A	0.191	1	1.000	50.63	50.63	50.63
8655-021-025	1257 SAINT VLADIMIR ST	RES	A	0.194	1	1.000	50.63	50.63	50.63
8655-021-026	1259 SAINT VLADIMIR ST	RES	A	0.177	1	1.000	50.63	50.63	50.63
8655-021-027	1261 SAINT VLADIMIR ST	RES	A	0.183	1	1.000	50.63	50.63	50.63
8655-021-028	1262 COSSACKS PL	RES	A	0.188	1	1.000	50.63	50.63	50.63
8655-021-029	1258 COSSACKS PL	RES	A	0.175	1	1.000	50.63	50.63	50.63
8655-021-030	1256 COSSACKS PL	RES	A	0.178	1	1.000	50.63	50.63	50.63
8655-021-031	1254 COSSACKS PL	RES	A	0.238	1	1.000	50.63	50.63	50.63
8655-021-035	1257 COSSACKS PL	RES	A	0.287	1	1.000	50.63	50.63	50.63
8655-021-036	1259 COSSACKS PL	RES	A	0.228	1	1.000	50.63	50.63	50.63
8655-022-031	1330 E FOOTHILL BLVD	MFR	A	5.340	64	18.880	50.63	50.63	955.89
8655-022-035	1310 E FOOTHILL BLVD	RES	A	0.223	1	1.000	50.63	50.63	50.63
8655-022-036	1316 E FOOTHILL BLVD	RES	A	0.223	1	1.000	50.63	50.63	50.63
8655-022-038	1404 E FOOTHILL BLVD	RES	A	0.111	1	1.000	50.63	50.63	50.63
8655-022-039	1410 E FOOTHILL BLVD	RES	A	0.111	1	1.000	50.63	50.63	50.63
8655-022-040	1412 E FOOTHILL BLVD	RES	A	0.111	1	1.000	50.63	50.63	50.63
8655-022-041	1418 E FOOTHILL BLVD	RES	A	0.111	1	1.000	50.63	50.63	50.63
8655-022-042	1406 E FOOTHILL BLVD	RES	A	0.111	1	1.000	50.63	50.63	50.63
8655-022-043	1408 E FOOTHILL BLVD	RES	A	0.111	1	1.000	50.63	50.63	50.63
8655-022-044	1414 E FOOTHILL BLVD	RES	A	0.111	1	1.000	50.63	50.63	50.63
8655-022-045	1416 E FOOTHILL BLVD	RES	A	0.111	1	1.000	50.63	50.63	50.63
8655-022-046	1420 E FOOTHILL BLVD	RES	A	0.111	1	1.000	50.63	50.63	50.63
8655-022-047	1422 E FOOTHILL BLVD	RES	A	0.111	1	1.000	50.63	50.63	50.63
8655-022-048	1424 E FOOTHILL BLVD	RES	A	0.111	1	1.000	50.63	50.63	50.63
8655-022-049	1426 E FOOTHILL BLVD	RES	A	0.111	1	1.000	50.63	50.63	50.63
8655-022-050	1428 E FOOTHILL BLVD	RES	A	0.111	1	1.000	50.63	50.63	50.63
8655-022-051	1430 E FOOTHILL BLVD	RES	A	0.111	1	1.000	50.63	50.63	50.63
8655-022-052	1432 E FOOTHILL BLVD	RES	A	0.111	1	1.000	50.63	50.63	50.63
8655-022-053	1434 E FOOTHILL BLVD UNIT 16	RES	A	0.111	1	1.000	50.63	50.63	50.63
8655-022-054	1436 E FOOTHILL BLVD	RES	A	0.111	1	1.000	50.63	50.63	50.63
8655-024-001	1473 LAWFORD ST	RES	A	0.208	1	1.000	50.63	50.63	50.63
8655-024-002	1467 LAWFORD ST	RES	A	0.203	1	1.000	50.63	50.63	50.63
8655-024-003	1461 LAWFORD ST	RES	A	0.200	1	1.000	50.63	50.63	50.63
8655-024-004	1455 LAWFORD ST	RES	A	0.200	1	1.000	50.63	50.63	50.63
8655-024-005	1449 LAWFORD ST	RES	A	0.200	1	1.000	50.63	50.63	50.63
8655-024-006	1443 LAWFORD ST	RES	A	0.200	1	1.000	50.63	50.63	50.63
8655-024-007	1437 LAWFORD ST	RES	A	0.200	1	1.000	50.63	50.63	50.63
8655-024-008	1431 LAWFORD ST	RES	A	0.200	1	1.000	50.63	50.63	50.63
8655-024-009	1425 LAWFORD ST	RES	A	0.200	1	1.000	50.63	50.63	50.63
8655-024-010	1419 LAWFORD ST	RES	A	0.200	1	1.000	50.63	50.63	50.63
8655-024-011	1413 LAWFORD ST	RES	A	0.203	1	1.000	50.63	50.63	50.63
8655-024-012	1405 LAWFORD ST	RES	A	0.205	1	1.000	50.63	50.63	50.63
8655-024-014	1339 LAWFORD ST	RES	A	0.257	1	1.000	50.63	50.63	50.63
8655-024-015	1345 LAWFORD ST	RES	A	0.283	1	1.000	50.63	50.63	50.63
8655-024-016	1351 LAWFORD ST	RES	A	0.340	1	1.000	50.63	50.63	50.63

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8655-024-017	249 S VALLEY CENTER AVE	RES	A	0.185	1	1.000	50.63	50.63	50.63
8655-024-026	1446 STEFFEN ST	RES	A	0.502	1	1.000	50.63	50.63	50.63
8655-024-027	1454 STEFFEN ST	RES	A	0.446	1	1.000	50.63	50.63	50.63
8655-024-028	247 S VALLEY CENTER AVE	RES	A	0.185	1	1.000	50.63	50.63	50.63
8655-024-029	1438 STEFFEN ST	RES	A	0.185	1	1.000	50.63	50.63	50.63
8655-024-030	1432 STEFFEN ST	RES	A	0.176	1	1.000	50.63	50.63	50.63
8655-024-031	1426 STEFFEN ST	RES	A	0.176	1	1.000	50.63	50.63	50.63
8655-024-032	1420 STEFFEN ST	RES	A	0.176	1	1.000	50.63	50.63	50.63
8655-024-033	1414 STEFFEN ST	RES	A	0.187	1	1.000	50.63	50.63	50.63
8655-024-034	1410 STEFFEN ST	RES	A	0.179	1	1.000	50.63	50.63	50.63
8655-024-035	1406 STEFFEN ST	RES	A	0.192	1	1.000	50.63	50.63	50.63
8655-024-036	1402 STEFFEN ST	RES	A	0.239	1	1.000	50.63	50.63	50.63
8655-024-038	241 S VALLEY CENTER AVE	NonRes	A	0.903	2	3.497	50.63	50.63	177.05
8655-024-039	215 S VALLEY CENTER AVE	NonRes	A	6.210	3	24.039	50.63	50.63	1,217.09
8655-026-003	122 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-004	124 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-005	126 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-006	128 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-007	130 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-008	132 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-009	134 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-010	136 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-011	138 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-012	140 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-013	137 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-014	135 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-015	133 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-016	131 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-017	117 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-018	115 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-019	113 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-020	111 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-021	109 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-022	107 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-023	100 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-024	102 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-025	104 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-026	106 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-027	108 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-028	110 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-029	114 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-030	116 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-031	181 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-032	179 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-033	177 OAK FOREST CIR NO 31	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-034	175 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-035	173 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63

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8655-026-038	169 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-039	167 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-040	165 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-041	163 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-042	161 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-043	159 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-044	157 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-045	155 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-046	153 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-047	151 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-048	144 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-049	142 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-050	141 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-051	143 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-052	162 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-053	164 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-054	166 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-055	168 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-056	170 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-057	172 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-062	171 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-063	174 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8655-026-064	176 OAK FOREST CIR	RES	A	0.121	1	1.000	50.63	50.63	50.63
8656-001-019	1206 E PALM DR	RES	A	0.298	1	1.000	50.63	50.63	50.63
8656-001-020	1218 E PALM DR	RES	A	0.287	1	1.000	50.63	50.63	50.63
8656-001-021	1226 E PALM DR	RES	A	0.287	1	1.000	50.63	50.63	50.63
8656-001-022	1238 E PALM DR	RES	A	0.287	1	1.000	50.63	50.63	50.63
8656-001-023	1246 E PALM DR	RES	A	0.287	1	1.000	50.63	50.63	50.63
8656-001-024	1258 E PALM DR	RES	A	0.287	1	1.000	50.63	50.63	50.63
8656-001-025	1266 E PALM DR	RES	A	0.294	1	1.000	50.63	50.63	50.63
8656-001-026	1265 INDIAN SPRINGS DR	RES	A	0.322	1	1.000	50.63	50.63	50.63
8656-001-027	1257 INDIAN SPRINGS DR	RES	A	0.292	1	1.000	50.63	50.63	50.63
8656-001-028	1245 INDIAN SPRINGS DR	RES	A	0.286	1	1.000	50.63	50.63	50.63
8656-001-029	1237 INDIAN SPRINGS DR	RES	A	0.301	1	1.000	50.63	50.63	50.63
8656-001-030	1225 INDIAN SPRINGS DR	RES	A	0.326	1	1.000	50.63	50.63	50.63
8656-001-031	1217 INDIAN SPRINGS DR	RES	A	0.330	1	1.000	50.63	50.63	50.63
8656-001-032	1205 INDIAN SPRINGS DR	RES	A	0.320	1	1.000	50.63	50.63	50.63
8656-001-033	1143 INDIAN SPRINGS DR	RES	A	0.326	1	1.000	50.63	50.63	50.63
8656-001-034	1131 INDIAN SPRINGS DR	RES	A	0.348	1	1.000	50.63	50.63	50.63
8656-001-036	1118 INDIAN SPRINGS DR	RES	A	0.371	1	1.000	50.63	50.63	50.63
8656-001-038	1144 INDIAN SPRINGS DR	RES	A	0.290	1	1.000	50.63	50.63	50.63
8656-001-039	1204 INDIAN SPRINGS DR	RES	A	0.288	1	1.000	50.63	50.63	50.63
8656-001-040	1216 INDIAN SPRINGS DR	RES	A	0.288	1	1.000	50.63	50.63	50.63
8656-001-041	1224 INDIAN SPRINGS DR	RES	A	0.288	1	1.000	50.63	50.63	50.63
8656-001-042	1236 INDIAN SPRINGS DR	RES	A	0.289	1	1.000	50.63	50.63	50.63
8656-001-043	1244 INDIAN SPRINGS DR	RES	A	0.287	1	1.000	50.63	50.63	50.63
8656-001-044	1256 INDIAN SPRINGS DR	RES	A	0.289	1	1.000	50.63	50.63	50.63

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8656-001-045	1264 INDIAN SPRINGS DR	RES	A	0.295	1	1.000	50.63	50.63	50.63
8656-001-046	1263 HIDDEN SPRINGS LN	RES	A	0.292	1	1.000	50.63	50.63	50.63
8656-001-047	1255 HIDDEN SPRINGS LN	RES	A	0.289	1	1.000	50.63	50.63	50.63
8656-001-048	1243 HIDDEN SPRINGS LN	RES	A	0.287	1	1.000	50.63	50.63	50.63
8656-001-049	1235 HIDDEN SPRINGS LN	RES	A	0.289	1	1.000	50.63	50.63	50.63
8656-001-050	1223 HIDDEN SPRINGS LN	RES	A	0.289	1	1.000	50.63	50.63	50.63
8656-001-051	1215 HIDDEN SPRINGS LN	RES	A	0.288	1	1.000	50.63	50.63	50.63
8656-001-052	1203 HIDDEN SPRINGS LN	RES	A	0.288	1	1.000	50.63	50.63	50.63
8656-001-053	1145 HIDDEN SPRINGS LN	RES	A	0.290	1	1.000	50.63	50.63	50.63
8656-001-055	1123 HIDDEN SPRINGS LN	RES	A	0.287	1	1.000	50.63	50.63	50.63
8656-001-056	1113 HIDDEN SPRINGS LN	RES	A	0.287	1	1.000	50.63	50.63	50.63
8656-001-057	1103 HIDDEN SPRINGS LN	RES	A	0.287	1	1.000	50.63	50.63	50.63
8656-001-067	1132 INDIAN SPRINGS DR	RES	A	0.289	1	1.000	50.63	50.63	50.63
8656-001-068	1133 HIDDEN SPRINGS LN	RES	A	0.332	1	1.000	50.63	50.63	50.63
8656-001-078	1121 INDIAN SPRINGS DR	RES	A	0.416	1	1.000	50.63	50.63	50.63
8656-001-079	1150 E PALM DR	RES	A	0.590	1	1.000	50.63	50.63	50.63
8656-002-002	1261 E SIERRA MADRE AVE	RES	A	0.871	1	1.000	50.63	50.63	50.63
8656-002-022	1102 HIDDEN SPRINGS LN	RES	A	0.542	1	1.000	50.63	50.63	50.63
8656-002-023	1110 HIDDEN SPRINGS LN	RES	A	0.536	1	1.000	50.63	50.63	50.63
8656-002-024	1120 HIDDEN SPRINGS LN	RES	A	0.537	1	1.000	50.63	50.63	50.63
8656-002-025	1130 HIDDEN SPRINGS LN	RES	A	0.551	1	1.000	50.63	50.63	50.63
8656-002-026	1140 HIDDEN SPRINGS LN	RES	A	0.597	1	1.000	50.63	50.63	50.63
8656-002-027	1156 HIDDEN SPRINGS LN	RES	A	0.585	1	1.000	50.63	50.63	50.63
8656-002-028	1202 HIDDEN SPRINGS LN	RES	A	0.554	1	1.000	50.63	50.63	50.63
8656-002-029	1218 HIDDEN SPRINGS LN	RES	A	0.538	1	1.000	50.63	50.63	50.63
8656-002-030	1222 HIDDEN SPRINGS LN	RES	A	0.474	1	1.000	50.63	50.63	50.63
8656-002-031	1159 E SIERRA MADRE AVE	RES	A	0.800	1	1.000	50.63	50.63	50.63
8656-002-032	1201 E SIERRA MADRE AVE	RES	A	0.287	1	1.000	50.63	50.63	50.63
8656-002-033	1135 E SIERRA MADRE AVE	RES	A	1.490	1	1.000	50.63	50.63	50.63
8656-002-035	1125 E SIERRA MADRE AVE	RES	A	0.287	1	1.000	50.63	50.63	50.63
8656-002-036	1129 E SIERRA MADRE AVE	RES	A	0.287	1	1.000	50.63	50.63	50.63
8656-002-043	1234 HIDDEN SPRINGS LN	RES	A	0.733	1	1.000	50.63	50.63	50.63
8656-002-044	1242 HIDDEN SPRINGS LN	RES	A	0.780	1	1.000	50.63	50.63	50.63
8656-002-045	1250 HIDDEN SPRINGS LN	RES	A	0.711	1	1.000	50.63	50.63	50.63
8656-002-046	1256 HIDDEN SPRINGS LN	RES	A	0.711	1	1.000	50.63	50.63	50.63
8656-002-048	1221 E SIERRA MADRE AVE	RES	A	0.872	1	1.000	50.63	50.63	50.63
8656-002-049	1207 E SIERRA MADRE AVE	RES	A	0.872	1	1.000	50.63	50.63	50.63
8656-002-050	1266 HIDDEN SPRINGS LN	RES	A	1.010	1	1.000	50.63	50.63	50.63
8656-002-051	1303 E SIERRA MADRE AVE	RES	A	0.840	1	1.000	50.63	50.63	50.63
8656-002-052	1247 E SIERRA MADRE AVE	RES	A	0.891	1	1.000	50.63	50.63	50.63
8656-002-053	1145 E SIERRA MADRE AVE	RES	A	0.872	1	1.000	50.63	50.63	50.63
8656-002-054	1115 E SIERRA MADRE AVE	RES	A	0.246	1	1.000	50.63	50.63	50.63
8656-002-055	1155 E SIERRA MADRE AVE	RES	A	0.872	1	1.000	50.63	50.63	50.63
8656-002-056	1233 E SIERRA MADRE AVE	RES	A	0.939	1	1.000	50.63	50.63	50.63
8656-003-012	538 THORNHURST AVE	RES	A	0.231	1	1.000	50.63	50.63	50.63
8656-003-013	546 THORNHURST AVE	RES	A	0.231	1	1.000	50.63	50.63	50.63
8656-003-014	554 THORNHURST AVE	RES	A	0.231	1	1.000	50.63	50.63	50.63

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8656-003-015	560 THORNHURST AVE	RES	A	0.231	1	1.000	50.63	50.63	50.63
8656-003-016	557 FOUNTAIN SPRINGS LN	RES	A	0.223	1	1.000	50.63	50.63	50.63
8656-003-017	549 FOUNTAIN SPRINGS LN	RES	A	0.223	1	1.000	50.63	50.63	50.63
8656-003-018	541 FOUNTAIN SPRINGS LN	RES	A	0.223	1	1.000	50.63	50.63	50.63
8656-003-019	533 FOUNTAIN SPRINGS LN	RES	A	0.223	1	1.000	50.63	50.63	50.63
8656-003-020	525 FOUNTAIN SPRINGS LN	RES	A	0.221	1	1.000	50.63	50.63	50.63
8656-003-021	517 FOUNTAIN SPRINGS LN	RES	A	0.246	1	1.000	50.63	50.63	50.63
8656-003-022	1400 E LEADORA AVE	RES	A	0.308	1	1.000	50.63	50.63	50.63
8656-003-023	1408 E LEADORA AVE	RES	A	0.271	1	1.000	50.63	50.63	50.63
8656-003-024	1416 E LEADORA AVE	RES	A	0.224	1	1.000	50.63	50.63	50.63
8656-003-025	1424 E LEADORA AVE	RES	A	0.226	1	1.000	50.63	50.63	50.63
8656-003-026	1432 E LEADORA AVE	RES	A	0.226	1	1.000	50.63	50.63	50.63
8656-003-027	1440 E LEADORA AVE	RES	A	0.226	1	1.000	50.63	50.63	50.63
8656-003-028	1448 E LEADORA AVE	RES	A	0.227	1	1.000	50.63	50.63	50.63
8656-003-029	1449 E COMSTOCK AVE	RES	A	0.259	1	1.000	50.63	50.63	50.63
8656-003-030	1441 E COMSTOCK AVE	RES	A	0.250	1	1.000	50.63	50.63	50.63
8656-003-031	1433 E COMSTOCK AVE	RES	A	0.224	1	1.000	50.63	50.63	50.63
8656-003-032	1316 E LEADORA AVE	RES	A	0.235	1	1.000	50.63	50.63	50.63
8656-003-033	1322 E LEADORA AVE	RES	A	0.269	1	1.000	50.63	50.63	50.63
8656-003-034	1328 E LEADORA AVE	RES	A	0.267	1	1.000	50.63	50.63	50.63
8656-003-035	1336 E LEADORA AVE	RES	A	0.248	1	1.000	50.63	50.63	50.63
8656-003-036	1342 E LEADORA AVE	RES	A	0.335	1	1.000	50.63	50.63	50.63
8656-003-037	516 THORNHURST AVE	RES	A	0.244	1	1.000	50.63	50.63	50.63
8656-003-038	522 THORNHURST AVE	RES	A	0.254	1	1.000	50.63	50.63	50.63
8656-003-039	530 THORNHURST AVE	RES	A	0.260	1	1.000	50.63	50.63	50.63
8656-003-040	1401 E COMSTOCK AVE	RES	A	0.246	1	1.000	50.63	50.63	50.63
8656-003-041	1409 E COMSTOCK AVE	RES	A	0.246	1	1.000	50.63	50.63	50.63
8656-003-042	1417 E COMSTOCK AVE	RES	A	0.248	1	1.000	50.63	50.63	50.63
8656-003-043	1425 E COMSTOCK AVE	RES	A	0.240	1	1.000	50.63	50.63	50.63
8656-003-044	1319 E COMSTOCK AVE	RES	A	0.344	1	1.000	50.63	50.63	50.63
8656-003-045	1325 E COMSTOCK AVE	RES	A	0.252	1	1.000	50.63	50.63	50.63
8656-003-046	1335 E COMSTOCK AVE	RES	A	0.239	1	1.000	50.63	50.63	50.63
8656-003-047	1341 E COMSTOCK AVE	RES	A	0.238	1	1.000	50.63	50.63	50.63
8656-003-048	1349 E COMSTOCK AVE	RES	A	0.249	1	1.000	50.63	50.63	50.63
8656-004-004	1126 E SIERRA MADRE AVE	RES	A	0.570	1	1.000	50.63	50.63	50.63
8656-004-005	1136 E SIERRA MADRE AVE	RES	A	0.320	1	1.000	50.63	50.63	50.63
8656-004-006	1146 E SIERRA MADRE AVE	RES	A	0.327	1	1.000	50.63	50.63	50.63
8656-004-012	1158 E SIERRA MADRE AVE	RES	A	1.000	1	1.000	50.63	50.63	50.63
8656-004-017	658 N TREANOR AVE	RES	A	0.241	1	1.000	50.63	50.63	50.63
8656-004-018	650 N TREANOR AVE	RES	A	0.241	1	1.000	50.63	50.63	50.63
8656-004-019	642 N TREANOR AVE	RES	A	0.241	1	1.000	50.63	50.63	50.63
8656-004-020	634 N TREANOR AVE	RES	A	0.241	1	1.000	50.63	50.63	50.63
8656-004-021	626 N TREANOR AVE	RES	A	0.239	1	1.000	50.63	50.63	50.63
8656-004-022	618 N TREANOR AVE	RES	A	0.238	1	1.000	50.63	50.63	50.63
8656-004-023	1232 E NORTHRIDGE AVE	RES	A	0.351	1	1.000	50.63	50.63	50.63
8656-004-024	1224 E NORTHRIDGE AVE	RES	A	0.228	1	1.000	50.63	50.63	50.63
8656-004-025	1216 E NORTHRIDGE AVE	RES	A	0.204	1	1.000	50.63	50.63	50.63

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8656-004-026	1208 E NORTHRIDGE AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8656-004-027	1160 E NORTHRIDGE AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8656-004-028	1148 E NORTHRIDGE AVE	RES	A	0.320	1	1.000	50.63	50.63	50.63
8656-004-029	1134 E NORTHRIDGE AVE	RES	A	0.495	1	1.000	50.63	50.63	50.63
8656-004-030	1122 E NORTHRIDGE AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8656-004-031	1105 E NORTHRIDGE AVE	RES	A	0.194	1	1.000	50.63	50.63	50.63
8656-004-032	1113 E NORTHRIDGE AVE	RES	A	0.189	1	1.000	50.63	50.63	50.63
8656-004-033	615 N WORTHY DR	RES	A	0.238	1	1.000	50.63	50.63	50.63
8656-004-034	625 N WORTHY DR	RES	A	0.208	1	1.000	50.63	50.63	50.63
8656-004-035	626 N WORTHY DR	RES	A	0.188	1	1.000	50.63	50.63	50.63
8656-004-036	1137 E NORTHRIDGE AVE	RES	A	0.197	1	1.000	50.63	50.63	50.63
8656-004-037	625 N AKELEY DR	RES	A	0.198	1	1.000	50.63	50.63	50.63
8656-004-038	631 N AKELEY DR	RES	A	0.202	1	1.000	50.63	50.63	50.63
8656-004-039	637 N AKELEY DR	RES	A	0.325	1	1.000	50.63	50.63	50.63
8656-004-040	643 N AKELEY DR	RES	A	0.220	1	1.000	50.63	50.63	50.63
8656-004-041	624 N AKELEY DR	RES	A	0.221	1	1.000	50.63	50.63	50.63
8656-004-042	1201 E NORTHRIDGE AVE	RES	A	0.218	1	1.000	50.63	50.63	50.63
8656-004-043	1211 E NORTHRIDGE AVE	RES	A	0.258	1	1.000	50.63	50.63	50.63
8656-004-044	631 N TREANOR AVE	RES	A	0.262	1	1.000	50.63	50.63	50.63
8656-004-045	639 N TREANOR AVE	RES	A	0.262	1	1.000	50.63	50.63	50.63
8656-004-046	647 N TREANOR AVE	RES	A	0.262	1	1.000	50.63	50.63	50.63
8656-004-047	655 N TREANOR AVE	RES	A	0.265	1	1.000	50.63	50.63	50.63
8656-004-049	1110 E SIERRA MADRE AVE	RES	A	0.209	1	1.000	50.63	50.63	50.63
8656-004-052	1112 E NORTHRIDGE AVE	RES	A	0.227	1	1.000	50.63	50.63	50.63
8656-004-053	560 N LORAINE AVE	RES	A	0.251	1	1.000	50.63	50.63	50.63
8656-004-054	656 N LORAINE AVE	RES	A	0.265	1	1.000	50.63	50.63	50.63
8656-004-055	650 N LORAINE AVE	MFR	A	0.399	3	0.885	50.63	50.63	44.80
8656-004-056	1120 E SIERRA MADRE AVE	RES	A	0.437	1	1.000	50.63	50.63	50.63
8656-005-035	551 WILLOW SPRINGS LN	RES	A	0.319	1	1.000	50.63	50.63	50.63
8656-005-036	543 WILLOW SPRINGS LN	RES	A	0.312	1	1.000	50.63	50.63	50.63
8656-005-037	535 WILLOW SPRINGS LN	RES	A	0.312	1	1.000	50.63	50.63	50.63
8656-005-909	500 N LORAINE AVE	UNDEV	A	12.260	0	15.815	50.63	50.63	800.73
8656-006-032	1368 ELMGROVE DR	RES	A	0.326	1	1.000	50.63	50.63	50.63
8656-006-033	413 UNDERHILL DR	RES	A	0.250	1	1.000	50.63	50.63	50.63
8656-006-034	409 UNDERHILL DR	RES	A	0.321	1	1.000	50.63	50.63	50.63
8656-006-035	403 UNDERHILL DR	RES	A	0.238	1	1.000	50.63	50.63	50.63
8656-006-036	404 THORNHURST AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8656-006-037	410 THORNHURST AVE	RES	A	0.241	1	1.000	50.63	50.63	50.63
8656-006-038	416 THORNHURST AVE	RES	A	0.253	1	1.000	50.63	50.63	50.63
8656-006-039	424 THORNHURST AVE	RES	A	0.319	1	1.000	50.63	50.63	50.63
8656-006-040	421 THORNHURST AVE	RES	A	0.319	1	1.000	50.63	50.63	50.63
8656-006-041	417 THORNHURST AVE	RES	A	0.253	1	1.000	50.63	50.63	50.63
8656-006-042	413 THORNHURST AVE	RES	A	0.241	1	1.000	50.63	50.63	50.63
8656-006-043	407 THORNHURST AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8656-006-044	406 WILLOWGROVE AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8656-006-045	412 WILLOWGROVE AVE	RES	A	0.241	1	1.000	50.63	50.63	50.63
8656-006-046	418 WILLOWGROVE AVE	RES	A	0.253	1	1.000	50.63	50.63	50.63

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8656-006-047	420 WILLOWGROVE AVE	RES	A	0.319	1	1.000	50.63	50.63	50.63
8656-006-048	419 WILLOWGROVE AVE	RES	A	0.304	1	1.000	50.63	50.63	50.63
8656-006-049	415 WILLOWGROVE AVE	RES	A	0.259	1	1.000	50.63	50.63	50.63
8656-006-050	409 WILLOWGROVE AVE	RES	A	0.241	1	1.000	50.63	50.63	50.63
8656-006-051	1315 BAXTER DR	RES	A	0.241	1	1.000	50.63	50.63	50.63
8656-006-052	1350 E COMSTOCK AVE	RES	A	0.305	1	1.000	50.63	50.63	50.63
8656-006-053	1342 E COMSTOCK AVE	RES	A	0.287	1	1.000	50.63	50.63	50.63
8656-006-054	1334 E COMSTOCK AVE	RES	A	0.395	1	1.000	50.63	50.63	50.63
8656-006-055	1322 E COMSTOCK AVE	RES	A	0.248	1	1.000	50.63	50.63	50.63
8656-006-056	1310 E COMSTOCK AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8656-006-057	1304 E COMSTOCK AVE	RES	A	0.248	1	1.000	50.63	50.63	50.63
8656-006-060	436 N TREANOR AVE	RES	A	0.188	1	1.000	50.63	50.63	50.63
8656-006-061	442 N TREANOR AVE	RES	A	0.188	1	1.000	50.63	50.63	50.63
8656-006-062	430 N TREANOR AVE	RES	A	0.229	1	1.000	50.63	50.63	50.63
8656-006-066	1237 BAXTER DR	RES	A	0.219	1	1.000	50.63	50.63	50.63
8656-006-067	1260 E COMSTOCK AVE	RES	A	0.453	1	1.000	50.63	50.63	50.63
8656-007-020	1316 E CYPRESS AVE	RES	A	0.244	1	1.000	50.63	50.63	50.63
8656-007-021	1324 E CYPRESS AVE	RES	A	0.244	1	1.000	50.63	50.63	50.63
8656-007-022	1330 E CYPRESS AVE	RES	A	0.244	1	1.000	50.63	50.63	50.63
8656-007-023	1338 E CYPRESS AVE	RES	A	0.244	1	1.000	50.63	50.63	50.63
8656-007-024	1360 E CYPRESS AVE	RES	A	0.244	1	1.000	50.63	50.63	50.63
8656-007-025	1406 E CYPRESS AVE	RES	A	0.248	1	1.000	50.63	50.63	50.63
8656-007-026	1414 E CYPRESS AVE	RES	A	0.271	1	1.000	50.63	50.63	50.63
8656-007-027	1413 E BENNETT AVE	RES	A	0.244	1	1.000	50.63	50.63	50.63
8656-007-028	1405 E BENNETT AVE	RES	A	0.244	1	1.000	50.63	50.63	50.63
8656-007-029	1359 E BENNETT AVE	RES	A	0.244	1	1.000	50.63	50.63	50.63
8656-007-030	1337 E BENNETT AVE	RES	A	0.244	1	1.000	50.63	50.63	50.63
8656-007-031	1329 E BENNETT AVE	RES	A	0.244	1	1.000	50.63	50.63	50.63
8656-007-032	1323 E BENNETT AVE	RES	A	0.244	1	1.000	50.63	50.63	50.63
8656-007-033	1315 E BENNETT AVE	RES	A	0.244	1	1.000	50.63	50.63	50.63
8656-007-035	1307 E BENNETT AVE	RES	A	0.480	1	1.000	50.63	50.63	50.63
8656-007-036	1300 E CYPRESS AVE	RES	A	0.201	1	1.000	50.63	50.63	50.63
8656-007-037	1308 E CYPRESS AVE	RES	A	0.203	1	1.000	50.63	50.63	50.63
8656-007-039	1343 E BENNETT AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8656-007-040	1356 E CYPRESS AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8656-007-042	1358 E CYPRESS AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8656-007-043	1349 E BENNETT AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8656-007-050	1449 E BENNETT AVE	MFR	A	2.410	2	0.590	50.63	50.63	29.87
8656-007-051	1456 E BENNETT AVE	RES	A	0.920	1	1.000	50.63	50.63	50.63
8656-008-031	1406 E DALTON AVE	RES	A	0.196	1	1.000	50.63	50.63	50.63
8656-008-033	1414 E DALTON AVE	RES	A	0.198	1	1.000	50.63	50.63	50.63
8656-008-034	1416 E DALTON AVE	RES	A	0.192	1	1.000	50.63	50.63	50.63
8656-008-035	1420 E DALTON AVE	RES	A	0.196	1	1.000	50.63	50.63	50.63
8656-008-036	1424 E DALTON AVE	RES	A	0.191	1	1.000	50.63	50.63	50.63
8656-008-037	1428 E DALTON AVE	RES	A	0.197	1	1.000	50.63	50.63	50.63
8656-008-038	1432 E DALTON AVE	RES	A	0.238	1	1.000	50.63	50.63	50.63
8656-008-039	1435 E DALTON AVE	RES	A	0.202	1	1.000	50.63	50.63	50.63

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8656-008-040	1431 E DALTON AVE	RES	A	0.211	1	1.000	50.63	50.63	50.63
8656-008-041	1427 E DALTON AVE	RES	A	0.188	1	1.000	50.63	50.63	50.63
8656-008-042	1423 E DALTON AVE	RES	A	0.191	1	1.000	50.63	50.63	50.63
8656-008-043	1419 E DALTON AVE	RES	A	0.192	1	1.000	50.63	50.63	50.63
8656-008-044	1415 E DALTON AVE	RES	A	0.192	1	1.000	50.63	50.63	50.63
8656-008-049	1410 E DALTON AVE	RES	A	0.228	1	1.000	50.63	50.63	50.63
8656-008-051	1475 E FOOTHILL BLVD	RES	A	0.318	1	1.000	50.63	50.63	50.63
8656-008-052	1481 E FOOTHILL BLVD	RES	A	0.328	1	1.000	50.63	50.63	50.63
8656-008-053	1469 E FOOTHILL BLVD	RES	A	0.359	1	1.000	50.63	50.63	50.63
8656-009-014	1241 E FOOTHILL BLVD	RES	A	0.212	1	1.000	50.63	50.63	50.63
8656-009-015	1318 E DALTON AVE	RES	A	0.198	1	1.000	50.63	50.63	50.63
8656-009-016	1310 E DALTON AVE	RES	A	0.198	1	1.000	50.63	50.63	50.63
8656-009-018	1303 E FOOTHILL BLVD	RES	A	0.310	1	1.000	50.63	50.63	50.63
8656-009-019	107 N SAN JOSE DR	RES	A	0.232	1	1.000	50.63	50.63	50.63
8656-009-020	103 N SAN JOSE DR	RES	A	0.232	1	1.000	50.63	50.63	50.63
8656-010-016	1320 E MOUNTAIN VIEW AVE	RES	A	0.255	1	1.000	50.63	50.63	50.63
8656-010-017	1312 E MOUNTAIN VIEW AVE	RES	A	0.258	1	1.000	50.63	50.63	50.63
8656-010-018	1302 E MOUNTAIN VIEW AVE	RES	A	0.258	1	1.000	50.63	50.63	50.63
8656-010-020	1311 E DALTON AVE	RES	A	0.227	1	1.000	50.63	50.63	50.63
8656-010-021	135 N SAN JOSE DR	RES	A	0.253	1	1.000	50.63	50.63	50.63
8656-011-014	1240 E MEDA AVE	RES	A	0.220	1	1.000	50.63	50.63	50.63
8656-012-014	1241 E MEDA AVE	RES	A	0.217	1	1.000	50.63	50.63	50.63
8656-012-021	1302 E BENNETT AVE	RES	A	0.263	1	1.000	50.63	50.63	50.63
8656-012-022	1312 E BENNETT AVE	RES	A	0.263	1	1.000	50.63	50.63	50.63
8656-012-023	1320 E BENNETT AVE	RES	A	0.263	1	1.000	50.63	50.63	50.63
8656-012-024	1326 E BENNETT AVE	RES	A	0.263	1	1.000	50.63	50.63	50.63
8656-012-025	1334 E BENNETT AVE	RES	A	0.263	1	1.000	50.63	50.63	50.63
8656-012-026	1342 E BENNETT AVE	RES	A	0.263	1	1.000	50.63	50.63	50.63
8656-012-027	1350 E BENNETT AVE	RES	A	0.263	1	1.000	50.63	50.63	50.63
8656-012-028	1358 E BENNETT AVE	RES	A	0.263	1	1.000	50.63	50.63	50.63
8656-012-029	1362 E BENNETT AVE	RES	A	0.263	1	1.000	50.63	50.63	50.63
8656-012-030	1301 E MEDA AVE	RES	A	0.263	1	1.000	50.63	50.63	50.63
8656-012-031	1309 E MEDA AVE	RES	A	0.263	1	1.000	50.63	50.63	50.63
8656-012-032	1317 E MEDA AVE	RES	A	0.263	1	1.000	50.63	50.63	50.63
8656-012-033	1325 E MEDA AVE	RES	A	0.263	1	1.000	50.63	50.63	50.63
8656-012-034	1333 E MEDA AVE	RES	A	0.263	1	1.000	50.63	50.63	50.63
8656-012-035	1341 E MEDA AVE	RES	A	0.263	1	1.000	50.63	50.63	50.63
8656-012-036	1349 E MEDA AVE	RES	A	0.223	1	1.000	50.63	50.63	50.63
8656-012-037	1359 E MEDA AVE	RES	A	0.317	1	1.000	50.63	50.63	50.63
8656-012-038	240 ENCANTO DR	RES	A	0.324	1	1.000	50.63	50.63	50.63
8656-012-039	241 UNDERHILL DR	RES	A	0.269	1	1.000	50.63	50.63	50.63
8656-012-040	251 UNDERHILL DR	RES	A	0.269	1	1.000	50.63	50.63	50.63
8656-012-041	259 UNDERHILL DR	RES	A	0.269	1	1.000	50.63	50.63	50.63
8656-013-016	1151 E FOOTHILL BLVD	RES	A	0.433	1	1.000	50.63	50.63	50.63
8656-013-017	1159 E FOOTHILL BLVD	RES	A	0.320	1	1.000	50.63	50.63	50.63
8656-014-023	1107 E FOOTHILL BLVD	RES	A	0.191	1	1.000	50.63	50.63	50.63
8656-014-024	1101 E FOOTHILL BLVD	RES	A	0.191	1	1.000	50.63	50.63	50.63

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8656-014-025	1125 E FOOTHILL BLVD	MFR	A	0.820	11	3.245	50.63	50.63	164.29
8656-014-027	135 N WORTHY DR	RES	A	0.200	1	1.000	50.63	50.63	50.63
8656-014-028	143 N WORTHY DR	RES	A	0.209	1	1.000	50.63	50.63	50.63
8656-014-029	151 N WORTHY DR	RES	A	0.246	1	1.000	50.63	50.63	50.63
8656-014-030	157 N WORTHY DR	RES	A	0.235	1	1.000	50.63	50.63	50.63
8656-014-031	156 N WORTHY DR	RES	A	0.222	1	1.000	50.63	50.63	50.63
8656-014-032	150 N WORTHY DR	RES	A	0.198	1	1.000	50.63	50.63	50.63
8656-014-033	142 N WORTHY DR	RES	A	0.202	1	1.000	50.63	50.63	50.63
8656-014-034	136 N WORTHY DR	RES	A	0.202	1	1.000	50.63	50.63	50.63
8656-014-035	128 N WORTHY DR	RES	A	0.231	1	1.000	50.63	50.63	50.63
8656-014-036	120 N WORTHY DR	RES	A	0.384	1	1.000	50.63	50.63	50.63
8656-015-001	1104 E MOUNTAIN VIEW AVE	RES	A	0.199	1	1.000	50.63	50.63	50.63
8656-015-015	1103 E MOUNTAIN VIEW AVE	RES	A	0.197	1	1.000	50.63	50.63	50.63
8656-016-020	256 N LORRAINE AVE	RES	A	0.154	1	1.000	50.63	50.63	50.63
8656-018-013	1240 BAXTER DR	RES	A	0.224	1	1.000	50.63	50.63	50.63
8656-019-001	350 N LORAINE AVE	RES	A	0.890	1	1.000	50.63	50.63	50.63
8656-019-017	410 N LORAINE AVE	RES	A	0.230	1	1.000	50.63	50.63	50.63
8656-019-019	320 N LORAINE AVE	RES	A	0.970	1	1.000	50.63	50.63	50.63
8656-019-020	308 N LORAINE AVE	RES	A	0.250	1	1.000	50.63	50.63	50.63
8656-020-002	1103 LA FLORA LN	RES	A	0.224	1	1.000	50.63	50.63	50.63
8656-020-020	431 N BURNABY AVE	RES	A	0.220	1	1.000	50.63	50.63	50.63
8656-020-021	441 N BURNABY AVE	RES	A	0.234	1	1.000	50.63	50.63	50.63
8656-020-028	430 N LORAINE AVE	RES	A	0.217	1	1.000	50.63	50.63	50.63
8656-021-004	440 N BURNABY AVE	RES	A	0.217	1	1.000	50.63	50.63	50.63
8656-021-006	430 N BURNABY AVE	RES	A	0.220	1	1.000	50.63	50.63	50.63
8656-021-015	431 N TREANOR AVE	RES	A	0.220	1	1.000	50.63	50.63	50.63
8656-022-001	1103 E COMSTOCK AVE	RES	A	0.221	1	1.000	50.63	50.63	50.63
8656-022-017	1235 E COMSTOCK AVE	RES	A	0.232	1	1.000	50.63	50.63	50.63
8656-022-018	1241 E COMSTOCK AVE	RES	A	0.232	1	1.000	50.63	50.63	50.63
8656-022-019	441 WILLOWGROVE AVE	RES	A	0.283	1	1.000	50.63	50.63	50.63
8656-022-020	445 WILLOWGROVE AVE	RES	A	0.245	1	1.000	50.63	50.63	50.63
8656-022-024	1210 E LEADORA AVE	RES	A	0.204	1	1.000	50.63	50.63	50.63
8656-022-025	1216 E LEADORA AVE	RES	A	0.196	1	1.000	50.63	50.63	50.63
8656-022-026	1224 E LEADORA AVE	RES	A	0.196	1	1.000	50.63	50.63	50.63
8656-022-027	1230 E LEADORA AVE	RES	A	0.200	1	1.000	50.63	50.63	50.63
8656-022-028	1236 E LEADORA AVE	RES	A	0.204	1	1.000	50.63	50.63	50.63
8656-023-001	102 N SAN JOSE DR	RES	A	0.215	1	1.000	50.63	50.63	50.63
8656-023-002	106 N SAN JOSE DR	RES	A	0.202	1	1.000	50.63	50.63	50.63
8656-023-003	1336 E DALTON AVE	RES	A	0.230	1	1.000	50.63	50.63	50.63
8656-023-004	1344 E DALTON AVE	RES	A	0.220	1	1.000	50.63	50.63	50.63
8656-023-005	1352 E DALTON AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8656-023-006	1402 E DALTON AVE	RES	A	0.207	1	1.000	50.63	50.63	50.63
8656-024-001	122 UNDERHILL DR	RES	A	0.215	1	1.000	50.63	50.63	50.63
8656-024-002	128 UNDERHILL DR	RES	A	0.223	1	1.000	50.63	50.63	50.63
8656-024-003	138 UNDERHILL DR	RES	A	0.208	1	1.000	50.63	50.63	50.63
8656-024-004	142 UNDERHILL DR	RES	A	0.234	1	1.000	50.63	50.63	50.63
8656-024-005	150 UNDERHILL DR	RES	A	0.256	1	1.000	50.63	50.63	50.63

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8656-024-006	153 UNDERHILL DR	RES	A	0.255	1	1.000	50.63	50.63	50.63
8656-024-007	147 UNDERHILL DR	RES	A	0.258	1	1.000	50.63	50.63	50.63
8656-024-008	135 UNDERHILL DR	RES	A	0.258	1	1.000	50.63	50.63	50.63
8656-024-009	129 UNDERHILL DR	RES	A	0.231	1	1.000	50.63	50.63	50.63
8656-024-010	115 UNDERHILL DR	RES	A	0.201	1	1.000	50.63	50.63	50.63
8656-024-011	122 N SAN JOSE DR	RES	A	0.224	1	1.000	50.63	50.63	50.63
8656-024-012	130 N SAN JOSE DR	RES	A	0.222	1	1.000	50.63	50.63	50.63
8656-024-013	140 N SAN JOSE DR	RES	A	0.227	1	1.000	50.63	50.63	50.63
8656-024-014	150 N SAN JOSE DR	RES	A	0.229	1	1.000	50.63	50.63	50.63
8656-024-015	160 N SAN JOSE DR	RES	A	0.230	1	1.000	50.63	50.63	50.63
8656-025-001	205 ENCANTO DR	RES	A	0.274	1	1.000	50.63	50.63	50.63
8656-025-002	217 ENCANTO DR	RES	A	0.253	1	1.000	50.63	50.63	50.63
8656-025-003	221 ENCANTO DR	RES	A	0.242	1	1.000	50.63	50.63	50.63
8656-025-004	225 ENCANTO DR	RES	A	0.241	1	1.000	50.63	50.63	50.63
8656-025-005	1334 E MEDA AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8656-025-006	1326 E MEDA AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8656-025-007	1320 E MEDA AVE	RES	A	0.246	1	1.000	50.63	50.63	50.63
8656-025-008	1312 E MEDA AVE	RES	A	0.257	1	1.000	50.63	50.63	50.63
8656-025-009	1302 E MEDA AVE	RES	A	0.268	1	1.000	50.63	50.63	50.63
8656-025-010	1301 E MOUNTAIN VIEW AVE	RES	A	0.261	1	1.000	50.63	50.63	50.63
8656-025-011	1311 E MOUNTAIN VIEW AVE	RES	A	0.269	1	1.000	50.63	50.63	50.63
8656-025-012	1319 E MOUNTAIN VIEW AVE	RES	A	0.255	1	1.000	50.63	50.63	50.63
8656-025-013	1325 E MOUNTAIN VIEW AVE	RES	A	0.265	1	1.000	50.63	50.63	50.63
8656-025-014	1331 E MOUNTAIN VIEW AVE	RES	A	0.271	1	1.000	50.63	50.63	50.63
8656-025-015	202 N SAN JOSE DR	RES	A	0.263	1	1.000	50.63	50.63	50.63
8656-026-001	158 UNDERHILL DR	RES	A	0.264	1	1.000	50.63	50.63	50.63
8656-026-002	206 UNDERHILL DR	RES	A	0.246	1	1.000	50.63	50.63	50.63
8656-026-003	214 UNDERHILL DR	RES	A	0.237	1	1.000	50.63	50.63	50.63
8656-026-004	1420 UNDERHILL TER	RES	A	0.302	1	1.000	50.63	50.63	50.63
8656-026-005	1428 UNDERHILL TER	RES	A	0.316	1	1.000	50.63	50.63	50.63
8656-026-006	1432 UNDERHILL TER	RES	A	0.356	1	1.000	50.63	50.63	50.63
8656-026-007	1429 UNDERHILL TER	RES	A	0.492	1	1.000	50.63	50.63	50.63
8656-026-008	1423 UNDERHILL TER	RES	A	0.304	1	1.000	50.63	50.63	50.63
8656-026-009	229 UNDERHILL DR	RES	A	0.245	1	1.000	50.63	50.63	50.63
8656-026-010	221 UNDERHILL DR	RES	A	0.244	1	1.000	50.63	50.63	50.63
8656-026-011	214 ENCANTO DR	RES	A	0.225	1	1.000	50.63	50.63	50.63
8656-026-012	224 ENCANTO DR	RES	A	0.247	1	1.000	50.63	50.63	50.63
8656-026-013	228 ENCANTO DR	RES	A	0.248	1	1.000	50.63	50.63	50.63
8656-026-015	1430 E BENNETT AVE	RES	A	0.284	1	1.000	50.63	50.63	50.63
8656-026-016	1438 E BENNETT AVE	RES	A	0.304	1	1.000	50.63	50.63	50.63
8656-026-017	248 UNDERHILL DR	RES	A	0.380	1	1.000	50.63	50.63	50.63
8656-026-018	240 UNDERHILL DR	RES	A	0.377	1	1.000	50.63	50.63	50.63
8656-027-001	659 WILLOWGROVE AVE	RES	A	0.266	1	1.000	50.63	50.63	50.63
8656-027-002	653 WILLOWGROVE AVE	RES	A	0.246	1	1.000	50.63	50.63	50.63
8656-027-003	645 WILLOWGROVE AVE	RES	A	0.230	1	1.000	50.63	50.63	50.63
8656-027-004	639 WILLOWGROVE AVE	RES	A	0.230	1	1.000	50.63	50.63	50.63
8656-027-005	631 WILLOWGROVE AVE	RES	A	0.230	1	1.000	50.63	50.63	50.63

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8656-027-006	625 WILLOWGROVE AVE	RES	A	0.230	1	1.000	50.63	50.63	50.63
8656-027-007	617 WILLOWGROVE AVE	RES	A	0.230	1	1.000	50.63	50.63	50.63
8656-027-008	571 WILLOWGROVE AVE	RES	A	0.230	1	1.000	50.63	50.63	50.63
8656-027-009	563 WILLOWGROVE AVE	RES	A	0.230	1	1.000	50.63	50.63	50.63
8656-027-010	551 WILLOWGROVE AVE	RES	A	0.230	1	1.000	50.63	50.63	50.63
8656-027-011	543 WILLOWGROVE AVE	RES	A	0.230	1	1.000	50.63	50.63	50.63
8656-027-012	537 WILLOWGROVE AVE	RES	A	0.230	1	1.000	50.63	50.63	50.63
8656-027-013	529 WILLOWGROVE AVE	RES	A	0.230	1	1.000	50.63	50.63	50.63
8656-027-014	501 WILLOWGROVE AVE	RES	A	0.302	1	1.000	50.63	50.63	50.63
8656-027-015	511 WILLOWGROVE AVE	RES	A	0.251	1	1.000	50.63	50.63	50.63
8656-027-016	517 WILLOWGROVE AVE	RES	A	0.268	1	1.000	50.63	50.63	50.63
8656-027-017	506 WILLOW SPRINGS LN	RES	A	0.312	1	1.000	50.63	50.63	50.63
8656-027-018	514 WILLOW SPRINGS LN	RES	A	0.241	1	1.000	50.63	50.63	50.63
8656-027-019	522 WILLOW SPRINGS LN	RES	A	0.241	1	1.000	50.63	50.63	50.63
8656-027-020	530 WILLOW SPRINGS LN	RES	A	0.241	1	1.000	50.63	50.63	50.63
8656-027-021	538 WILLOW SPRINGS LN	RES	A	0.241	1	1.000	50.63	50.63	50.63
8656-027-022	544 WILLOW SPRINGS LN	RES	A	0.241	1	1.000	50.63	50.63	50.63
8656-027-023	550 WILLOW SPRINGS LN	RES	A	0.241	1	1.000	50.63	50.63	50.63
8656-027-030	559 WILLOW SPRINGS LN	RES	A	0.242	1	1.000	50.63	50.63	50.63
8656-027-031	567 WILLOW SPRINGS LN	RES	A	0.282	1	1.000	50.63	50.63	50.63
8656-027-032	566 WILLOW SPRINGS LN	RES	A	0.320	1	1.000	50.63	50.63	50.63
8656-027-033	558 WILLOW SPRINGS LN	RES	A	0.269	1	1.000	50.63	50.63	50.63
8656-027-035	650 WILLOW SPRINGS LN	RES	A	0.259	1	1.000	50.63	50.63	50.63
8656-027-036	640 WILLOW SPRINGS LN	RES	A	0.253	1	1.000	50.63	50.63	50.63
8656-027-037	630 WILLOW SPRINGS LN	RES	A	0.252	1	1.000	50.63	50.63	50.63
8656-027-038	620 WILLOW SPRINGS LN	RES	A	0.261	1	1.000	50.63	50.63	50.63
8656-027-039	610 WILLOW SPRINGS LN	RES	A	0.294	1	1.000	50.63	50.63	50.63
8656-027-040	615 WILLOW SPRINGS LN	RES	A	0.448	1	1.000	50.63	50.63	50.63
8656-027-041	609 WILLOW SPRINGS LN	RES	A	0.460	1	1.000	50.63	50.63	50.63
8656-028-001	538 WILLOWGROVE AVE	RES	A	0.229	1	1.000	50.63	50.63	50.63
8656-028-002	546 WILLOWGROVE AVE	RES	A	0.229	1	1.000	50.63	50.63	50.63
8656-028-003	554 WILLOWGROVE AVE	RES	A	0.229	1	1.000	50.63	50.63	50.63
8656-028-004	562 WILLOWGROVE AVE	RES	A	0.229	1	1.000	50.63	50.63	50.63
8656-028-005	564 WILLOWGROVE AVE	RES	A	0.229	1	1.000	50.63	50.63	50.63
8656-028-006	572 WILLOWGROVE AVE	RES	A	0.229	1	1.000	50.63	50.63	50.63
8656-028-007	610 WILLOWGROVE AVE	RES	A	0.229	1	1.000	50.63	50.63	50.63
8656-028-008	628 WILLOWGROVE AVE	RES	A	0.235	1	1.000	50.63	50.63	50.63
8656-028-009	615 THORNHURST AVE	RES	A	0.235	1	1.000	50.63	50.63	50.63
8656-028-010	609 THORNHURST AVE	RES	A	0.229	1	1.000	50.63	50.63	50.63
8656-028-011	571 THORNHURST AVE	RES	A	0.229	1	1.000	50.63	50.63	50.63
8656-028-012	563 THORNHURST AVE	RES	A	0.235	1	1.000	50.63	50.63	50.63
8656-028-013	561 THORNHURST AVE	RES	A	0.229	1	1.000	50.63	50.63	50.63
8656-028-014	553 THORNHURST AVE	RES	A	0.229	1	1.000	50.63	50.63	50.63
8656-028-015	547 THORNHURST AVE	RES	A	0.235	1	1.000	50.63	50.63	50.63
8656-028-016	539 THORNHURST AVE	RES	A	0.235	1	1.000	50.63	50.63	50.63
8656-028-017	518 WILLOWGROVE AVE	RES	A	0.267	1	1.000	50.63	50.63	50.63
8656-028-018	529 THORNHURST AVE	RES	A	0.260	1	1.000	50.63	50.63	50.63

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8656-028-019	521 THORNHURST AVE	RES	A	0.260	1	1.000	50.63	50.63	50.63
8656-028-020	512 WILLOWGROVE AVE	RES	A	0.275	1	1.000	50.63	50.63	50.63
8656-029-005	570 THORNHURST AVE	RES	A	0.234	1	1.000	50.63	50.63	50.63
8656-029-006	572 THORNHURST AVE	RES	A	0.231	1	1.000	50.63	50.63	50.63
8656-029-007	608 THORNHURST AVE	RES	A	0.231	1	1.000	50.63	50.63	50.63
8656-029-008	610 THORNHURST AVE	RES	A	0.244	1	1.000	50.63	50.63	50.63
8656-029-009	614 THORNHURST AVE	RES	A	0.276	1	1.000	50.63	50.63	50.63
8656-029-010	618 THORNHURST AVE	RES	A	0.334	1	1.000	50.63	50.63	50.63
8656-029-011	622 THORNHURST AVE	RES	A	0.245	1	1.000	50.63	50.63	50.63
8656-029-012	626 THORNHURST AVE	RES	A	0.233	1	1.000	50.63	50.63	50.63
8656-029-013	634 THORNHURST AVE	RES	A	0.233	1	1.000	50.63	50.63	50.63
8656-029-014	642 THORNHURST AVE	RES	A	0.237	1	1.000	50.63	50.63	50.63
8656-029-015	1324 E SIERRA MADRE AVE	RES	A	0.233	1	1.000	50.63	50.63	50.63
8656-029-021	569 FOUNTAIN SPRINGS LN	RES	A	0.223	1	1.000	50.63	50.63	50.63
8656-029-022	581 FOUNTAIN SPRINGS LN	RES	A	0.223	1	1.000	50.63	50.63	50.63
8656-029-023	593 FOUNTAIN SPRINGS LN	RES	A	0.223	1	1.000	50.63	50.63	50.63
8656-029-024	607 FOUNTAIN SPRINGS LN	RES	A	0.228	1	1.000	50.63	50.63	50.63
8656-029-025	619 FOUNTAIN SPRINGS LN	RES	A	0.224	1	1.000	50.63	50.63	50.63
8656-029-026	631 FOUNTAIN SPRINGS LN	RES	A	0.232	1	1.000	50.63	50.63	50.63
8656-029-027	643 FOUNTAIN SPRINGS LN	RES	A	0.232	1	1.000	50.63	50.63	50.63
8656-029-029	655 FOUNTAIN SPRINGS LN	RES	A	0.236	1	1.000	50.63	50.63	50.63
8656-030-001	349 UNDERHILL DR	RES	A	0.287	1	1.000	50.63	50.63	50.63
8656-030-002	1379 E CYPRESS AVE	RES	A	0.244	1	1.000	50.63	50.63	50.63
8656-030-003	1371 E CYPRESS AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8656-030-004	1361 E CYPRESS AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8656-030-005	1347 E CYPRESS AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8656-030-006	1337 E CYPRESS AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8656-030-007	1327 E CYPRESS AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8656-030-008	1321 E CYPRESS AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8656-030-009	1313 E CYPRESS AVE	RES	A	0.246	1	1.000	50.63	50.63	50.63
8656-030-010	1314 BAXTER DR	RES	A	0.256	1	1.000	50.63	50.63	50.63
8656-030-011	1322 BAXTER DR	RES	A	0.247	1	1.000	50.63	50.63	50.63
8656-030-012	1328 BAXTER DR	RES	A	0.242	1	1.000	50.63	50.63	50.63
8656-030-013	1338 BAXTER DR	RES	A	0.242	1	1.000	50.63	50.63	50.63
8656-030-014	1348 BAXTER DR	RES	A	0.242	1	1.000	50.63	50.63	50.63
8656-030-015	1358 BAXTER DR	RES	A	0.242	1	1.000	50.63	50.63	50.63
8656-030-016	1368 BAXTER DR	RES	A	0.242	1	1.000	50.63	50.63	50.63
8656-030-017	1370 BAXTER DR	RES	A	0.292	1	1.000	50.63	50.63	50.63
8656-031-001	1342 HIDDEN SPRINGS LN	RES	A	0.285	1	1.000	50.63	50.63	50.63
8656-031-002	760 FOUNTAIN SPRINGS LN	RES	A	0.300	1	1.000	50.63	50.63	50.63
8656-031-003	756 FOUNTAIN SPRINGS LN	RES	A	0.297	1	1.000	50.63	50.63	50.63
8656-031-004	1341 PEBBLE SPRINGS LN	RES	A	0.343	1	1.000	50.63	50.63	50.63
8656-031-005	1340 PEBBLE SPRINGS LN	RES	A	0.287	1	1.000	50.63	50.63	50.63
8656-031-006	1322 PEBBLE SPRINGS LN	RES	A	0.297	1	1.000	50.63	50.63	50.63
8656-031-007	1320 PEBBLE SPRINGS LN	RES	A	0.287	1	1.000	50.63	50.63	50.63
8656-031-008	1318 PEBBLE SPRINGS LN	RES	A	0.297	1	1.000	50.63	50.63	50.63
8656-031-009	1316 PEBBLE SPRINGS LN	RES	A	0.288	1	1.000	50.63	50.63	50.63

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8656-031-010	1314 PEBBLE SPRINGS LN	RES	A	0.412	1	1.000	50.63	50.63	50.63
8656-031-011	1312 PEBBLE SPRINGS LN	RES	A	0.328	1	1.000	50.63	50.63	50.63
8656-031-012	1310 PEBBLE SPRINGS LN	RES	A	0.308	1	1.000	50.63	50.63	50.63
8656-031-013	1308 PEBBLE SPRINGS LN	RES	A	0.367	1	1.000	50.63	50.63	50.63
8656-031-014	1309 PEBBLE SPRINGS LN	RES	A	0.371	1	1.000	50.63	50.63	50.63
8656-031-015	1311 PEBBLE SPRINGS LN	RES	A	0.390	1	1.000	50.63	50.63	50.63
8656-031-016	1317 PEBBLE SPRINGS LN	RES	A	0.312	1	1.000	50.63	50.63	50.63
8656-031-017	1321 PEBBLE SPRINGS LN	RES	A	0.311	1	1.000	50.63	50.63	50.63
8656-031-018	1325 PEBBLE SPRINGS LN	RES	A	0.322	1	1.000	50.63	50.63	50.63
8656-031-019	757 FOUNTAIN SPRINGS LN	RES	A	0.860	1	1.000	50.63	50.63	50.63
8656-031-020	1324 HIDDEN SPRINGS LN	RES	A	0.292	1	1.000	50.63	50.63	50.63
8656-031-021	1312 HIDDEN SPRINGS LN	RES	A	0.287	1	1.000	50.63	50.63	50.63
8656-031-022	1300 HIDDEN SPRINGS LN	RES	A	0.287	1	1.000	50.63	50.63	50.63
8656-031-023	1280 HIDDEN SPRINGS LN	RES	A	0.287	1	1.000	50.63	50.63	50.63
8656-031-024	1270 HIDDEN SPRINGS LN	RES	A	0.288	1	1.000	50.63	50.63	50.63
8656-031-025	1342 PEBBLE SPRINGS LN	RES	A	0.287	1	1.000	50.63	50.63	50.63
8656-031-026	1348 PEBBLE SPRINGS LN	RES	A	0.291	1	1.000	50.63	50.63	50.63
8656-031-027	1358 PEBBLE SPRINGS LN	RES	A	0.427	1	1.000	50.63	50.63	50.63
8656-031-028	1360 PEBBLE SPRINGS LN	RES	A	0.306	1	1.000	50.63	50.63	50.63
8656-031-029	1362 PEBBLE SPRINGS LN	RES	A	0.321	1	1.000	50.63	50.63	50.63
8656-031-030	1364 PEBBLE SPRINGS LN	RES	A	0.297	1	1.000	50.63	50.63	50.63
8656-031-031	1365 PEBBLE SPRINGS LN	RES	A	0.317	1	1.000	50.63	50.63	50.63
8656-031-032	1363 PEBBLE SPRINGS LN	RES	A	0.387	1	1.000	50.63	50.63	50.63
8656-031-033	1353 PEBBLE SPRINGS LN	RES	A	0.288	1	1.000	50.63	50.63	50.63
8656-031-034	1343 PEBBLE SPRINGS LN	RES	A	0.285	1	1.000	50.63	50.63	50.63
8656-031-035	1344 HIDDEN SPRINGS LN	RES	A	0.287	1	1.000	50.63	50.63	50.63
8656-031-036	1350 HIDDEN SPRINGS LN	RES	A	0.298	1	1.000	50.63	50.63	50.63
8656-031-037	1352 HIDDEN SPRINGS LN	RES	A	0.458	1	1.000	50.63	50.63	50.63
8656-032-001	1267 HIDDEN SPRINGS LN	RES	A	0.292	1	1.000	50.63	50.63	50.63
8656-032-002	1271 HIDDEN SPRINGS LN	RES	A	0.289	1	1.000	50.63	50.63	50.63
8656-032-003	1279 HIDDEN SPRINGS LN	RES	A	0.292	1	1.000	50.63	50.63	50.63
8656-032-004	1301 HIDDEN SPRINGS LN	RES	A	0.293	1	1.000	50.63	50.63	50.63
8656-032-005	1311 HIDDEN SPRINGS LN	RES	A	0.287	1	1.000	50.63	50.63	50.63
8656-032-006	1323 HIDDEN SPRINGS LN	RES	A	0.287	1	1.000	50.63	50.63	50.63
8656-032-007	1335 HIDDEN SPRINGS LN	RES	A	0.287	1	1.000	50.63	50.63	50.63
8656-032-008	1338 INDIAN SPRINGS DR	RES	A	0.294	1	1.000	50.63	50.63	50.63
8656-032-009	1326 INDIAN SPRINGS DR	RES	A	0.294	1	1.000	50.63	50.63	50.63
8656-032-010	1314 INDIAN SPRINGS DR	RES	A	0.294	1	1.000	50.63	50.63	50.63
8656-032-011	1302 INDIAN SPRINGS DR	RES	A	0.300	1	1.000	50.63	50.63	50.63
8656-032-012	1276 INDIAN SPRINGS DR	RES	A	0.292	1	1.000	50.63	50.63	50.63
8656-032-013	1272 INDIAN SPRINGS DR	RES	A	0.289	1	1.000	50.63	50.63	50.63
8656-032-014	1268 INDIAN SPRINGS DR	RES	A	0.292	1	1.000	50.63	50.63	50.63
8656-032-015	1269 INDIAN SPRINGS DR	RES	A	0.335	1	1.000	50.63	50.63	50.63
8656-032-016	1273 INDIAN SPRINGS DR	RES	A	0.315	1	1.000	50.63	50.63	50.63
8656-032-017	1277 INDIAN SPRINGS DR	RES	A	0.297	1	1.000	50.63	50.63	50.63
8656-032-018	1303 INDIAN SPRINGS DR	RES	A	0.300	1	1.000	50.63	50.63	50.63
8656-032-019	1315 INDIAN SPRINGS DR	RES	A	0.294	1	1.000	50.63	50.63	50.63

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8656-032-020	1327 INDIAN SPRINGS DR	RES	A	0.294	1	1.000	50.63	50.63	50.63
8656-032-021	1339 INDIAN SPRINGS DR	RES	A	0.294	1	1.000	50.63	50.63	50.63
8656-032-022	1336 E PALM DR	RES	A	0.287	1	1.000	50.63	50.63	50.63
8656-032-023	1328 E PALM DR	RES	A	0.280	1	1.000	50.63	50.63	50.63
8656-032-024	1316 E PALM DR	RES	A	0.287	1	1.000	50.63	50.63	50.63
8656-032-025	1304 E PALM DR	RES	A	0.287	1	1.000	50.63	50.63	50.63
8656-032-026	1278 E PALM DR	RES	A	0.287	1	1.000	50.63	50.63	50.63
8656-032-027	1274 E PALM DR	RES	A	0.287	1	1.000	50.63	50.63	50.63
8656-032-028	1272 E PALM DR	RES	A	0.289	1	1.000	50.63	50.63	50.63
8656-032-029	1353 HIDDEN SPRINGS LN	RES	A	0.390	1	1.000	50.63	50.63	50.63
8656-032-030	1345 HIDDEN SPRINGS LN	RES	A	0.320	1	1.000	50.63	50.63	50.63
8656-032-031	1346 INDIAN SPRINGS DR	RES	A	0.356	1	1.000	50.63	50.63	50.63
8656-032-032	1354 INDIAN SPRINGS DR	RES	A	0.413	1	1.000	50.63	50.63	50.63
8656-032-033	1355 INDIAN SPRINGS DR	RES	A	0.367	1	1.000	50.63	50.63	50.63
8656-032-034	1347 INDIAN SPRINGS DR	RES	A	0.352	1	1.000	50.63	50.63	50.63
8656-032-035	1340 E PALM DR	RES	A	0.344	1	1.000	50.63	50.63	50.63
8656-032-036	1356 E PALM DR	RES	A	0.396	1	1.000	50.63	50.63	50.63
8656-033-001	1449 E LEADORA AVE	RES	A	0.228	1	1.000	50.63	50.63	50.63
8656-033-002	1441 E LEADORA AVE	RES	A	0.226	1	1.000	50.63	50.63	50.63
8656-033-003	1433 E LEADORA AVE	RES	A	0.226	1	1.000	50.63	50.63	50.63
8656-033-004	1425 E LEADORA AVE	RES	A	0.226	1	1.000	50.63	50.63	50.63
8656-033-005	1417 E LEADORA AVE	RES	A	0.226	1	1.000	50.63	50.63	50.63
8656-033-006	1414 E LAUREL AVE	RES	A	0.218	1	1.000	50.63	50.63	50.63
8656-033-007	1422 E LAUREL AVE	RES	A	0.221	1	1.000	50.63	50.63	50.63
8656-033-008	1428 E LAUREL AVE	RES	A	0.277	1	1.000	50.63	50.63	50.63
8656-033-009	1430 E LAUREL AVE	RES	A	0.279	1	1.000	50.63	50.63	50.63
8656-033-010	1431 E LAUREL AVE	RES	A	0.282	1	1.000	50.63	50.63	50.63
8656-033-011	1423 E LAUREL AVE	RES	A	0.221	1	1.000	50.63	50.63	50.63
8656-033-012	1415 E LAUREL AVE	RES	A	0.217	1	1.000	50.63	50.63	50.63
8656-033-013	533 GLENDORA MOUNTAIN RD	RES	A	0.245	1	1.000	50.63	50.63	50.63
8656-033-014	545 GLENDORA MOUNTAIN RD	RES	A	0.247	1	1.000	50.63	50.63	50.63
8656-033-016	1428 E VIRGINIA AVE	RES	A	0.287	1	1.000	50.63	50.63	50.63
8656-033-017	1422 E VIRGINIA AVE	RES	A	0.221	1	1.000	50.63	50.63	50.63
8656-033-018	1414 E VIRGINIA AVE	RES	A	0.218	1	1.000	50.63	50.63	50.63
8656-033-019	601 GLENDORA MOUNTAIN RD	RES	A	0.245	1	1.000	50.63	50.63	50.63
8656-033-020	555 GLENDORA MOUNTAIN RD	RES	A	0.247	1	1.000	50.63	50.63	50.63
8656-034-001	1377 ELMGROVE DR	RES	A	0.238	1	1.000	50.63	50.63	50.63
8656-034-002	1383 ELMGROVE DR	RES	A	0.238	1	1.000	50.63	50.63	50.63
8656-034-003	1399 ELMGROVE DR	RES	A	0.247	1	1.000	50.63	50.63	50.63
8656-034-004	431 GLENDORA MOUNTAIN RD	RES	A	0.263	1	1.000	50.63	50.63	50.63
8656-034-005	441 GLENDORA MOUNTAIN RD	RES	A	0.248	1	1.000	50.63	50.63	50.63
8656-034-006	1375 ELMGROVE DR	RES	A	0.314	1	1.000	50.63	50.63	50.63
8656-034-007	1373 ELMGROVE DR	RES	A	0.257	1	1.000	50.63	50.63	50.63
8656-034-008	1371 ELMGROVE DR	RES	A	0.306	1	1.000	50.63	50.63	50.63
8656-034-009	1432 E COMSTOCK AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8656-034-010	1440 E COMSTOCK AVE	RES	A	0.253	1	1.000	50.63	50.63	50.63
8656-034-011	443 GLENDORA MOUNTAIN RD	RES	A	0.220	1	1.000	50.63	50.63	50.63

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8656-034-012	447 GLENDORA MOUNTAIN RD	RES	A	0.189	1	1.000	50.63	50.63	50.63
8656-034-013	1424 E COMSTOCK AVE	RES	A	0.260	1	1.000	50.63	50.63	50.63
8656-034-014	1416 E COMSTOCK AVE	RES	A	0.260	1	1.000	50.63	50.63	50.63
8656-034-015	1408 E COMSTOCK AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8656-035-005	644 FOUNTAIN SPRINGS LN	RES	A	0.242	1	1.000	50.63	50.63	50.63
8656-035-006	632 FOUNTAIN SPRINGS LN	RES	A	0.242	1	1.000	50.63	50.63	50.63
8656-035-007	620 FOUNTAIN SPRINGS LN	RES	A	0.251	1	1.000	50.63	50.63	50.63
8656-035-008	608 FOUNTAIN SPRINGS LN	RES	A	0.264	1	1.000	50.63	50.63	50.63
8656-035-009	1415 E VIRGINIA AVE	RES	A	0.220	1	1.000	50.63	50.63	50.63
8656-035-010	1423 E VIRGINIA AVE	RES	A	0.218	1	1.000	50.63	50.63	50.63
8656-035-011	1431 E VIRGINIA AVE	RES	A	0.286	1	1.000	50.63	50.63	50.63
8656-035-012	1430 E VIRGINIA AVE	RES	A	0.279	1	1.000	50.63	50.63	50.63
8656-035-013	609 GLENDORA MOUNTAIN RD	RES	A	0.247	1	1.000	50.63	50.63	50.63
8656-035-014	607 GLENDORA MOUNTAIN RD	RES	A	0.242	1	1.000	50.63	50.63	50.63
8656-035-015	1432 E SIERRA MADRE AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8656-035-016	1440 E SIERRA MADRE AVE	RES	A	0.283	1	1.000	50.63	50.63	50.63
8656-035-017	1449 E NORTHRIDGE AVE	RES	A	0.248	1	1.000	50.63	50.63	50.63
8656-035-018	1441 E NORTHRIDGE AVE	RES	A	0.274	1	1.000	50.63	50.63	50.63
8656-035-019	1430 E NORTHRIDGE AVE	RES	A	0.361	1	1.000	50.63	50.63	50.63
8656-035-020	1440 E NORTHRIDGE AVE	RES	A	0.324	1	1.000	50.63	50.63	50.63
8656-035-021	1448 E NORTHRIDGE AVE	RES	A	0.253	1	1.000	50.63	50.63	50.63
8656-035-022	656 FOUNTAIN SPRINGS LN	RES	A	0.250	1	1.000	50.63	50.63	50.63
8656-037-005	348 UNDERHILL DR	RES	A	0.230	1	1.000	50.63	50.63	50.63
8656-037-006	352 UNDERHILL DR	RES	A	0.292	1	1.000	50.63	50.63	50.63
8656-037-007	406 UNDERHILL DR	RES	A	0.308	1	1.000	50.63	50.63	50.63
8656-037-014	342 UNDERHILL DR	RES	A	0.240	1	1.000	50.63	50.63	50.63
8656-037-015	336 UNDERHILL DR	RES	A	0.220	1	1.000	50.63	50.63	50.63
8656-037-016	1390 ELMGROVE DR	RES	A	0.259	1	1.000	50.63	50.63	50.63
8656-037-017	1392 ELMGROVE DR	RES	A	0.370	1	1.000	50.63	50.63	50.63
8656-037-018	1396 ELMGROVE DR	RES	A	0.367	1	1.000	50.63	50.63	50.63
8656-037-019	1398 E ELMGROVE DR	RES	A	0.269	1	1.000	50.63	50.63	50.63
8658-005-026	520 N VALLEY CENTER AVE	RES	A	0.290	1	1.000	50.63	50.63	50.63
8658-005-027	514 N VALLEY CENTER AVE	RES	A	0.290	1	1.000	50.63	50.63	50.63
8658-005-028	508 N VALLEY CENTER AVE	RES	A	0.260	1	1.000	50.63	50.63	50.63
8658-005-030	1650 WINDING WAY LN	RES	A	1.430	1	1.000	50.63	50.63	50.63
8658-005-031	515 OAK KNOLL DR	RES	A	1.240	1	1.000	50.63	50.63	50.63
8658-005-032	520 OAK KNOLL DR	RES	A	1.250	1	1.000	50.63	50.63	50.63
8658-025-014	828 GLENDORA MOUNTAIN RD	RES	A	0.554	1	1.000	50.63	50.63	50.63
8658-025-015	820 GLENDORA MOUNTAIN RD	RES	A	0.555	1	1.000	50.63	50.63	50.63
8658-025-019	810 MOUNTAIN LN	RES	A	0.130	1	1.000	50.63	50.63	50.63
8658-025-029	803 MOUNTAIN LN	RES	A	0.623	1	1.000	50.63	50.63	50.63
8658-025-030	805 MOUNTAIN LN	RES	A	1.200	1	1.000	50.63	50.63	50.63
8658-025-031	807 MOUNTAIN LN	RES	A	1.600	1	1.000	50.63	50.63	50.63
8658-025-034	801 MOUNTAIN LN	RES	A	0.636	1	1.000	50.63	50.63	50.63
8659-001-007	118 N VALLEY CENTER AVE	RES	A	0.370	1	1.000	50.63	50.63	50.63
8659-001-008	106 N VALLEY CENTER AVE	RES	A	0.313	1	1.000	50.63	50.63	50.63
8659-009-007	333 OAK KNOLL DR	RES	A	0.579	1	1.000	50.63	50.63	50.63

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8659-009-008	343 OAK KNOLL DR	RES	A	0.602	1	1.000	50.63	50.63	50.63
8659-009-012	407 OAK KNOLL DR	RES	A	0.466	1	1.000	50.63	50.63	50.63
8659-009-013	403 OAK KNOLL DR	RES	A	0.358	1	1.000	50.63	50.63	50.63
8659-009-017	360 OAK TREE DR	RES	A	0.677	1	1.000	50.63	50.63	50.63
8659-009-018	353 OAK KNOLL DR	RES	A	0.329	1	1.000	50.63	50.63	50.63
8659-010-015	239 N HERITAGE OAK DR	RES	A	0.314	1	1.000	50.63	50.63	50.63
8659-010-016	251 N HERITAGE OAK DR	RES	A	0.254	1	1.000	50.63	50.63	50.63
8659-010-017	303 N HERITAGE OAK DR	RES	A	0.254	1	1.000	50.63	50.63	50.63
8659-010-020	241 WHISPERING OAKS DR	RES	A	0.258	1	1.000	50.63	50.63	50.63
8659-010-021	253 WHISPERING OAKS DR	RES	A	0.273	1	1.000	50.63	50.63	50.63
8659-010-022	305 WHISPERING OAKS DR	RES	A	0.273	1	1.000	50.63	50.63	50.63
8659-010-027	302 N HERITAGE OAK DR	RES	A	0.260	1	1.000	50.63	50.63	50.63
8659-010-028	250 N HERITAGE OAK DR	RES	A	0.260	1	1.000	50.63	50.63	50.63
8659-010-029	238 N HERITAGE OAK DR	RES	A	0.256	1	1.000	50.63	50.63	50.63
8659-010-032	1700 ACORN LN	RES	A	0.356	1	1.000	50.63	50.63	50.63
8659-010-033	314 N HERITAGE OAK DR	RES	A	0.294	1	1.000	50.63	50.63	50.63
8659-010-034	317 WHISPERING OAKS DR	RES	A	0.315	1	1.000	50.63	50.63	50.63
8659-010-035	105 WHISPERING OAKS DR	RES	A	0.251	1	1.000	50.63	50.63	50.63
8659-010-036	111 WHISPERING OAKS DR	RES	A	0.244	1	1.000	50.63	50.63	50.63
8659-010-037	117 WHISPERING OAKS DR	RES	A	0.244	1	1.000	50.63	50.63	50.63
8659-010-038	123 WHISPERING OAKS DR	RES	A	0.244	1	1.000	50.63	50.63	50.63
8659-010-039	129 WHISPERING OAKS DR	RES	A	0.244	1	1.000	50.63	50.63	50.63
8659-010-040	135 WHISPERING OAKS DR	RES	A	0.254	1	1.000	50.63	50.63	50.63
8659-010-041	141 WHISPERING OAKS DR	RES	A	0.316	1	1.000	50.63	50.63	50.63
8659-010-042	201 WHISPERING OAKS DR	RES	A	0.422	1	1.000	50.63	50.63	50.63
8659-010-043	207 WHISPERING OAKS DR	RES	A	0.344	1	1.000	50.63	50.63	50.63
8659-010-044	213 N HERITAGE OAK DR	RES	A	0.380	1	1.000	50.63	50.63	50.63
8659-010-045	221 N HERITAGE OAK DR	RES	A	0.334	1	1.000	50.63	50.63	50.63
8659-010-046	218 N HERITAGE OAK DR	RES	A	0.282	1	1.000	50.63	50.63	50.63
8659-010-047	212 N HERITAGE OAK DR	RES	A	0.245	1	1.000	50.63	50.63	50.63
8659-010-048	219 WHISPERING OAKS DR	RES	A	0.295	1	1.000	50.63	50.63	50.63
8659-011-007	1760 ACORN LN	RES	A	0.268	1	1.000	50.63	50.63	50.63
8659-011-010	304 WHISPERING OAKS DR	RES	A	0.248	1	1.000	50.63	50.63	50.63
8659-011-011	252 WHISPERING OAKS DR	RES	A	0.252	1	1.000	50.63	50.63	50.63
8659-011-012	240 WHISPERING OAKS DR	RES	A	0.258	1	1.000	50.63	50.63	50.63
8659-011-013	316 WHISPERING OAKS DR	RES	A	0.248	1	1.000	50.63	50.63	50.63
8659-011-014	237 VERDUGO AVE	RES	A	0.298	2	1.000	50.63	50.63	50.63
8659-011-015	245 VERDUGO AVE	RES	A	0.293	1	1.000	50.63	50.63	50.63
8659-011-016	307 VERDUGO AVE	RES	A	0.293	1	1.000	50.63	50.63	50.63
8659-011-019	325 VERDUGO AVE	RES	A	0.416	1	1.000	50.63	50.63	50.63
8659-011-020	324 VERDUGO AVE	RES	A	0.321	1	1.000	50.63	50.63	50.63
8659-011-023	308 VERDUGO AVE	RES	A	0.324	1	1.000	50.63	50.63	50.63
8659-011-024	246 VERDUGO AVE	RES	A	0.324	1	1.000	50.63	50.63	50.63
8659-011-025	238 VERDUGO AVE	RES	A	0.317	1	1.000	50.63	50.63	50.63
8659-011-026	237 N HACIENDA AVE	RES	A	0.321	1	1.000	50.63	50.63	50.63
8659-011-027	245 N HACIENDA AVE	RES	A	0.324	1	1.000	50.63	50.63	50.63
8659-011-028	307 N HACIENDA AVE	RES	A	0.324	1	1.000	50.63	50.63	50.63

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8659-011-031	323 N HACIENDA AVE	RES	A	0.314	1	1.000	50.63	50.63	50.63
8659-011-032	324 N HACIENDA AVE	RES	A	0.631	1	1.000	50.63	50.63	50.63
8659-011-034	316 N HACIENDA AVE	RES	A	0.385	1	1.000	50.63	50.63	50.63
8659-011-035	308 N HACIENDA AVE	RES	A	0.390	1	1.000	50.63	50.63	50.63
8659-011-036	246 N HACIENDA AVE	RES	A	0.387	1	1.000	50.63	50.63	50.63
8659-011-037	238 N HACIENDA AVE	RES	A	0.387	1	1.000	50.63	50.63	50.63
8659-011-040	241 N LONE HILL AVE	RES	A	0.289	1	1.000	50.63	50.63	50.63
8659-011-041	251 N LONE HILL AVE	RES	A	0.287	1	1.000	50.63	50.63	50.63
8659-011-046	261 N LONE HILL AVE	RES	A	0.258	1	1.000	50.63	50.63	50.63
8659-011-048	315 VERDUGO AVE	RES	A	0.293	1	1.000	50.63	50.63	50.63
8659-011-049	316 VERDUGO AVE	RES	A	0.307	1	1.000	50.63	50.63	50.63
8659-011-050	315 N HACIENDA AVE	RES	A	0.307	1	1.000	50.63	50.63	50.63
8659-011-051	235 N LONE HILL AVE	RES	A	0.791	1	1.000	50.63	50.63	50.63
8659-011-052	240 N LONE HILL AVE	RES	A	0.396	1	1.000	50.63	50.63	50.63
8659-013-013	1701 ACORN LN	RES	A	0.421	1	1.000	50.63	50.63	50.63
8659-013-014	1713 ACORN LN	RES	A	0.410	1	1.000	50.63	50.63	50.63
8659-013-015	1725 ACORN LN	RES	A	0.412	1	1.000	50.63	50.63	50.63
8659-013-016	1737 ACORN LN	RES	A	0.372	1	1.000	50.63	50.63	50.63
8659-013-018	326 WHISPERING OAKS DR	RES	A	0.361	1	1.000	50.63	50.63	50.63
8659-013-019	247 OAK KNOLL DR	RES	A	1.420	1	1.000	50.63	50.63	50.63
8659-013-022	223 OAK KNOLL DR	RES	A	1.430	1	1.000	50.63	50.63	50.63
8659-013-023	215 OAK KNOLL DR	RES	A	1.040	1	1.000	50.63	50.63	50.63
8659-013-024	210 OAK KNOLL DR	RES	A	2.660	1	1.000	50.63	50.63	50.63
8659-013-025	240 OAK KNOLL DR	RES	A	1.060	1	1.000	50.63	50.63	50.63
8659-013-028	448 HIGHLAND DR	RES	A	1.000	1	1.000	50.63	50.63	50.63
8659-013-029	241 OAK KNOLL DR	RES	A	1.438	1	1.000	50.63	50.63	50.63
8659-013-030	235 OAK KNOLL DR	RES	A	1.631	1	1.000	50.63	50.63	50.63
8659-013-031	1749 ACORN LN	RES	A	0.369	1	1.000	50.63	50.63	50.63
8659-013-036	212 OAK KNOLL DR	RES	A	1.096	1	1.000	50.63	50.63	50.63
8659-013-037	436 HIGHLAND DR	RES	A	1.003	1	1.000	50.63	50.63	50.63
8659-014-001	229 VERDUGO AVE	RES	A	0.241	1	1.000	50.63	50.63	50.63
8659-014-015	1727 E LEANING OAK CT	RES	A	0.328	1	1.000	50.63	50.63	50.63
8659-014-016	1739 E LEANING OAK CT	RES	A	0.324	1	1.000	50.63	50.63	50.63
8659-014-017	1738 E LEANING OAK CT	RES	A	0.262	1	1.000	50.63	50.63	50.63
8659-014-018	1732 E LEANING OAK CT	RES	A	0.247	1	1.000	50.63	50.63	50.63
8659-014-019	1726 E LEANING OAK CT	RES	A	0.274	1	1.000	50.63	50.63	50.63
8659-014-020	208 WHISPERING OAKS DR	RES	A	0.274	1	1.000	50.63	50.63	50.63
8659-014-021	202 WHISPERING OAKS DR	RES	A	0.271	1	1.000	50.63	50.63	50.63
8659-014-022	140 WHISPERING OAKS DR	RES	A	0.264	1	1.000	50.63	50.63	50.63
8659-014-023	134 WHISPERING OAKS DR	RES	A	0.249	1	1.000	50.63	50.63	50.63
8659-014-024	135 BRANCH OAK CT	RES	A	0.334	1	1.000	50.63	50.63	50.63
8659-014-025	141 BRANCH OAK CT	RES	A	0.311	1	1.000	50.63	50.63	50.63
8659-014-026	147 BRANCH OAK CT	RES	A	0.289	1	1.000	50.63	50.63	50.63
8659-014-027	153 BRANCH OAK CT	RES	A	0.281	1	1.000	50.63	50.63	50.63
8659-014-028	146 BRANCH OAK CT	RES	A	0.294	1	1.000	50.63	50.63	50.63
8659-014-029	138 BRANCH OAK CT	RES	A	0.286	1	1.000	50.63	50.63	50.63
8659-014-030	1735 BRANCH OAK DR	RES	A	0.327	1	1.000	50.63	50.63	50.63

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8659-014-031	1741 BRANCH OAK DR	RES	A	0.298	1	1.000	50.63	50.63	50.63
8659-014-032	1740 BRANCH OAK DR	RES	A	0.267	1	1.000	50.63	50.63	50.63
8659-014-033	1736 BRANCH OAK DR	RES	A	0.416	1	1.000	50.63	50.63	50.63
8659-014-034	1730 BRANCH OAK DR	RES	A	0.299	1	1.000	50.63	50.63	50.63
8659-014-035	1724 BRANCH OAK DR	RES	A	0.295	1	1.000	50.63	50.63	50.63
8659-014-036	124 WHISPERING OAKS DR	RES	A	0.265	1	1.000	50.63	50.63	50.63
8659-014-037	118 WHISPERING OAKS DR	RES	A	0.244	1	1.000	50.63	50.63	50.63
8659-014-038	112 WHISPERING OAKS DR	RES	A	0.244	1	1.000	50.63	50.63	50.63
8659-014-039	106 WHISPERING OAKS DR	RES	A	0.252	1	1.000	50.63	50.63	50.63
8659-014-040	1745 E FOOTHILL BLVD	RES	A	0.298	1	1.000	50.63	50.63	50.63
8659-014-041	1801 E FOOTHILL BLVD	RES	A	0.357	1	1.000	50.63	50.63	50.63
8659-015-011	230 VERDUGO AVE	RES	A	0.241	1	1.000	50.63	50.63	50.63
8659-015-012	229 N HACIENDA AVE	RES	A	0.241	1	1.000	50.63	50.63	50.63
8659-016-011	230 N HACIENDA AVE	RES	A	0.284	1	1.000	50.63	50.63	50.63
8659-017-006	2112 CUMBERLAND RD	RES	A	0.324	1	1.000	50.63	50.63	50.63
8659-017-007	2106 CUMBERLAND RD	RES	A	0.255	1	1.000	50.63	50.63	50.63
8659-017-008	2100 CUMBERLAND RD	RES	A	0.446	1	1.000	50.63	50.63	50.63
8659-017-009	2101 CUMBERLAND RD	RES	A	0.246	1	1.000	50.63	50.63	50.63
8659-017-010	2103 CUMBERLAND RD	RES	A	0.345	1	1.000	50.63	50.63	50.63
8659-017-011	2107 CUMBERLAND RD	RES	A	0.273	1	1.000	50.63	50.63	50.63
8659-017-012	139 MORGAN RANCH RD	RES	A	0.346	1	1.000	50.63	50.63	50.63
8659-017-013	201 OAKLAND RD	RES	A	0.416	1	1.000	50.63	50.63	50.63
8659-017-014	207 OAKLAND RD	RES	A	0.348	1	1.000	50.63	50.63	50.63
8659-017-015	211 OAKLAND RD	RES	A	0.274	1	1.000	50.63	50.63	50.63
8659-017-017	2103 MEADOWBROOK LN	RES	A	0.352	1	1.000	50.63	50.63	50.63
8659-017-018	2107 MEADOWBROOK LN	RES	A	0.252	1	1.000	50.63	50.63	50.63
8659-017-019	2111 MEADOWBROOK LN	RES	A	0.276	1	1.000	50.63	50.63	50.63
8659-017-020	2115 MEADOWBROOK LN	RES	A	0.419	1	1.000	50.63	50.63	50.63
8659-017-021	2114 MEADOWBROOK LN	RES	A	0.553	1	1.000	50.63	50.63	50.63
8659-017-022	214 OAKLAND RD	RES	A	0.248	1	1.000	50.63	50.63	50.63
8659-017-023	210 OAKLAND RD	RES	A	0.385	1	1.000	50.63	50.63	50.63
8659-017-024	212 MORGAN RANCH RD	RES	A	0.271	1	1.000	50.63	50.63	50.63
8659-017-025	208 MORGAN RANCH RD	RES	A	0.295	1	1.000	50.63	50.63	50.63
8659-017-026	140 MORGAN RANCH RD	RES	A	0.232	1	1.000	50.63	50.63	50.63
8659-017-027	124 MORGAN RANCH RD	RES	A	0.306	1	1.000	50.63	50.63	50.63
8659-017-028	2133 CUMBERLAND RD	RES	A	0.277	1	1.000	50.63	50.63	50.63
8659-017-029	2153 CUMBERLAND RD	RES	A	0.231	1	1.000	50.63	50.63	50.63
8659-017-030	2165 CUMBERLAND RD	RES	A	0.269	1	1.000	50.63	50.63	50.63
8659-017-031	2173 CUMBERLAND RD	RES	A	0.321	1	1.000	50.63	50.63	50.63
8659-017-032	2162 CUMBERLAND RD	RES	A	0.307	1	1.000	50.63	50.63	50.63
8659-017-033	2152 CUMBERLAND RD	RES	A	0.379	1	1.000	50.63	50.63	50.63
8659-017-034	2142 CUMBERLAND RD	RES	A	0.304	1	1.000	50.63	50.63	50.63
8659-017-035	112 MORGAN RANCH RD	RES	A	0.249	1	1.000	50.63	50.63	50.63
8659-017-036	106 MORGAN RANCH RD	RES	A	0.294	1	1.000	50.63	50.63	50.63
8659-017-037	105 OAKHART DR	RES	A	0.264	1	1.000	50.63	50.63	50.63
8659-017-038	111 OAKHART DR	RES	A	0.307	1	1.000	50.63	50.63	50.63
8659-017-039	119 OAKHART DR	RES	A	0.264	1	1.000	50.63	50.63	50.63

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8659-017-040	224 MORGAN RANCH RD	RES	A	0.290	1	1.000	50.63	50.63	50.63
8659-017-041	220 MORGAN RANCH RD	RES	A	0.279	1	1.000	50.63	50.63	50.63
8659-017-042	216 MORGAN RANCH RD	RES	A	0.250	1	1.000	50.63	50.63	50.63
8659-017-043	239 MORGAN RANCH RD	RES	A	0.345	1	1.000	50.63	50.63	50.63
8659-017-044	237 MORGAN RANCH RD	RES	A	0.243	1	1.000	50.63	50.63	50.63
8659-017-045	233 MORGAN RANCH RD	RES	A	0.252	1	1.000	50.63	50.63	50.63
8659-017-046	225 MORGAN RANCH RD	RES	A	0.297	1	1.000	50.63	50.63	50.63
8659-017-047	219 MORGAN RANCH RD	RES	A	0.501	1	1.000	50.63	50.63	50.63
8659-017-050	2207 MEADOWBROOK LN	RES	A	0.383	1	1.000	50.63	50.63	50.63
8659-017-051	2211 MEADOWBROOK LN	RES	A	0.277	1	1.000	50.63	50.63	50.63
8659-017-052	2217 MEADOWBROOK LN	RES	A	0.380	2	1.000	50.63	50.63	50.63
8659-017-053	238 MORGAN RANCH RD	RES	A	0.254	1	1.000	50.63	50.63	50.63
8659-017-054	234 MORGAN RANCH RD	RES	A	0.292	1	1.000	50.63	50.63	50.63
8659-017-055	230 MORGAN RANCH RD	RES	A	0.335	1	1.000	50.63	50.63	50.63
8659-017-056	2207 SHENANDOAH LN	RES	A	0.351	1	1.000	50.63	50.63	50.63
8659-017-057	2211 SHENANDOAH LN	RES	A	0.382	1	1.000	50.63	50.63	50.63
8659-017-058	2217 SHENANDOAH LN	RES	A	0.562	1	1.000	50.63	50.63	50.63
8659-017-059	2208 SHENANDOAH LN	RES	A	0.263	1	1.000	50.63	50.63	50.63
8659-017-060	2204 SHENANDOAH LN	RES	A	0.244	1	1.000	50.63	50.63	50.63
8659-017-061	2200 SHENANDOAH LN	RES	A	0.251	1	1.000	50.63	50.63	50.63
8659-017-062	112 OAKHART DR	RES	A	0.239	1	1.000	50.63	50.63	50.63
8659-017-063	2211 CUMBERLAND RD	RES	A	0.205	1	1.000	50.63	50.63	50.63
8659-017-064	2215 CUMBERLAND RD	RES	A	0.328	1	1.000	50.63	50.63	50.63
8659-017-065	2219 CUMBERLAND RD	RES	A	0.280	1	1.000	50.63	50.63	50.63
8659-017-066	2208 CUMBERLAND RD	RES	A	0.389	1	1.000	50.63	50.63	50.63
8659-017-067	2204 CUMBERLAND RD	RES	A	0.295	1	1.000	50.63	50.63	50.63
8659-017-068	2200 CUMBERLAND RD	RES	A	0.297	1	1.000	50.63	50.63	50.63
8659-017-073	2204 MEADOWBROOK LN	RES	A	0.426	1	1.000	50.63	50.63	50.63
8659-017-074	2200 MEADOWBROOK LN	RES	A	0.480	1	1.000	50.63	50.63	50.63
8659-018-041	335 N VERDUGO AVE	RES	A	1.280	1	1.000	50.63	50.63	50.63
8659-018-042	NO SITUS AVAILABLE	UNDEV	A	1.740	0	2.245	50.63	50.63	113.64
8659-018-043	425 VERDUGO AVE	RES	A	2.000	1	1.000	50.63	50.63	50.63
8659-018-044	445 VERDUGO AVE	RES	A	1.750	1	1.000	50.63	50.63	50.63
8659-018-045	444 VERDUGO AVE	RES	A	1.990	1	1.000	50.63	50.63	50.63
8659-018-048	1845 ACORN LN	RES	A	1.570	1	1.000	50.63	50.63	50.63
8659-018-052	364 VERDUGO AVE	RES	A	2.350	1	1.000	50.63	50.63	50.63
8659-018-053	426 VERDUGO AVE	RES	A	1.890	1	1.000	50.63	50.63	50.63
8659-019-010	107 N LONE HILL AVE	RES	A	0.243	1	1.000	50.63	50.63	50.63
8659-019-011	115 N LONE HILL AVE	RES	A	0.240	1	1.000	50.63	50.63	50.63
8659-019-012	123 N LONE HILL AVE	RES	A	0.240	1	1.000	50.63	50.63	50.63
8659-019-013	131 N LONE HILL AVE	RES	A	0.240	1	1.000	50.63	50.63	50.63
8659-019-014	139 N LONE HILL AVE	RES	A	0.240	1	1.000	50.63	50.63	50.63
8659-019-015	147 N LONE HILL AVE	RES	A	0.240	1	1.000	50.63	50.63	50.63
8659-019-016	1925 PALOMAR DR	RES	A	0.256	1	1.000	50.63	50.63	50.63
8659-019-017	1937 PALOMAR DR	RES	A	0.303	1	1.000	50.63	50.63	50.63
8659-019-018	1945 PALOMAR DR	RES	A	0.354	1	1.000	50.63	50.63	50.63
8659-019-019	1942 PALOMAR DR	RES	A	0.295	1	1.000	50.63	50.63	50.63

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8659-019-020	1938 PALOMAR DR	RES	A	0.247	1	1.000	50.63	50.63	50.63
8659-019-021	1926 PALOMAR DR	RES	A	0.246	1	1.000	50.63	50.63	50.63
8659-019-022	1923 CUMBERLAND RD	RES	A	0.244	1	1.000	50.63	50.63	50.63
8659-019-023	1931 CUMBERLAND RD	RES	A	0.239	1	1.000	50.63	50.63	50.63
8659-019-024	1939 CUMBERLAND RD	RES	A	0.239	1	1.000	50.63	50.63	50.63
8659-019-025	1947 CUMBERLAND RD	RES	A	0.253	1	1.000	50.63	50.63	50.63
8659-019-026	1955 CUMBERLAND RD	RES	A	0.265	1	1.000	50.63	50.63	50.63
8659-019-027	1960 CUMBERLAND RD	RES	A	0.297	1	1.000	50.63	50.63	50.63
8659-019-028	1956 CUMBERLAND RD	RES	A	0.260	1	1.000	50.63	50.63	50.63
8659-019-029	1948 CUMBERLAND RD	RES	A	0.253	1	1.000	50.63	50.63	50.63
8659-019-030	1940 CUMBERLAND RD	RES	A	0.239	1	1.000	50.63	50.63	50.63
8659-019-031	1932 CUMBERLAND RD	RES	A	0.239	1	1.000	50.63	50.63	50.63
8659-019-032	1924 CUMBERLAND RD	RES	A	0.241	1	1.000	50.63	50.63	50.63
8659-019-035	203 N LONE HILL AVE	RES	A	0.299	1	1.000	50.63	50.63	50.63
8659-019-036	211 N LONE HILL AVE	RES	A	0.299	1	1.000	50.63	50.63	50.63
8659-019-037	219 N LONE HILL AVE	RES	A	0.315	1	1.000	50.63	50.63	50.63
8659-019-038	227 N LONE HILL AVE	RES	A	0.642	1	1.000	50.63	50.63	50.63
8659-019-039	228 N LONE HILL AVE	RES	A	0.286	1	1.000	50.63	50.63	50.63
8659-019-044	210 N LONE HILL AVE	RES	A	0.240	1	1.000	50.63	50.63	50.63
8659-019-045	208 N LONE HILL AVE	RES	A	0.240	1	1.000	50.63	50.63	50.63
8659-019-046	202 N LONE HILL AVE	RES	A	0.250	1	1.000	50.63	50.63	50.63
8659-019-047	220 N LONE HILL AVE	RES	A	0.430	1	1.000	50.63	50.63	50.63
8659-026-001	355 OAK TREE DR	RES	A	0.354	1	1.000	50.63	50.63	50.63
8659-026-002	409 OAK TREE DR	RES	A	0.550	1	1.000	50.63	50.63	50.63
8659-026-003	419 OAK KNOLL DR	RES	A	0.377	1	1.000	50.63	50.63	50.63
8659-026-004	425 OAK KNOLL DR	RES	A	0.394	1	1.000	50.63	50.63	50.63
8659-026-005	433 OAK KNOLL DR	RES	A	0.398	1	1.000	50.63	50.63	50.63
8659-026-006	441 OAK KNOLL DR	RES	A	0.376	1	1.000	50.63	50.63	50.63
8659-026-007	449 OAK KNOLL DR	RES	A	0.345	1	1.000	50.63	50.63	50.63
8659-026-008	401 FERN DELL PL	RES	A	0.285	1	1.000	50.63	50.63	50.63
8659-026-009	403 FERN DELL PL	RES	A	0.287	1	1.000	50.63	50.63	50.63
8659-026-010	411 FERN DELL PL	RES	A	0.298	1	1.000	50.63	50.63	50.63
8659-026-011	419 FERN DELL PL	RES	A	0.356	1	1.000	50.63	50.63	50.63
8659-026-012	425 FERN DELL PL	RES	A	0.285	1	1.000	50.63	50.63	50.63
8659-026-013	433 FERN DELL PL	RES	A	0.292	1	1.000	50.63	50.63	50.63
8659-026-014	441 FERN DELL PL	RES	A	0.291	1	1.000	50.63	50.63	50.63
8659-026-015	449 FERN DELL PL	RES	A	0.334	1	1.000	50.63	50.63	50.63
8659-026-016	450 FERN DELL PL	RES	A	0.409	1	1.000	50.63	50.63	50.63
8659-026-017	442 FERN DELL PL	RES	A	0.297	1	1.000	50.63	50.63	50.63
8659-026-018	412 FERN DELL PL	RES	A	0.287	1	1.000	50.63	50.63	50.63
8659-026-019	398 CATHERINE PARK DR	RES	A	0.303	1	1.000	50.63	50.63	50.63
8659-026-023	368 CATHERINE PARK DR	RES	A	0.367	1	1.000	50.63	50.63	50.63
8659-026-024	367 CATHERINE PARK DR	RES	A	0.311	1	1.000	50.63	50.63	50.63
8659-026-025	377 CATHERINE PARK DR	RES	A	0.311	1	1.000	50.63	50.63	50.63
8659-026-026	401 CATHERINE PARK DR	RES	A	0.345	1	1.000	50.63	50.63	50.63
8659-026-028	390 CATHERINE PARK DR	RES	A	0.344	1	1.000	50.63	50.63	50.63
8659-026-029	388 CATHERINE PARK DR	RES	A	0.503	1	1.000	50.63	50.63	50.63

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8659-026-030	376 CATHERINE PARK DR	RES	A	0.335	1	1.000	50.63	50.63	50.63
8659-027-003	434 OAK KNOLL DR	RES	A	0.480	1	1.000	50.63	50.63	50.63
8659-027-004	426 OAK KNOLL DR	RES	A	0.483	1	1.000	50.63	50.63	50.63
8659-027-005	420 OAK KNOLL DR	RES	A	0.404	1	1.000	50.63	50.63	50.63
8659-027-006	412 OAK KNOLL DR	RES	A	0.389	1	1.000	50.63	50.63	50.63
8659-027-007	402 OAK KNOLL DR	RES	A	0.351	1	1.000	50.63	50.63	50.63
8659-027-008	344 OAK KNOLL DR	RES	A	0.389	1	1.000	50.63	50.63	50.63
8659-027-009	417 HIGHLAND DR	RES	A	0.366	1	1.000	50.63	50.63	50.63
8659-027-010	423 HIGHLAND DR	RES	A	0.425	1	1.000	50.63	50.63	50.63
8659-027-011	431 HIGHLAND DR	RES	A	0.425	1	1.000	50.63	50.63	50.63
8659-027-012	437 HIGHLAND DR	RES	A	0.408	1	1.000	50.63	50.63	50.63
8659-027-013	445 HIGHLAND DR	RES	A	0.633	1	1.000	50.63	50.63	50.63
8659-027-015	450 OAK KNOLL DR	RES	A	0.374	1	1.000	50.63	50.63	50.63
8659-027-016	442 OAK KNOLL DR	RES	A	0.339	1	1.000	50.63	50.63	50.63
8659-028-001	2036 CUMBERLAND RD	RES	A	0.241	1	1.000	50.63	50.63	50.63
8659-028-002	2028 CUMBERLAND RD	RES	A	0.242	1	1.000	50.63	50.63	50.63
8659-028-003	2020 CUMBERLAND RD	RES	A	0.242	1	1.000	50.63	50.63	50.63
8659-028-004	2014 CUMBERLAND RD	RES	A	0.266	1	1.000	50.63	50.63	50.63
8659-028-005	2006 CUMBERLAND RD	RES	A	0.270	1	1.000	50.63	50.63	50.63
8659-028-006	2007 CUMBERLAND RD	RES	A	0.317	1	1.000	50.63	50.63	50.63
8659-028-007	2015 CUMBERLAND RD	RES	A	0.265	1	1.000	50.63	50.63	50.63
8659-028-008	2021 CUMBERLAND RD	RES	A	0.273	1	1.000	50.63	50.63	50.63
8659-028-009	2029 CUMBERLAND RD	RES	A	0.273	1	1.000	50.63	50.63	50.63
8659-028-010	2037 CUMBERLAND RD	RES	A	0.278	1	1.000	50.63	50.63	50.63
8659-028-011	139 COUNTRY CLUB CT	RES	A	0.271	1	1.000	50.63	50.63	50.63
8659-028-012	2026 PALOMAR DR	RES	A	0.246	1	1.000	50.63	50.63	50.63
8659-028-013	2018 PALOMAR DR	RES	A	0.273	1	1.000	50.63	50.63	50.63
8659-028-014	2012 PALOMAR DR	RES	A	0.352	1	1.000	50.63	50.63	50.63
8659-028-015	2011 PALOMAR DR	RES	A	0.311	1	1.000	50.63	50.63	50.63
8659-028-016	159 N COUNTRY CLUB RD	RES	A	0.244	1	1.000	50.63	50.63	50.63
8659-028-017	207 N COUNTRY CLUB RD	RES	A	0.303	1	1.000	50.63	50.63	50.63
8659-028-018	215 N COUNTRY CLUB RD	RES	A	0.261	1	1.000	50.63	50.63	50.63
8659-028-019	223 N COUNTRY CLUB RD	RES	A	0.243	1	1.000	50.63	50.63	50.63
8659-028-020	233 N COUNTRY CLUB RD	RES	A	0.314	1	1.000	50.63	50.63	50.63
8659-028-021	2054 VALIANT ST	RES	A	0.251	1	1.000	50.63	50.63	50.63
8659-028-022	2046 VALIANT ST	RES	A	0.252	1	1.000	50.63	50.63	50.63
8659-028-023	2038 VALIANT ST	RES	A	0.252	1	1.000	50.63	50.63	50.63
8659-028-024	2026 VALIANT ST	RES	A	0.252	1	1.000	50.63	50.63	50.63
8659-028-025	2018 VALIANT ST	RES	A	0.252	1	1.000	50.63	50.63	50.63
8659-028-026	222 N COUNTRY CLUB RD	RES	A	0.266	1	1.000	50.63	50.63	50.63
8659-028-027	214 N COUNTRY CLUB RD	RES	A	0.243	1	1.000	50.63	50.63	50.63
8659-028-028	206 N COUNTRY CLUB RD	RES	A	0.246	1	1.000	50.63	50.63	50.63
8659-028-029	156 N COUNTRY CLUB RD	RES	A	0.261	1	1.000	50.63	50.63	50.63
8659-028-030	146 N COUNTRY CLUB RD	RES	A	0.244	1	1.000	50.63	50.63	50.63
8659-028-031	213 N GREENCROFT AVE	RES	A	0.294	1	1.000	50.63	50.63	50.63
8659-028-032	223 N GREENCROFT AVE	RES	A	0.283	1	1.000	50.63	50.63	50.63
8659-028-033	224 N GREENCROFT AVE	RES	A	0.278	1	1.000	50.63	50.63	50.63

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8659-028-034	212 N GREENCROFT AVE	RES	A	0.259	1	1.000	50.63	50.63	50.63
8659-028-035	204 N GREENCROFT AVE	RES	A	0.253	1	1.000	50.63	50.63	50.63
8659-028-036	154 N GREENCROFT AVE	RES	A	0.269	1	1.000	50.63	50.63	50.63
8659-028-037	142 N COUNTRY CLUB RD	RES	A	0.270	1	1.000	50.63	50.63	50.63
8659-028-038	134 N COUNTRY CLUB RD	RES	A	0.265	1	1.000	50.63	50.63	50.63
8659-028-039	2057 CUMBERLAND RD	RES	A	0.252	1	1.000	50.63	50.63	50.63
8659-028-040	2056 CUMBERLAND RD	RES	A	0.244	1	1.000	50.63	50.63	50.63
8659-029-001	245 N COUNTRY CLUB RD	RES	A	0.259	1	1.000	50.63	50.63	50.63
8659-029-002	253 N COUNTRY CLUB RD	RES	A	0.262	1	1.000	50.63	50.63	50.63
8659-029-005	267 N COUNTRY CLUB RD	RES	A	0.349	1	1.000	50.63	50.63	50.63
8659-029-006	272 N COUNTRY CLUB RD	RES	A	0.339	1	1.000	50.63	50.63	50.63
8659-029-007	268 N COUNTRY CLUB RD	RES	A	0.357	1	1.000	50.63	50.63	50.63
8659-029-010	254 N COUNTRY CLUB RD	RES	A	0.246	1	1.000	50.63	50.63	50.63
8659-029-011	246 N COUNTRY CLUB RD	RES	A	0.246	1	1.000	50.63	50.63	50.63
8659-029-012	245 N GREENCROFT AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8659-029-013	253 N GREENCROFT AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8659-029-016	267 N GREENCROFT AVE	RES	A	0.350	1	1.000	50.63	50.63	50.63
8659-029-017	272 N GREENCROFT AVE	RES	A	0.339	1	1.000	50.63	50.63	50.63
8659-029-018	268 N GREENCROFT AVE	RES	A	0.369	1	1.000	50.63	50.63	50.63
8659-029-021	254 N GREENCROFT AVE	RES	A	0.247	1	1.000	50.63	50.63	50.63
8659-029-022	246 N GREENCROFT AVE	RES	A	0.243	1	1.000	50.63	50.63	50.63
8659-029-023	261 N COUNTRY CLUB RD	RES	A	0.224	1	1.000	50.63	50.63	50.63
8659-029-024	262 N COUNTRY CLUB RD	RES	A	0.232	1	1.000	50.63	50.63	50.63
8659-029-025	261 N GREENCROFT AVE	RES	A	0.243	1	1.000	50.63	50.63	50.63
8659-029-026	262 N GREENCROFT AVE	RES	A	0.249	1	1.000	50.63	50.63	50.63
8659-029-029	2005 VALIANT ST	RES	A	0.395	1	1.000	50.63	50.63	50.63
8659-029-031	2002 VALIANT ST	RES	A	0.435	1	1.000	50.63	50.63	50.63
8659-029-032	2004 VALIANT ST	RES	A	0.362	1	1.000	50.63	50.63	50.63
8659-029-034	260 N LONE HILL AVE	RES	A	0.430	1	1.000	50.63	50.63	50.63
8659-029-035	2001 VALIANT ST	RES	A	0.409	1	1.000	50.63	50.63	50.63
8659-030-001	245 MORGAN RANCH RD	RES	A	0.331	1	1.000	50.63	50.63	50.63
8659-030-002	254 MORGAN RANCH RD	RES	A	0.271	1	1.000	50.63	50.63	50.63
8659-030-003	250 MORGAN RANCH RD	RES	A	0.292	1	1.000	50.63	50.63	50.63
8659-030-004	263 SILVER TREE RD	RES	A	0.318	1	1.000	50.63	50.63	50.63
8659-030-005	269 SILVER TREE RD	RES	A	0.292	1	1.000	50.63	50.63	50.63
8659-030-008	279 SILVER TREE RD	RES	A	0.345	1	1.000	50.63	50.63	50.63
8659-030-015	244 SILVER TREE RD	RES	A	0.427	1	1.000	50.63	50.63	50.63
8659-030-016	240 SILVER TREE RD	RES	A	0.507	1	1.000	50.63	50.63	50.63
8659-030-019	243 SILVER TREE RD	RES	A	0.893	1	1.000	50.63	50.63	50.63
8659-030-020	246 MORGAN RANCH RD	RES	A	0.297	1	1.000	50.63	50.63	50.63
8659-030-021	2206 MORGAN RANCH DR	RES	A	0.561	1	1.000	50.63	50.63	50.63
8659-030-022	2212 MORGAN RANCH DR	RES	A	0.383	1	1.000	50.63	50.63	50.63
8659-030-023	2224 MORGAN RANCH DR	RES	A	0.385	1	1.000	50.63	50.63	50.63
8659-030-024	2230 MORGAN RANCH DR	RES	A	0.344	1	1.000	50.63	50.63	50.63
8659-030-025	273 SILVER TREE RD	RES	A	0.247	1	1.000	50.63	50.63	50.63
8659-030-026	268 SILVER TREE RD	RES	A	0.350	1	1.000	50.63	50.63	50.63
8659-030-027	260 SILVER TREE RD	RES	A	0.359	1	1.000	50.63	50.63	50.63

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8659-030-028	250 SILVER TREE RD	RES	A	0.420	1	1.000	50.63	50.63	50.63
8659-030-029	235 SILVER TREE RD	RES	A	0.428	1	1.000	50.63	50.63	50.63
8659-031-001	2120 VALIANT ST	RES	A	0.231	1	1.000	50.63	50.63	50.63
8659-031-002	2134 VALIANT ST	RES	A	0.232	1	1.000	50.63	50.63	50.63
8659-031-003	2200 VALIANT ST	RES	A	0.390	1	1.000	50.63	50.63	50.63
8659-031-004	245 OAKLAND RD	RES	A	0.272	1	1.000	50.63	50.63	50.63
8659-031-005	253 OAKLAND RD	RES	A	0.260	1	1.000	50.63	50.63	50.63
8659-031-008	269 OAKLAND RD	RES	A	0.345	1	1.000	50.63	50.63	50.63
8659-031-009	270 OAKLAND RD	RES	A	0.500	1	1.000	50.63	50.63	50.63
8659-031-011	262 OAKLAND RD	RES	A	0.277	1	1.000	50.63	50.63	50.63
8659-031-012	254 OAKLAND RD	RES	A	0.247	1	1.000	50.63	50.63	50.63
8659-031-013	246 OAKLAND RD	RES	A	0.258	1	1.000	50.63	50.63	50.63
8659-031-014	2201 VALIANT ST	RES	A	0.368	1	1.000	50.63	50.63	50.63
8659-031-015	2211 VALIANT ST	RES	A	0.349	1	1.000	50.63	50.63	50.63
8659-031-016	2217 VALIANT ST	RES	A	0.344	1	1.000	50.63	50.63	50.63
8659-031-017	2225 VALIANT ST	RES	A	0.381	1	1.000	50.63	50.63	50.63
8659-031-018	2233 VALIANT ST	RES	A	0.400	1	1.000	50.63	50.63	50.63
8659-031-019	2241 VALIANT ST	RES	A	0.387	1	1.000	50.63	50.63	50.63
8659-031-021	2249 VALIANT ST	RES	A	0.292	1	1.000	50.63	50.63	50.63
8659-031-024	257 MORGAN RANCH RD	RES	A	0.349	1	1.000	50.63	50.63	50.63
8659-031-025	265 MORGAN RANCH RD	RES	A	0.429	1	1.000	50.63	50.63	50.63
8659-031-026	261 OAKLAND RD	RES	A	0.247	1	1.000	50.63	50.63	50.63
8659-032-001	310 MORGAN RANCH RD	RES	A	2.231	1	1.000	50.63	50.63	50.63
8659-032-002	328 MORGAN RANCH RD	RES	A	2.188	1	1.000	50.63	50.63	50.63
8659-032-003	346 MORGAN RANCH RD	RES	A	2.337	1	1.000	50.63	50.63	50.63
8659-032-006	424 MORGAN RANCH RD	RES	A	3.186	1	1.000	50.63	50.63	50.63
8659-032-007	432 MORGAN RANCH RD	RES	A	2.966	1	1.000	50.63	50.63	50.63
8659-032-008	448 MORGAN RANCH RD	RES	A	5.526	1	1.000	50.63	50.63	50.63
8659-032-009	457 MORGAN RANCH RD	RES	A	2.654	1	1.000	50.63	50.63	50.63
8659-032-010	449 MORGAN RANCH RD	RES	A	2.339	1	1.000	50.63	50.63	50.63
8659-032-018	408 MORGAN RANCH RD	RES	A	1.330	1	1.000	50.63	50.63	50.63
8659-032-019	416 MORGAN RANCH RD	RES	A	1.840	1	1.000	50.63	50.63	50.63
8659-032-020	NO SITUS AVAILABLE	UNDEV	A	1.000	0	1.290	50.63	50.63	65.31
8659-032-026	441 MORGAN RANCH RD	RES	A	1.090	1	1.000	50.63	50.63	50.63
8660-002-019	2310 OAK PARK RD	RES	A	0.387	1	1.000	50.63	50.63	50.63
8660-002-020	2320 OAK PARK RD	RES	A	0.300	1	1.000	50.63	50.63	50.63
8660-004-001	2401 COUNTRY CLUB DR	RES	A	0.319	1	1.000	50.63	50.63	50.63
8660-004-002	2407 COUNTRY CLUB DR	RES	A	0.277	1	1.000	50.63	50.63	50.63
8660-004-004	2423 COUNTRY CLUB DR	RES	A	0.349	1	1.000	50.63	50.63	50.63
8660-004-005	2429 COUNTRY CLUB DR	RES	A	0.344	1	1.000	50.63	50.63	50.63
8660-004-006	2433 COUNTRY CLUB DR	RES	A	0.340	1	1.000	50.63	50.63	50.63
8660-004-007	2439 COUNTRY CLUB DR	RES	A	0.362	1	1.000	50.63	50.63	50.63
8660-004-008	2443 COUNTRY CLUB DR	RES	A	0.400	1	1.000	50.63	50.63	50.63
8660-004-009	2451 COUNTRY CLUB DR	RES	A	0.436	1	1.000	50.63	50.63	50.63
8660-004-017	2411 COUNTRY CLUB DR	RES	A	0.294	2	1.000	50.63	50.63	50.63
8660-004-018	2415 COUNTRY CLUB DR	RES	A	0.307	1	1.000	50.63	50.63	50.63
8660-004-019	2419 COUNTRY CLUB DR	RES	A	0.313	1	1.000	50.63	50.63	50.63

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8660-004-025	2457 COUNTRY CLUB DR	RES	A	0.407	1	1.000	50.63	50.63	50.63
8660-004-026	2501 COUNTRY CLUB DR	RES	A	0.414	1	1.000	50.63	50.63	50.63
8660-004-027	2507 COUNTRY CLUB DR	RES	A	0.410	1	1.000	50.63	50.63	50.63
8660-004-028	2517 COUNTRY CLUB DR	RES	A	0.403	1	1.000	50.63	50.63	50.63
8660-004-029	2527 COUNTRY CLUB DR	RES	A	0.501	1	1.000	50.63	50.63	50.63
8660-005-001	2541 COUNTRY CLUB DR	RES	A	0.416	1	1.000	50.63	50.63	50.63
8660-005-002	2549 COUNTRY CLUB DR	RES	A	0.328	1	1.000	50.63	50.63	50.63
8660-005-003	2557 COUNTRY CLUB DR	RES	A	0.280	1	1.000	50.63	50.63	50.63
8660-005-004	2565 COUNTRY CLUB DR	RES	A	0.264	1	1.000	50.63	50.63	50.63
8660-005-005	2609 COUNTRY CLUB DR	RES	A	0.293	1	1.000	50.63	50.63	50.63
8660-005-006	2619 COUNTRY CLUB DR	RES	A	0.332	1	1.000	50.63	50.63	50.63
8660-005-007	2629 COUNTRY CLUB DR	RES	A	0.359	1	1.000	50.63	50.63	50.63
8660-005-008	2639 COUNTRY CLUB DR	RES	A	0.336	1	1.000	50.63	50.63	50.63
8660-005-012	2634 COUNTRY CLUB DR	RES	A	0.305	1	1.000	50.63	50.63	50.63
8660-005-013	2624 COUNTRY CLUB DR	RES	A	0.305	1	1.000	50.63	50.63	50.63
8660-006-005	2672 COUNTRY CLUB DR	RES	A	0.314	1	1.000	50.63	50.63	50.63
8660-006-006	2676 COUNTRY CLUB DR	RES	A	0.343	1	1.000	50.63	50.63	50.63
8660-006-007	2680 COUNTRY CLUB DR	RES	A	0.403	1	1.000	50.63	50.63	50.63
8660-006-012	2605 E FOOTHILL BLVD	NonRes	A	0.380	0	1.471	50.63	50.63	74.45
8660-006-028	2646 COUNTRY CLUB DR	RES	A	0.309	1	1.000	50.63	50.63	50.63
8660-006-036	2640 COUNTRY CLUB DR	RES	A	0.523	1	1.000	50.63	50.63	50.63
8660-006-037	2650 COUNTRY CLUB DR	RES	A	0.281	1	1.000	50.63	50.63	50.63
8660-006-038	2654 COUNTRY CLUB DR	RES	A	0.255	1	1.000	50.63	50.63	50.63
8660-006-039	2660 COUNTRY CLUB DR	RES	A	0.347	1	1.000	50.63	50.63	50.63
8660-006-040	2664 COUNTRY CLUB DR	RES	A	0.440	1	1.000	50.63	50.63	50.63
8660-006-041	2658 COUNTRY CLUB DR	RES	A	0.436	1	1.000	50.63	50.63	50.63
8660-006-042	2668 COUNTRY CLUB DR	RES	A	0.578	1	1.000	50.63	50.63	50.63
8660-006-044	2683 E FOOTHILL BLVD 101	MFR	A	0.068	1	0.295	50.63	50.63	14.93
8660-006-045	2687 E FOOTHILL BLVD 102	MFR	A	0.068	1	0.295	50.63	50.63	14.93
8660-006-046	2691 E FOOTHILL BLVD 103	MFR	A	0.068	1	0.295	50.63	50.63	14.93
8660-006-047	2695 E FOOTHILL BLVD 104	MFR	A	0.068	1	0.295	50.63	50.63	14.93
8660-006-048	2667 E FOOTHILL BLVD 204	MFR	A	0.068	1	0.295	50.63	50.63	14.93
8660-006-049	2671 E FOOTHILL BLVD 203	MFR	A	0.068	1	0.295	50.63	50.63	14.93
8660-006-050	2675 E FOOTHILL BLVD 202	MFR	A	0.068	1	0.295	50.63	50.63	14.93
8660-006-051	2679 E FOOTHILL BLVD 201	MFR	A	0.068	1	0.295	50.63	50.63	14.93
8660-006-052	2643 E FOOTHILL BLVD 301	MFR	A	0.068	1	0.295	50.63	50.63	14.93
8660-006-053	2647 E FOOTHILL BLVD 302	MFR	A	0.068	1	0.295	50.63	50.63	14.93
8660-006-054	2651 E FOOTHILL BLVD 303	MFR	A	0.068	1	0.295	50.63	50.63	14.93
8660-006-055	2631 E FOOTHILL BLVD 403	MFR	A	0.068	1	0.295	50.63	50.63	14.93
8660-006-056	2635 E FOOTHILL BLVD 402	MFR	A	0.068	1	0.295	50.63	50.63	14.93
8660-006-057	2639 E FOOTHILL BLVD 401	MFR	A	0.068	1	0.295	50.63	50.63	14.93
8660-006-058	2655 E FOOTHILL BLVD 501	MFR	A	0.068	1	0.295	50.63	50.63	14.93
8660-006-059	2659 E FOOTHILL BLVD 502	MFR	A	0.068	1	0.295	50.63	50.63	14.93
8660-006-060	2663 E FOOTHILL BLVD 503	MFR	A	0.068	1	0.295	50.63	50.63	14.93
8660-007-002	310 AMELIA AVE	NonRes	B	18.690	0	3.605	50.63	50.63	182.49
8660-008-007	2400 COUNTRY CLUB DR	NonRes	B	34.640	0	6.720	50.63	50.63	340.24
8660-008-010	2301 E FOOTHILL BLVD	NonRes	A	0.490	0	1.896	50.63	50.63	95.99

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8660-008-017	2301 E CURTIS CT	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-018	2303 E CURTIS CT	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-019	2305 E CURTIS CT	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-020	2307 E CURTIS CT	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-021	2309 E CURTIS CT	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-022	2311 E CURTIS CT	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-023	2313 E CURTIS CT	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-024	2315 E CURTIS CT	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-025	2317 E CURTIS CT # 9	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-026	2319 E CURTIS CT	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-027	2321 E CURTIS CT	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-028	2323 E CURTIS CT	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-029	2325 E CURTIS CT	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-030	2327 E CURTIS CT	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-031	2329 E CURTIS CT	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-032	2331 E CURTIS CT	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-033	2333 E CURTIS CT	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-034	2335 E CURTIS CT	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-035	2401 E CURTIS CT	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-036	2403 E CURTIS CT	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-037	2405 E CURTIS CT	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-038	2407 E CURTIS CT	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-039	2409 E CURTIS CT	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-040	2411 E CURTIS CT	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-041	2413 E CURTIS CT	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-042	2415 E CURTIS CT	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-043	2417 E CURTIS CT	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-044	2419 E CURTIS CT	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-045	2421 E CURTIS CT	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-046	2423 E CURTIS CT	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-047	2425 E CURTIS CT	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-048	2427 E CURTIS CT	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-049	2429 E CURTIS CT	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-050	2431 E CURTIS CT	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-051	2433 E CURTIS CT	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-052	2435 E CURTIS CT # 36	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-053	2437 E CURTIS CT	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-054	2439 E CURTIS CT	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-055	2321 E GREENVIEW DR # 39	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-056	2323 E GREENVIEW DR	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-057	2325 E GREENVIEW DR	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-058	2327 E GREENVIEW DR	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-059	2329 E GREENVIEW DR	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-060	2331 E GREENVIEW DR	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-061	2333 E GREENVIEW DR	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-062	2335 E GREENVIEW DR	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-063	2337 E GREENVIEW DR # 47	RES	A	0.124	1	1.000	50.63	50.63	50.63

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8660-008-064	2339 E GREENVIEW DR	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-065	2401 E GREENVIEW DR	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-066	2403 E GREENVIEW DR	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-067	2405 E GREENVIEW DR	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-068	2407 E GREENVIEW DR # 52	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-069	2409 E GREENVIEW DR	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-070	2411 E GREENVIEW DR	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-071	2413 E GREENVIEW DR	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-072	2415 E GREENVIEW DR	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-073	2417 E GREENVIEW DR	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-074	2419 E GREENVIEW DR	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-075	2421 E GREENVIEW DR	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-008-076	2423 E GREENVIEW DR	RES	A	0.124	1	1.000	50.63	50.63	50.63
8660-009-012	2240 CITATION CT	RES	B	0.275	1	0.050	50.63	50.63	2.53
8660-009-013	2244 CITATION CT	RES	B	0.237	1	0.050	50.63	50.63	2.53
8660-009-014	2248 CITATION CT	RES	B	0.260	1	0.050	50.63	50.63	2.53
8660-009-015	2249 CITATION CT	RES	B	0.220	1	0.050	50.63	50.63	2.53
8660-009-016	2245 CITATION CT	RES	B	0.190	1	0.050	50.63	50.63	2.53
8660-009-017	2241 CITATION CT	RES	B	0.195	1	0.050	50.63	50.63	2.53
8660-009-018	2237 CITATION CT	RES	B	0.202	1	0.050	50.63	50.63	2.53
8660-009-019	2233 CITATION CT	RES	B	0.258	1	0.050	50.63	50.63	2.53
8660-009-020	2229 SARATOGA LN	RES	B	0.223	1	0.050	50.63	50.63	2.53
8660-009-021	2225 SARATOGA LN	RES	B	0.205	1	0.050	50.63	50.63	2.53
8660-009-022	2221 SARATOGA LN	RES	B	0.196	1	0.050	50.63	50.63	2.53
8660-009-023	2217 SARATOGA LN	RES	B	0.193	1	0.050	50.63	50.63	2.53
8660-009-024	2213 SARATOGA LN	RES	B	0.196	1	0.050	50.63	50.63	2.53
8660-009-025	2209 SARATOGA LN	RES	B	0.191	1	0.050	50.63	50.63	2.53
8660-009-026	2205 SARATOGA LN	RES	B	0.230	1	0.050	50.63	50.63	2.53
8660-009-027	2204 SARATOGA LN	RES	B	0.273	1	0.050	50.63	50.63	2.53
8660-009-028	2208 SARATOGA LN	RES	B	0.200	1	0.050	50.63	50.63	2.53
8660-009-029	2212 SARATOGA LN	RES	B	0.202	1	0.050	50.63	50.63	2.53
8660-009-030	2216 SARATOGA LN	RES	B	0.201	1	0.050	50.63	50.63	2.53
8660-009-031	2220 SARATOGA LN	RES	B	0.201	1	0.050	50.63	50.63	2.53
8660-009-032	2224 SARATOGA LN	RES	B	0.218	1	0.050	50.63	50.63	2.53
8660-009-033	2228 SARATOGA LN	RES	B	0.234	1	0.050	50.63	50.63	2.53
8660-009-034	2232 SARATOGA LN	RES	B	0.208	1	0.050	50.63	50.63	2.53
8660-009-035	2236 SARATOGA LN	RES	B	0.227	1	0.050	50.63	50.63	2.53
8660-009-036	2243 SWIFTWATER WAY	RES	B	0.248	1	0.050	50.63	50.63	2.53
8660-009-037	2239 SWIFTWATER WAY	RES	B	0.217	1	0.050	50.63	50.63	2.53
8660-009-038	2235 SWIFTWATER WAY	RES	B	0.205	1	0.050	50.63	50.63	2.53
8660-009-039	2231 SWIFTWATER WAY	RES	B	0.194	1	0.050	50.63	50.63	2.53
8660-009-040	2227 SWIFTWATER WAY	RES	B	0.194	1	0.050	50.63	50.63	2.53
8660-009-041	2223 SWIFTWATER WAY	RES	B	0.316	1	0.050	50.63	50.63	2.53
8660-009-042	2219 SWIFTWATER WAY	RES	B	0.209	1	0.050	50.63	50.63	2.53
8660-009-043	2215 SWIFTWATER WAY	RES	B	0.220	1	0.050	50.63	50.63	2.53
8660-009-044	2211 SWIFTWATER WAY	RES	B	0.220	1	0.050	50.63	50.63	2.53
8660-009-045	2207 SWIFTWATER WAY	RES	B	0.229	1	0.050	50.63	50.63	2.53

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8660-009-046	2206 SWIFTWATER WAY	RES	B	0.267	1	0.050	50.63	50.63	2.53
8660-009-047	2210 SWIFTWATER WAY	RES	B	0.229	1	0.050	50.63	50.63	2.53
8660-009-048	2214 SWIFTWATER WAY	RES	B	0.229	1	0.050	50.63	50.63	2.53
8660-009-049	2222 SWIFTWATER WAY	RES	B	0.277	1	0.050	50.63	50.63	2.53
8660-009-050	2238 SWIFTWATER WAY	RES	B	0.212	1	0.050	50.63	50.63	2.53
8660-009-051	2242 SWIFTWATER WAY	RES	B	0.219	1	0.050	50.63	50.63	2.53
8660-009-052	2252 SHADY OAKS RD	RES	B	0.233	1	0.050	50.63	50.63	2.53
8660-009-053	2256 SHADY OAKS RD	RES	B	0.214	1	0.050	50.63	50.63	2.53
8660-009-054	2260 SHADY OAKS RD	RES	B	0.275	1	0.050	50.63	50.63	2.53
8660-009-055	2268 SHADY OAKS RD	RES	B	0.207	1	0.050	50.63	50.63	2.53
8660-009-056	2272 SHADY OAKS RD	RES	B	0.198	1	0.050	50.63	50.63	2.53
8660-009-057	2276 SHADY OAKS RD	RES	B	0.225	1	0.050	50.63	50.63	2.53
8660-009-058	2280 SHADY OAKS RD	RES	B	0.272	1	0.050	50.63	50.63	2.53
8660-009-059	2281 SHADY OAKS RD	RES	B	0.298	1	0.050	50.63	50.63	2.53
8660-009-060	2277 SHADY OAKS RD	RES	B	0.231	1	0.050	50.63	50.63	2.53
8660-009-061	2273 SHADY OAKS RD	RES	B	0.213	1	0.050	50.63	50.63	2.53
8660-009-062	2269 SHADY OAKS RD	RES	B	0.193	1	0.050	50.63	50.63	2.53
8660-009-063	2265 SHADY OAKS RD	RES	B	0.199	1	0.050	50.63	50.63	2.53
8660-009-064	2246 SWIFTWATER WAY	RES	B	0.308	1	0.050	50.63	50.63	2.53
8660-009-065	2250 SWIFTWATER WAY	RES	B	0.314	1	0.050	50.63	50.63	2.53
8660-009-066	2254 SWIFTWATER WAY	RES	B	0.328	1	0.050	50.63	50.63	2.53
8660-010-028	2121 E ROUTE 66	NonRes	A	4.470	0	17.303	50.63	50.63	876.06
8660-010-040	2035 E FINANCIAL WAY	NonRes	A	1.540	0	5.961	50.63	50.63	301.82
8660-011-017	2025 E ROUTE 66	NonRes	A	1.760	1	6.813	50.63	50.63	344.94
8660-011-018	2020 E FINANCIAL WAY	NonRes	A	0.940	1	3.638	50.63	50.63	184.20
8660-011-021	2025 E FINANCIAL WAY	NonRes	A	1.919	0	7.430	50.63	50.63	376.18
8660-011-027	1905 E ROUTE 66	NonRes	A	1.290	0	4.993	50.63	50.63	252.80
8660-011-030	2001 E FINANCIAL WAY	NonRes	A	0.274	0	1.060	50.63	50.63	53.68
8660-011-032	2001 E FINANCIAL WAY	NonRes	A	0.177	0	0.684	50.63	50.63	34.65
8660-011-034	2001 E FINANCIAL WAY	NonRes	A	0.749	0	2.899	50.63	50.63	146.77
8660-011-036	2011 E FINANCIAL WAY	NonRes	A	1.492	0	5.774	50.63	50.63	292.31
8660-012-001	330 SELLERS ST	NonRes	A	9.360	0	36.233	50.63	50.63	1,834.45
8660-013-067	2201 SARATOGA LN	MFR	B	0.353	1	0.015	50.63	50.63	0.75
8660-013-068	2197 SARATOGA LN	MFR	B	0.272	1	0.015	50.63	50.63	0.75
8660-013-069	2193 SARATOGA LN	MFR	B	0.272	1	0.015	50.63	50.63	0.75
8660-013-070	2189 SARATOGA LN	MFR	B	0.270	1	0.015	50.63	50.63	0.75
8660-013-071	2185 SARATOGA LN	MFR	B	0.296	1	0.015	50.63	50.63	0.75
8660-013-072	2184 SARATOGA LN	MFR	B	0.277	1	0.015	50.63	50.63	0.75
8660-013-073	2188 SARATOGA LN	MFR	B	0.256	1	0.015	50.63	50.63	0.75
8660-013-074	2192 SARATOGA LN	MFR	B	0.257	1	0.015	50.63	50.63	0.75
8660-013-075	2196 SARATOGA LN	MFR	B	0.257	1	0.015	50.63	50.63	0.75
8660-013-076	2200 SARATOGA LN	MFR	B	0.268	1	0.015	50.63	50.63	0.75
8660-014-001	430 SELLERS ST	MFR	A	0.730	30	8.850	50.63	50.63	448.07
8660-014-002	430 SELLERS ST	MFR	A	0.800	30	8.850	50.63	50.63	448.07
8660-014-003	442 SELLERS ST	MFR	A	0.255	3	0.885	50.63	50.63	44.80
8660-014-011	1749 E ROUTE 66	NonRes	A	0.650	0	2.516	50.63	50.63	127.39
8660-014-012	452 SELLERS ST	NonRes	A	1.160	0	4.490	50.63	50.63	227.34

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8660-014-015	1745 COMPROMISE LINE RD	RES	A	0.085	1	1.000	50.63	50.63	50.63
8660-014-016	1747 COMPROMISE LINE RD	RES	A	0.000	1	1.000	50.63	50.63	50.63
8660-014-018	1749 COMPROMISE LINE RD	RES	A	0.085	1	1.000	50.63	50.63	50.63
8660-014-019	1743 COMPROMISE LINE RD	RES	A	0.000	1	1.000	50.63	50.63	50.63
8660-014-021	1741 COMPROMISE LINE RD	RES	A	0.085	1	1.000	50.63	50.63	50.63
8660-014-023	1739 COMPROMISE LINE RD	RES	A	0.085	1	1.000	50.63	50.63	50.63
8660-014-024	1737 COMPROMISE LINE RD	RES	A	0.085	1	1.000	50.63	50.63	50.63
8660-014-025	1735 COMPROMISE LINE RD	RES	A	0.085	1	1.000	50.63	50.63	50.63
8660-014-027	1733 COMPROMISE LINE RD	RES	A	0.085	1	1.000	50.63	50.63	50.63
8660-014-028	1731 COMPROMISE LINE RD	RES	A	0.085	1	1.000	50.63	50.63	50.63
8660-014-029	1729 COMPROMISE LINE RD	RES	A	0.085	1	1.000	50.63	50.63	50.63
8660-014-030	1727 COMPROMISE LINE RD	RES	A	0.085	1	1.000	50.63	50.63	50.63
8660-014-031	1725 COMPROMISE LINE RD	RES	A	0.085	1	1.000	50.63	50.63	50.63
8660-014-032	1723 COMPROMISE LINE RD	RES	A	0.085	1	1.000	50.63	50.63	50.63
8660-014-033	1721 COMPROMISE LINE RD	RES	A	0.085	1	1.000	50.63	50.63	50.63
8660-014-034	1719 COMPROMISE LINE RD	RES	A	0.085	1	1.000	50.63	50.63	50.63
8660-014-035	1717 COMPROMISE LINE RD #17	RES	A	0.085	1	1.000	50.63	50.63	50.63
8660-014-038	1713 COMPROMISE LINE RD	RES	A	0.085	1	1.000	50.63	50.63	50.63
8660-014-039	1711 COMPROMISE LINE RD	RES	A	0.085	1	1.000	50.63	50.63	50.63
8660-014-040	1715 COMPROMISE LINE RD	RES	A	0.085	1	1.000	50.63	50.63	50.63
8660-015-024	451 SELLERS ST	MFR	A	3.180	52	15.340	50.63	50.63	776.66
8660-015-040	434 S VALLEY CENTER AVE	RES	A	0.367	1	1.000	50.63	50.63	50.63
8660-015-041	424 S VALLEY CENTER AVE	RES	A	0.196	1	1.000	50.63	50.63	50.63
8660-015-042	418 S VALLEY CENTER AVE	RES	A	0.196	1	1.000	50.63	50.63	50.63
8660-015-043	412 S VALLEY CENTER AVE	RES	A	0.196	1	1.000	50.63	50.63	50.63
8660-015-044	1506 ZARA ST	RES	A	0.185	1	1.000	50.63	50.63	50.63
8660-015-045	1512 ZARA ST	RES	A	0.185	1	1.000	50.63	50.63	50.63
8660-015-046	440 S VALLEY CENTER AVE	RES	A	0.230	1	1.000	50.63	50.63	50.63
8660-015-047	1507 COMPROMISE LINE RD	RES	A	0.222	1	1.000	50.63	50.63	50.63
8660-015-053	1501 MANOR LN	RES	A	0.189	1	1.000	50.63	50.63	50.63
8660-015-054	1511 MANOR LN	RES	A	0.177	1	1.000	50.63	50.63	50.63
8660-015-055	1521 MANOR LN	RES	A	0.237	1	1.000	50.63	50.63	50.63
8660-015-056	1531 MANOR LN	RES	A	0.159	1	1.000	50.63	50.63	50.63
8660-015-057	1541 MANOR LN	RES	A	0.150	1	1.000	50.63	50.63	50.63
8660-015-058	1551 MANOR LN	RES	A	0.152	1	1.000	50.63	50.63	50.63
8660-015-059	1561 MANOR LN	RES	A	0.155	1	1.000	50.63	50.63	50.63
8660-015-060	1571 MANOR LN	RES	A	0.154	1	1.000	50.63	50.63	50.63
8660-015-061	1581 MANOR LN	RES	A	0.159	1	1.000	50.63	50.63	50.63
8660-015-062	1591 MANOR LN	RES	A	0.180	1	1.000	50.63	50.63	50.63
8660-015-063	1590 MANOR LN	RES	A	0.173	1	1.000	50.63	50.63	50.63
8660-015-064	1580 MANOR LN	RES	A	0.159	1	1.000	50.63	50.63	50.63
8660-015-065	1570 MANOR LN	RES	A	0.161	1	1.000	50.63	50.63	50.63
8660-015-066	1560 MANOR LN	RES	A	0.159	1	1.000	50.63	50.63	50.63
8660-015-067	1550 MANOR LN	RES	A	0.157	1	1.000	50.63	50.63	50.63
8660-015-068	1540 MANOR LN	RES	A	0.158	1	1.000	50.63	50.63	50.63
8660-016-015	1503 ZARA ST	RES	A	0.251	1	1.000	50.63	50.63	50.63
8660-016-016	1507 ZARA ST	RES	A	0.310	1	1.000	50.63	50.63	50.63

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8660-016-020	1632 PALOPINTO AVE	RES	A	0.189	1	1.000	50.63	50.63	50.63
8660-016-022	1634 PALOPINTO AVE	RES	A	0.189	1	1.000	50.63	50.63	50.63
8660-016-023	1636 PALOPINTO AVE	RES	A	0.189	1	1.000	50.63	50.63	50.63
8660-016-025	310 S VALLEY CENTER AVE	RES	A	0.184	1	1.000	50.63	50.63	50.63
8660-016-036	302 S VALLEY CENTER AVE	RES	A	0.135	1	1.000	50.63	50.63	50.63
8660-024-001	261 CIMMERON TRL	RES	A	0.242	1	1.000	50.63	50.63	50.63
8660-025-001	1841 PALOPINTO AVE	RES	A	0.270	1	1.000	50.63	50.63	50.63
8660-025-010	1829 PALOPINTO AVE	RES	A	0.300	1	1.000	50.63	50.63	50.63
8660-025-011	260 CIMMERON TRL	RES	A	0.261	1	1.000	50.63	50.63	50.63
8660-026-033	163 S LONE HILL AVE	RES	A	0.226	1	1.000	50.63	50.63	50.63
8660-026-034	123 S LONE HILL AVE	RES	A	0.226	1	1.000	50.63	50.63	50.63
8660-026-035	133 S LONE HILL AVE	RES	A	0.226	1	1.000	50.63	50.63	50.63
8660-026-043	143 S LONE HILL AVE	RES	A	0.926	1	1.000	50.63	50.63	50.63
8660-026-044	253 S LONE HILL AVE	RES	A	0.229	1	1.000	50.63	50.63	50.63
8660-026-047	113 S LONE HILL AVE	RES	A	0.226	1	1.000	50.63	50.63	50.63
8660-026-048	213 S LONE HILL AVE	RES	A	0.226	1	1.000	50.63	50.63	50.63
8660-026-049	233 S LONE HILL AVE	RES	A	0.228	1	1.000	50.63	50.63	50.63
8660-026-050	223 S LONE HILL AVE	RES	A	0.225	1	1.000	50.63	50.63	50.63
8660-026-051	243 S LONE HILL AVE	RES	A	0.233	1	1.000	50.63	50.63	50.63
8660-026-052	103 S LONE HILL AVE	RES	A	0.223	1	1.000	50.63	50.63	50.63
8660-026-053	153 S LONE HILL AVE	RES	A	0.226	1	1.000	50.63	50.63	50.63
8660-026-054	203 S LONE HILL AVE	RES	A	0.226	1	1.000	50.63	50.63	50.63
8660-027-002	105 GRAND OAKS DR	RES	B	0.287	1	0.050	50.63	50.63	2.53
8660-027-003	113 GRAND OAKS DR	RES	B	0.260	1	0.050	50.63	50.63	2.53
8660-027-004	125 GRAND OAKS DR	RES	B	0.274	1	0.050	50.63	50.63	2.53
8660-027-005	137 GRAND OAKS DR	RES	B	0.271	1	0.050	50.63	50.63	2.53
8660-027-006	149 GRAND OAKS DR	RES	B	0.271	1	0.050	50.63	50.63	2.53
8660-027-007	161 GRAND OAKS DR	RES	B	0.259	1	0.050	50.63	50.63	2.53
8660-027-008	173 GRAND OAKS DR	RES	B	0.259	1	0.050	50.63	50.63	2.53
8660-027-009	185 GRAND OAKS DR	RES	B	0.259	1	0.050	50.63	50.63	2.53
8660-027-010	197 GRAND OAKS DR	RES	B	0.259	1	0.050	50.63	50.63	2.53
8660-027-011	209 GRAND OAKS DR	RES	B	0.259	1	0.050	50.63	50.63	2.53
8660-027-012	221 GRAND OAKS DR	RES	B	0.259	1	0.050	50.63	50.63	2.53
8660-027-013	233 GRAND OAKS DR	RES	B	0.278	1	0.050	50.63	50.63	2.53
8660-027-014	268 GRAND OAKS DR	RES	B	0.254	1	0.050	50.63	50.63	2.53
8660-027-015	256 GRAND OAKS DR	RES	B	0.313	1	0.050	50.63	50.63	2.53
8660-027-016	244 GRAND OAKS DR	RES	B	0.433	1	0.050	50.63	50.63	2.53
8660-027-017	232 GRAND OAKS DR	RES	B	0.260	1	0.050	50.63	50.63	2.53
8660-027-018	220 GRAND OAKS DR	RES	B	0.259	1	0.050	50.63	50.63	2.53
8660-027-019	208 GRAND OAKS DR	RES	B	0.259	1	0.050	50.63	50.63	2.53
8660-027-020	196 GRAND OAKS DR	RES	B	0.259	1	0.050	50.63	50.63	2.53
8660-027-021	184 GRAND OAKS DR	RES	B	0.259	1	0.050	50.63	50.63	2.53
8660-027-022	172 GRAND OAKS DR	RES	B	0.260	1	0.050	50.63	50.63	2.53
8660-027-023	160 GRAND OAKS DR	RES	B	0.260	1	0.050	50.63	50.63	2.53
8660-027-024	148 GRAND OAKS DR	RES	B	0.290	1	0.050	50.63	50.63	2.53
8660-027-025	136 GRAND OAKS DR	RES	B	0.275	1	0.050	50.63	50.63	2.53
8660-027-026	124 GRAND OAKS DR	RES	B	0.275	1	0.050	50.63	50.63	2.53

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8660-027-027	112 GRAND OAKS DR	RES	B	0.277	1	0.050	50.63	50.63	2.53
8660-028-005	2150 E FOOTHILL BLVD	RES	A	0.583	1	1.000	50.63	50.63	50.63
8660-028-009	157 AMELIA AVE	RES	A	0.275	1	1.000	50.63	50.63	50.63
8660-028-010	145 AMELIA AVE	RES	A	0.285	1	1.000	50.63	50.63	50.63
8660-028-011	137 AMELIA AVE	RES	A	0.257	1	1.000	50.63	50.63	50.63
8660-028-015	107 S OAKHART DR	RES	B	0.290	1	0.050	50.63	50.63	2.53
8660-028-016	101 S OAKHART DR	RES	B	0.357	1	0.050	50.63	50.63	2.53
8660-028-017	2290 REDWOOD DR	RES	B	0.406	1	0.050	50.63	50.63	2.53
8660-028-018	2280 REDWOOD DR	RES	B	0.251	1	0.050	50.63	50.63	2.53
8660-028-019	2270 REDWOOD DR	RES	B	0.395	1	0.050	50.63	50.63	2.53
8660-028-020	2260 REDWOOD DR	RES	B	0.259	1	0.050	50.63	50.63	2.53
8660-028-021	2250 REDWOOD DR	RES	B	0.271	1	0.050	50.63	50.63	2.53
8660-028-022	2240 REDWOOD DR	RES	B	0.263	1	0.050	50.63	50.63	2.53
8660-028-023	2230 REDWOOD DR	RES	B	0.281	1	0.050	50.63	50.63	2.53
8660-028-024	2220 REDWOOD DR	RES	B	0.341	1	0.050	50.63	50.63	2.53
8660-028-025	2210 REDWOOD DR	RES	B	0.346	1	0.050	50.63	50.63	2.53
8660-028-026	2200 REDWOOD DR	RES	B	0.320	1	0.050	50.63	50.63	2.53
8660-028-027	135 S OAKHART DR	RES	B	0.364	1	0.050	50.63	50.63	2.53
8660-028-028	129 S OAKHART DR	RES	B	0.271	1	0.050	50.63	50.63	2.53
8660-028-029	123 S OAKHART DR	RES	B	0.255	1	0.050	50.63	50.63	2.53
8660-028-030	117 S OAKHART DR	RES	B	0.410	1	0.050	50.63	50.63	2.53
8660-028-031	113 S OAKHART DR	RES	B	0.359	1	0.050	50.63	50.63	2.53
8660-028-032	114 S OAKHART DR	RES	B	0.279	1	0.050	50.63	50.63	2.53
8660-028-035	2251 REDWOOD DR	RES	B	0.269	1	0.050	50.63	50.63	2.53
8660-028-036	2241 REDWOOD DR	RES	B	0.341	1	0.050	50.63	50.63	2.53
8660-028-037	2271 REDWOOD DR	RES	B	0.000	1	0.050	50.63	50.63	2.53
8660-030-009	104 GLENGROVE AVE	RES	A	0.261	1	1.000	50.63	50.63	50.63
8660-030-010	110 GLENGROVE AVE	RES	A	0.279	1	1.000	50.63	50.63	50.63
8660-030-011	122 GLENGROVE AVE	RES	A	0.275	1	1.000	50.63	50.63	50.63
8660-030-012	132 GLENGROVE AVE	RES	A	0.251	1	1.000	50.63	50.63	50.63
8660-030-013	140 GLENGROVE AVE	RES	A	0.241	1	1.000	50.63	50.63	50.63
8660-030-014	148 GLENGROVE AVE	RES	A	0.256	1	1.000	50.63	50.63	50.63
8660-030-015	156 GLENGROVE AVE	RES	A	0.353	1	1.000	50.63	50.63	50.63
8660-030-016	2014 E REDWOOD DR	RES	A	0.281	1	1.000	50.63	50.63	50.63
8660-030-017	2004 E REDWOOD DR	RES	A	0.275	1	1.000	50.63	50.63	50.63
8660-030-018	2007 E REDWOOD DR	RES	A	0.241	1	1.000	50.63	50.63	50.63
8660-030-019	2015 E REDWOOD DR	RES	A	0.240	1	1.000	50.63	50.63	50.63
8660-030-020	131 GLENGROVE AVE	RES	A	0.303	1	1.000	50.63	50.63	50.63
8660-030-021	121 GLENGROVE AVE	RES	A	0.283	1	1.000	50.63	50.63	50.63
8660-030-022	109 GLENGROVE AVE	RES	A	0.279	1	1.000	50.63	50.63	50.63
8660-030-023	103 GLENGROVE AVE	RES	A	0.279	1	1.000	50.63	50.63	50.63
8660-034-015	261 LA QUINTA DR	RES	A	0.254	1	1.000	50.63	50.63	50.63
8660-034-016	249 LA QUINTA DR	RES	A	0.248	1	1.000	50.63	50.63	50.63
8660-034-017	237 LA QUINTA DR	RES	A	0.256	1	1.000	50.63	50.63	50.63
8660-034-022	211 LA QUINTA DR	RES	A	0.267	1	1.000	50.63	50.63	50.63
8660-034-025	224 LA QUINTA DR	RES	A	0.273	1	1.000	50.63	50.63	50.63
8660-034-028	248 LA QUINTA DR	RES	A	0.244	1	1.000	50.63	50.63	50.63

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8660-034-029	260 LA QUINTA DR	RES	A	0.252	1	1.000	50.63	50.63	50.63
8660-034-032	235 LA QUINTA DR	RES	A	0.271	1	1.000	50.63	50.63	50.63
8660-034-033	223 LA QUINTA DR	RES	A	0.237	1	1.000	50.63	50.63	50.63
8660-034-034	236 LA QUINTA DR	RES	A	0.233	1	1.000	50.63	50.63	50.63
8660-034-035	2231 COUNTRY CLUB DR	RES	A	0.420	1	1.000	50.63	50.63	50.63
8660-034-036	2235 COUNTRY CLUB DR	RES	A	0.234	1	1.000	50.63	50.63	50.63
8660-034-037	2245 COUNTRY CLUB DR	RES	A	0.220	1	1.000	50.63	50.63	50.63
8660-034-038	200 LA QUINTA DR	RES	A	0.375	1	1.000	50.63	50.63	50.63
8660-034-039	212 LA QUINTA DR	RES	A	0.324	1	1.000	50.63	50.63	50.63
8660-038-015	1920 PINEHURST ST	RES	A	0.260	1	1.000	50.63	50.63	50.63
8660-038-016	1910 PINEHURST ST	RES	A	0.258	1	1.000	50.63	50.63	50.63
8660-039-002	103 BIG FIR LN	RES	A	0.241	1	1.000	50.63	50.63	50.63
8660-039-003	111 BIG FIR LN	RES	A	0.243	1	1.000	50.63	50.63	50.63
8660-039-004	117 BIG FIR LN	RES	A	0.252	1	1.000	50.63	50.63	50.63
8660-039-005	125 BIG FIR LN	RES	A	0.241	1	1.000	50.63	50.63	50.63
8660-039-006	2131 E REDWOOD DR	RES	A	0.242	1	1.000	50.63	50.63	50.63
8660-039-007	2123 E REDWOOD DR	RES	A	0.281	1	1.000	50.63	50.63	50.63
8660-039-008	2115 E REDWOOD DR	RES	A	0.365	1	1.000	50.63	50.63	50.63
8660-039-009	2105 E REDWOOD DR	RES	A	0.323	1	1.000	50.63	50.63	50.63
8660-039-010	2106 E REDWOOD DR	RES	A	0.361	1	1.000	50.63	50.63	50.63
8660-039-011	2116 E REDWOOD DR	RES	A	0.270	1	1.000	50.63	50.63	50.63
8660-039-012	2126 E REDWOOD DR	RES	A	0.240	1	1.000	50.63	50.63	50.63
8660-039-013	2134 E REDWOOD DR	RES	A	0.241	1	1.000	50.63	50.63	50.63
8660-039-014	2142 E REDWOOD DR	RES	A	0.242	1	1.000	50.63	50.63	50.63
8660-039-015	2152 E REDWOOD DR	RES	A	0.242	1	1.000	50.63	50.63	50.63
8660-040-001	2155 E REDWOOD DR	RES	A	0.259	1	1.000	50.63	50.63	50.63
8660-040-002	2145 E REDWOOD DR	RES	A	0.255	1	1.000	50.63	50.63	50.63
8660-040-003	122 BIG FIR LN	RES	A	0.264	1	1.000	50.63	50.63	50.63
8660-040-004	112 BIG FIR LN	RES	A	0.279	1	1.000	50.63	50.63	50.63
8660-042-001	403 S LONE HILL AVE	RES	A	0.228	1	1.000	50.63	50.63	50.63
8660-042-002	411 S LONE HILL AVE	RES	A	0.225	1	1.000	50.63	50.63	50.63
8660-042-003	419 S LONE HILL AVE	RES	A	0.223	1	1.000	50.63	50.63	50.63
8660-042-004	427 S LONE HILL AVE	RES	A	0.213	1	1.000	50.63	50.63	50.63
8660-042-005	426 S POPPY LN	RES	A	0.220	1	1.000	50.63	50.63	50.63
8660-042-006	418 S POPPY LN	RES	A	0.220	1	1.000	50.63	50.63	50.63
8660-042-007	410 S POPPY LN	RES	A	0.220	1	1.000	50.63	50.63	50.63
8660-042-008	402 S POPPY LN	RES	A	0.220	1	1.000	50.63	50.63	50.63
8660-042-009	403 S POPPY LN	RES	A	0.220	1	1.000	50.63	50.63	50.63
8660-042-010	411 S POPPY LN	RES	A	0.220	1	1.000	50.63	50.63	50.63
8660-042-011	419 S POPPY LN	RES	A	0.220	1	1.000	50.63	50.63	50.63
8660-042-012	427 S POPPY LN	RES	A	0.220	1	1.000	50.63	50.63	50.63
8660-042-013	426 LUPIN LN	RES	A	0.207	1	1.000	50.63	50.63	50.63
8660-042-014	418 LUPIN LN	RES	A	0.207	1	1.000	50.63	50.63	50.63
8660-042-015	410 LUPIN LN	RES	A	0.237	1	1.000	50.63	50.63	50.63
8660-042-016	402 LUPIN LN	RES	A	0.265	1	1.000	50.63	50.63	50.63
8660-042-017	403 LUPIN LN	RES	A	0.265	1	1.000	50.63	50.63	50.63
8660-042-018	411 LUPIN LN	RES	A	0.237	1	1.000	50.63	50.63	50.63

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8660-042-019	419 LUPIN LN	RES	A	0.207	1	1.000	50.63	50.63	50.63
8660-042-020	427 LUPIN LN	RES	A	0.207	1	1.000	50.63	50.63	50.63
8660-042-021	426 SAGE PL	RES	A	0.218	1	1.000	50.63	50.63	50.63
8660-042-022	418 SAGE PL	RES	A	0.224	1	1.000	50.63	50.63	50.63
8660-042-023	410 SAGE PL	RES	A	0.228	1	1.000	50.63	50.63	50.63
8660-042-026	407 SAGE PL	RES	A	0.230	1	1.000	50.63	50.63	50.63
8660-042-027	415 SAGE PL	RES	A	0.208	1	1.000	50.63	50.63	50.63
8660-042-028	423 SAGE PL	RES	A	0.216	1	1.000	50.63	50.63	50.63
8660-042-029	402 SAGE PL	RES	A	0.286	1	1.000	50.63	50.63	50.63
8660-042-030	403 SAGE PL	RES	A	0.227	1	1.000	50.63	50.63	50.63
8660-043-001	1730 MANOR LN	RES	A	0.207	1	1.000	50.63	50.63	50.63
8660-043-002	1738 MANOR LN	RES	A	0.204	1	1.000	50.63	50.63	50.63
8660-043-003	1748 MANOR LN	RES	A	0.203	1	1.000	50.63	50.63	50.63
8660-043-004	1756 MANOR LN	RES	A	0.197	1	1.000	50.63	50.63	50.63
8660-043-005	1802 MANOR LN	RES	A	0.203	1	1.000	50.63	50.63	50.63
8660-043-006	1810 MANOR LN	RES	A	0.199	1	1.000	50.63	50.63	50.63
8660-043-007	1818 MANOR LN	RES	A	0.196	1	1.000	50.63	50.63	50.63
8660-043-008	1826 MANOR LN	RES	A	0.200	1	1.000	50.63	50.63	50.63
8660-043-009	1834 MANOR LN	RES	A	0.207	1	1.000	50.63	50.63	50.63
8660-043-010	1842 MANOR LN	RES	A	0.203	1	1.000	50.63	50.63	50.63
8660-043-011	1850 MANOR LN	RES	A	0.215	1	1.000	50.63	50.63	50.63
8660-043-012	1858 MANOR LN	RES	A	0.195	1	1.000	50.63	50.63	50.63
8660-043-013	503 N LONE HILL AVE	MFR	A	0.350	3	0.885	50.63	50.63	44.80
8660-043-019	1861 E ROUTE 66	NonRes	A	0.225	0	0.872	50.63	50.63	44.13
8660-043-021	1821 E ROUTE 66	NonRes	A	0.420	0	1.626	50.63	50.63	82.33
8660-043-025	1755 E ROUTE 66	NonRes	A	0.831	0	3.217	50.63	50.63	162.86
8660-043-026	NO SITUS AVAILABLE	UNDEV	A	0.000	0	0.162	50.63	50.63	8.20
8660-043-027	1825 E ROUTE 66	NonRes	A	0.000	0	1.295	50.63	50.63	65.55
8660-043-031	1835 E ROUTE 66	NonRes	A	0.930	1	3.600	50.63	50.63	182.24
8660-043-032	NO SITUS AVAILABLE	UNDEV	A	0.401	0	0.517	50.63	50.63	26.19
8660-044-001	349 S LONE HILL AVE	RES	A	0.228	1	1.000	50.63	50.63	50.63
8660-044-002	341 S LONE HILL AVE	RES	A	0.226	1	1.000	50.63	50.63	50.63
8660-044-003	333 S LONE HILL AVE	RES	A	0.226	1	1.000	50.63	50.63	50.63
8660-044-004	325 S LONE HILL AVE	RES	A	0.226	1	1.000	50.63	50.63	50.63
8660-044-005	317 S LONE HILL AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8660-044-006	309 S LONE HILL AVE	RES	A	0.276	1	1.000	50.63	50.63	50.63
8660-044-007	1852 PALOPINTO AVE	RES	A	0.274	1	1.000	50.63	50.63	50.63
8660-044-008	1844 PALOPINTO AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8660-044-009	1836 PALOPINTO AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8660-044-010	1828 PALOPINTO AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8660-044-011	1820 PALOPINTO AVE	RES	A	0.243	1	1.000	50.63	50.63	50.63
8660-044-012	1819 E POPPY LN	RES	A	0.238	2	1.000	50.63	50.63	50.63
8660-044-013	1827 E POPPY LN	RES	A	0.242	1	1.000	50.63	50.63	50.63
8660-044-014	1835 E POPPY LN	RES	A	0.243	1	1.000	50.63	50.63	50.63
8660-044-015	1843 E POPPY LN	RES	A	0.240	1	1.000	50.63	50.63	50.63
8660-044-016	324 S POPPY LN	RES	A	0.248	1	1.000	50.63	50.63	50.63
8660-044-017	330 S POPPY LN	RES	A	0.226	1	1.000	50.63	50.63	50.63

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8660-044-018	340 S POPPY LN	RES	A	0.226	1	1.000	50.63	50.63	50.63
8660-044-019	348 S POPPY LN	RES	A	0.224	1	1.000	50.63	50.63	50.63
8660-044-020	349 S POPPY LN	RES	A	0.281	1	1.000	50.63	50.63	50.63
8660-044-021	341 S POPPY LN	RES	A	0.258	1	1.000	50.63	50.63	50.63
8660-044-022	1834 E POPPY LN	RES	A	0.233	1	1.000	50.63	50.63	50.63
8660-044-023	1826 E POPPY LN	RES	A	0.236	1	1.000	50.63	50.63	50.63
8660-044-024	1818 E POPPY LN	RES	A	0.231	1	1.000	50.63	50.63	50.63
8660-044-025	338 CIMMERON TRL	RES	A	0.290	1	1.000	50.63	50.63	50.63
8660-044-026	346 CIMMERON TRL	RES	A	0.317	1	1.000	50.63	50.63	50.63
8660-044-027	345 CIMMERON TRL	RES	A	0.310	1	1.000	50.63	50.63	50.63
8660-044-028	343 CIMMERON TRL	RES	A	0.323	1	1.000	50.63	50.63	50.63
8660-044-029	335 CIMMERON TRL	RES	A	0.250	1	1.000	50.63	50.63	50.63
8660-044-030	327 CIMMERON TRL	RES	A	0.247	1	1.000	50.63	50.63	50.63
8660-044-031	319 CIMMERON TRL	RES	A	0.242	1	1.000	50.63	50.63	50.63
8660-044-032	311 CIMMERON TRL	RES	A	0.235	1	1.000	50.63	50.63	50.63
8660-044-033	303 CIMMERON TRL	RES	A	0.246	1	1.000	50.63	50.63	50.63
8660-045-001	102 S LONE HILL AVE	RES	A	0.235	1	1.000	50.63	50.63	50.63
8660-045-002	112 S LONE HILL AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8660-045-003	122 S LONE HILL AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8660-045-004	132 S LONE HILL AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8660-045-005	142 S LONE HILL AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8660-045-006	152 S LONE HILL AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8660-045-007	162 S LONE HILL AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8660-045-008	202 S LONE HILL AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8660-045-009	212 S LONE HILL AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8660-045-010	222 S LONE HILL AVE	RES	A	0.242	1	1.000	50.63	50.63	50.63
8660-045-011	232 S LONE HILL AVE	RES	A	0.247	1	1.000	50.63	50.63	50.63
8660-045-012	242 S LONE HILL AVE	RES	A	0.267	1	1.000	50.63	50.63	50.63
8661-027-001	682 WILD ROSE LN	RES	B	0.087	1	0.050	50.63	50.63	2.53
8661-027-002	688 WILD ROSE LN	RES	B	0.089	1	0.050	50.63	50.63	2.53
8661-027-003	687 WILD ROSE LN	RES	B	0.089	1	0.050	50.63	50.63	2.53
8661-027-004	681 WILD ROSE LN	RES	B	0.087	1	0.050	50.63	50.63	2.53
8661-027-005	675 WILD ROSE LN	RES	B	0.087	1	0.050	50.63	50.63	2.53
8661-027-006	669 WILD ROSE LN	RES	B	0.089	1	0.050	50.63	50.63	2.53
8661-027-007	663 WILD ROSE LN	RES	B	0.089	1	0.050	50.63	50.63	2.53
8661-027-008	657 WILD ROSE LN	RES	B	0.087	1	0.050	50.63	50.63	2.53
8661-027-009	651 WILD ROSE LN	RES	B	0.087	1	0.050	50.63	50.63	2.53
8661-027-010	637 WILD ROSE LN	RES	B	0.089	1	0.050	50.63	50.63	2.53
8661-027-011	631 WILD ROSE LN	RES	B	0.089	1	0.050	50.63	50.63	2.53
8661-027-012	625 WILD ROSE LN	RES	B	0.087	1	0.050	50.63	50.63	2.53
8661-027-013	619 WILD ROSE LN	RES	B	0.087	1	0.050	50.63	50.63	2.53
8661-027-014	613 WILD ROSE LN	RES	B	0.089	1	0.050	50.63	50.63	2.53
8661-027-015	607 WILD ROSE LN	RES	B	0.089	1	0.050	50.63	50.63	2.53
8661-027-016	601 WILD ROSE LN	RES	B	0.087	1	0.050	50.63	50.63	2.53
8661-027-017	602 WILD ROSE LN	RES	B	0.094	1	0.050	50.63	50.63	2.53
8661-027-018	608 WILD ROSE LN	RES	B	0.096	1	0.050	50.63	50.63	2.53
8661-027-019	616 WILD ROSE LN	RES	B	0.096	1	0.050	50.63	50.63	2.53

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8661-027-020	620 WILD ROSE LN	RES	B	0.094	1	0.050	50.63	50.63	2.53
8661-027-021	626 WILD ROSE LN	RES	B	0.094	1	0.050	50.63	50.63	2.53
8661-027-022	632 WILD ROSE LN	RES	B	0.096	1	0.050	50.63	50.63	2.53
8661-027-023	638 WILD ROSE LN	RES	B	0.096	1	0.050	50.63	50.63	2.53
8661-027-024	650 WILD ROSE LN	RES	B	0.094	1	0.050	50.63	50.63	2.53
8661-027-025	656 WILD ROSE LN	RES	B	0.094	1	0.050	50.63	50.63	2.53
8661-027-026	662 WILD ROSE LN	RES	B	0.096	1	0.050	50.63	50.63	2.53
8661-027-027	668 WILD ROSE LN	RES	B	0.096	1	0.050	50.63	50.63	2.53
8661-027-028	676 WILD ROSE LN	RES	B	0.094	1	0.050	50.63	50.63	2.53
8684-014-010	910 CLOVERVIEW DR	RES	A	0.484	1	1.000	50.63	50.63	50.63
8684-014-011	920 CLOVERVIEW DR	RES	A	0.497	1	1.000	50.63	50.63	50.63
8684-014-012	930 CLOVERVIEW DR	RES	A	0.614	1	1.000	50.63	50.63	50.63
8684-014-013	940 CLOVERVIEW DR	RES	A	0.591	1	1.000	50.63	50.63	50.63
8684-014-015	960 CLOVERVIEW DR	RES	A	0.532	1	1.000	50.63	50.63	50.63
8684-014-016	955 CLOVERVIEW DR	RES	A	0.476	1	1.000	50.63	50.63	50.63
8684-014-017	945 CLOVERVIEW DR	RES	A	0.466	1	1.000	50.63	50.63	50.63
8684-014-018	935 CLOVERVIEW DR	RES	A	0.537	1	1.000	50.63	50.63	50.63
8684-014-019	915 CLOVERVIEW DR	RES	A	0.653	1	1.000	50.63	50.63	50.63
8684-014-020	539 W PALM DR	RES	A	0.523	1	1.000	50.63	50.63	50.63
8684-014-021	545 W PALM DR	RES	A	0.521	1	1.000	50.63	50.63	50.63
8684-014-022	553 W PALM DR	RES	A	0.528	1	1.000	50.63	50.63	50.63
8684-014-023	569 W PALM DR	RES	A	0.481	1	1.000	50.63	50.63	50.63
8684-014-024	910 N SILENT RANCH DR	RES	A	0.463	1	1.000	50.63	50.63	50.63
8684-014-026	NO SITUS AVAILABLE	UNDEV	A	0.498	0	0.643	50.63	50.63	32.53
8684-014-027	935 N SILENT RANCH DR	RES	A	0.466	1	1.000	50.63	50.63	50.63
8684-014-028	925 N SILENT RANCH DR	RES	A	0.463	1	1.000	50.63	50.63	50.63
8684-014-029	905 N SILENT RANCH DR	RES	A	0.537	1	1.000	50.63	50.63	50.63
8684-014-031	940 N SILENT RANCH DR	RES	A	0.539	1	1.000	50.63	50.63	50.63
8684-014-032	930 SILENT RANCH DR	RES	A	0.461	1	1.000	50.63	50.63	50.63
8684-014-033	950 CLOVERVIEW DR	RES	A	0.688	1	1.000	50.63	50.63	50.63
8684-029-004	1141 HICREST RD	RES	A	1.113	1	1.000	50.63	50.63	50.63
8684-029-011	745 N YUCCA RIDGE RD	RES	A	0.582	1	1.000	50.63	50.63	50.63
8684-029-019	1101 W SIERRA MADRE AVE	RES	A	0.509	1	1.000	50.63	50.63	50.63
8684-029-020	1102 HICREST RD	RES	A	0.509	1	1.000	50.63	50.63	50.63
8684-029-021	1110 HICREST RD	RES	A	0.513	1	1.000	50.63	50.63	50.63
8684-029-023	1120 HICREST RD	RES	A	0.513	1	1.000	50.63	50.63	50.63
8684-029-024	1123 W SIERRA MADRE AVE	RES	A	0.513	1	1.000	50.63	50.63	50.63
8684-029-025	1113 W SIERRA MADRE AVE	RES	A	0.513	1	1.000	50.63	50.63	50.63
8684-029-028	1124 HICREST RD	RES	A	0.464	1	1.000	50.63	50.63	50.63
8684-029-029	1129 W SIERRA MADRE AVE	RES	A	0.461	1	1.000	50.63	50.63	50.63
8684-029-048	1130 HICREST RD	RES	A	0.450	1	1.000	50.63	50.63	50.63
8684-029-049	1135 W SIERRA MADRE AVE	RES	A	0.530	1	1.000	50.63	50.63	50.63
8684-029-051	1246 HICREST RD	RES	A	0.660	1	1.000	50.63	50.63	50.63
8684-030-001	1018 HICREST RD	RES	A	0.519	1	1.000	50.63	50.63	50.63
8684-030-002	1039 W SIERRA MADRE AVE	RES	A	0.496	1	1.000	50.63	50.63	50.63
8684-030-009	1016 HICREST RD	RES	A	0.461	1	1.000	50.63	50.63	50.63
8684-030-010	1025 W SIERRA MADRE AVE	RES	A	0.470	1	1.000	50.63	50.63	50.63

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8684-030-011	1015 W SIERRA MADRE AVE	RES	A	0.496	1	1.000	50.63	50.63	50.63
8684-030-012	1012 HICREST RD	RES	A	0.624	1	1.000	50.63	50.63	50.63
8684-030-015	1033 HICREST RD	RES	A	0.780	1	1.000	50.63	50.63	50.63
8684-030-016	NO SITUS AVAILABLE	UNDEV	A	1.000	0	1.290	50.63	50.63	65.31
8684-030-018	1005 HICREST RD	RES	A	0.957	1	1.000	50.63	50.63	50.63
8684-030-019	1015 HICREST RD	RES	A	0.878	1	1.000	50.63	50.63	50.63
8684-037-001	508 FERNPARK DR	RES	A	0.290	1	1.000	50.63	50.63	50.63
8684-037-002	514 FERNPARK DR	RES	A	0.273	1	1.000	50.63	50.63	50.63
8684-037-003	520 FERNPARK DR	RES	A	0.273	1	1.000	50.63	50.63	50.63
8684-037-004	526 FERNPARK DR	RES	A	0.273	1	1.000	50.63	50.63	50.63
8684-037-005	532 FERNPARK DR	RES	A	0.258	1	1.000	50.63	50.63	50.63
8684-037-006	538 FERNPARK DR	RES	A	0.258	1	1.000	50.63	50.63	50.63
8684-037-007	544 FERNPARK DR	RES	A	0.258	1	1.000	50.63	50.63	50.63
8684-037-008	550 FERNPARK DR	RES	A	0.294	1	1.000	50.63	50.63	50.63
8684-037-009	556 FERNPARK DR	RES	A	0.337	1	1.000	50.63	50.63	50.63
8684-037-010	555 FERNPARK DR	RES	A	0.294	1	1.000	50.63	50.63	50.63
8684-037-011	549 FERNPARK DR	RES	A	0.292	1	1.000	50.63	50.63	50.63
8684-037-012	543 FERNPARK DR	RES	A	0.282	1	1.000	50.63	50.63	50.63
8684-037-013	535 FERNPARK DR	RES	A	0.310	1	1.000	50.63	50.63	50.63
8684-037-014	727 PARKBROOK LN	RES	A	0.328	1	1.000	50.63	50.63	50.63
8684-037-015	735 PARKBROOK LN	RES	A	0.310	1	1.000	50.63	50.63	50.63
8684-037-016	743 PARKBROOK LN	RES	A	0.322	1	1.000	50.63	50.63	50.63
8684-037-017	751 PARKBROOK LN	RES	A	0.326	1	1.000	50.63	50.63	50.63
8684-037-018	755 PARKBROOK LN	RES	A	0.475	1	1.000	50.63	50.63	50.63
8684-037-019	738 PARKBROOK LN	RES	A	0.308	1	1.000	50.63	50.63	50.63
8684-037-020	523 FERNPARK DR	RES	A	0.294	1	1.000	50.63	50.63	50.63
8684-037-021	515 FERNPARK DR	RES	A	0.287	1	1.000	50.63	50.63	50.63
8684-037-022	507 FERNPARK DR	RES	A	0.304	1	1.000	50.63	50.63	50.63
8684-037-023	735 N GRAND AVE	RES	A	0.301	1	1.000	50.63	50.63	50.63
8684-037-024	743 N GRAND AVE	RES	A	0.301	1	1.000	50.63	50.63	50.63
8684-037-025	751 N GRAND AVE	RES	A	0.301	1	1.000	50.63	50.63	50.63
8684-037-026	769 N GRAND AVE	RES	A	0.301	1	1.000	50.63	50.63	50.63
8684-037-027	811 N GRAND AVE	RES	A	0.301	1	1.000	50.63	50.63	50.63
8684-037-028	NO SITUS AVAILABLE	RES	A	3.240	0		49.14	49.14	205.37
8684-038-001	819 N GRAND AVE	RES	A	0.301	1	1.000	50.63	50.63	50.63
8684-038-002	827 N GRAND AVE	RES	A	0.301	1	1.000	50.63	50.63	50.63
8684-038-003	835 N GRAND AVE	RES	A	0.301	1	1.000	50.63	50.63	50.63
8684-038-004	834 CLOVERVIEW DR	RES	A	0.505	1	1.000	50.63	50.63	50.63
8684-038-005	824 CLOVERVIEW DR	RES	A	0.840	1	1.000	50.63	50.63	50.63
8684-038-006	816 CLOVERVIEW DR	RES	A	0.592	1	1.000	50.63	50.63	50.63
8684-038-008	808 CLOVERVIEW DR	RES	A	0.797	1	1.000	50.63	50.63	50.63
8684-038-009	804 CLOVERVIEW DR	RES	A	0.799	1	1.000	50.63	50.63	50.63
8684-038-010	805 CLOVERVIEW DR	RES	A	0.799	1	1.000	50.63	50.63	50.63
8684-038-011	809 CLOVERVIEW DR	RES	A	0.891	1	1.000	50.63	50.63	50.63
8684-038-012	815 CLOVERVIEW DR	RES	A	0.588	1	1.000	50.63	50.63	50.63
8684-038-013	833 CLOVERVIEW DR	RES	A	0.523	1	1.000	50.63	50.63	50.63
8684-038-014	540 W PALM DR	RES	A	0.517	1	1.000	50.63	50.63	50.63

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8684-038-015	550 W PALM DR	RES	A	0.517	1	1.000	50.63	50.63	50.63
8684-038-016	560 W PALM DR	RES	A	0.624	1	1.000	50.63	50.63	50.63
8684-038-017	814 CLOVERVIEW DR	RES	A	0.363	1	1.000	50.63	50.63	50.63
8684-038-018	812 CLOVERVIEW DR	RES	A	0.393	1	1.000	50.63	50.63	50.63
8684-039-001	1131 HICREST RD	RES	A	0.660	1	1.000	50.63	50.63	50.63
8684-039-003	1123 HICREST RD	RES	A	0.710	1	1.000	50.63	50.63	50.63
8684-039-004	1119 HICREST RD	RES	A	0.542	2	1.000	50.63	50.63	50.63
8684-039-005	1111 HICREST RD	RES	A	0.563	1	1.000	50.63	50.63	50.63
8684-039-006	1107 HICREST RD	RES	A	0.660	1	1.000	50.63	50.63	50.63
8684-039-007	1117 HICREST RD	RES	A	1.000	1	1.000	50.63	50.63	50.63
8684-039-019	1047 HICREST RD	RES	A	5.450	1	1.000	50.63	50.63	50.63
8684-039-021	1043 HICREST RD	RES	A	0.608	1	1.000	50.63	50.63	50.63
8684-039-022	NO SITUS AVAILABLE	UNDEV	A	0.618	0	0.797	50.63	50.63	40.33
8684-039-023	NO SITUS AVAILABLE	UNDEV	A	0.613	0	0.790	50.63	50.63	40.01
8684-042-001	1221 W SIERRA MADRE AVE	RES	A	0.459	1	1.000	50.63	50.63	50.63
8684-042-002	1217 W SIERRA MADRE AVE	RES	A	0.459	1	1.000	50.63	50.63	50.63
8684-042-003	1213 W SIERRA MADRE AVE	RES	A	0.459	1	1.000	50.63	50.63	50.63
8684-042-004	1209 W SIERRA MADRE AVE	RES	A	0.459	1	1.000	50.63	50.63	50.63
8684-042-005	1205 W SIERRA MADRE AVE	RES	A	0.460	1	1.000	50.63	50.63	50.63
8684-042-006	701 N YUCCA RIDGE RD	RES	A	0.460	1	1.000	50.63	50.63	50.63
8684-042-008	715 N YUCCA RIDGE RD	RES	A	0.000	1	1.000	50.63	50.63	50.63
8684-042-012	1250 HICREST RD	RES	A	1.130	1	1.000	50.63	50.63	50.63
8684-042-013	1260 HICREST RD	RES	A	1.280	1	1.000	50.63	50.63	50.63
8684-042-014	1251 HICREST RD	RES	A	1.010	1	1.000	50.63	50.63	50.63
8684-042-015	721 N YUCCA RIDGE RD	RES	A	0.566	1	1.000	50.63	50.63	50.63
8684-045-002	960 N SILENT RANCH DR	RES	A	2.260	1	1.000	50.63	50.63	50.63
8684-045-004	950 N SILENT RANCH DR	RES	A	27.020	1	1.000	50.63	50.63	50.63
Total									**$550,308.61**
Parcel Count									**9,568**

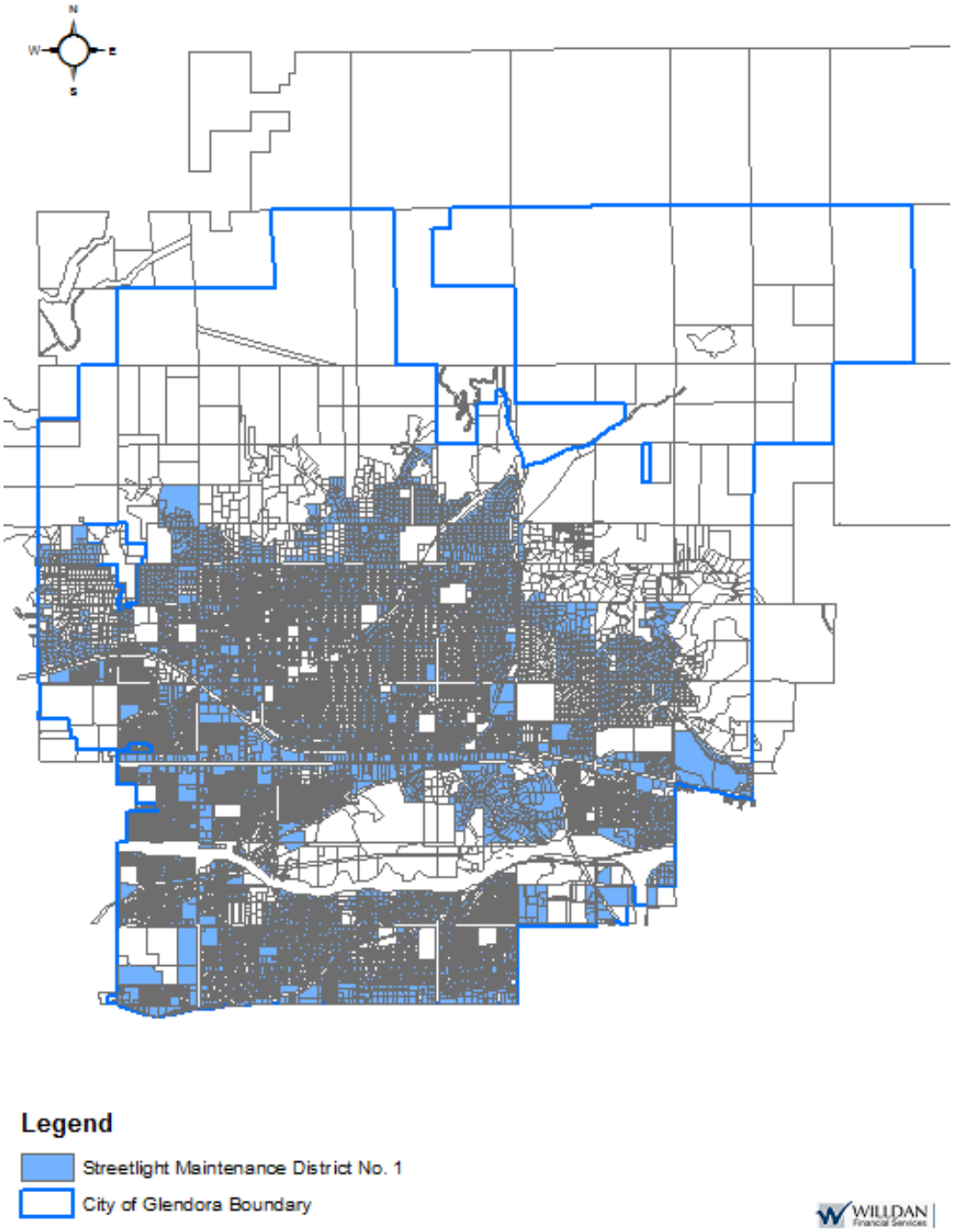
Part V — District Diagrams

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Los Angeles County Assessor's map for the year in which this Report is prepared.

The land use classification for each parcel has been based on the Los Angeles County Assessor's Roll. A listing of parcels assessed within this District, along with the proposed assessment amounts, has been submitted to the City Clerk, under a separate cover, and by reference is made part of this Report.

Reference is hereby made to the Los Angeles County Assessor's Parcel Maps for a detailed description of the lines and dimensions of each parcel within the Streetlight Maintenance District No. 1 including all subsequent subdivisions, lot-line adjustments, or parcel changes therein.

DISTRICT DIAGRAM



RESOLUTION CC 2025-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA APPROVING THE ENGINEER'S REPORT FILED WITH RESPECT TO THE FISCAL YEAR 2025-26 LEVY OF THE ASSESSMENT IN CONNECTION WITH CITY OF GLENDORA STREETLIGHT MAINTENANCE DISTRICT NO. 1

THE CITY COUNCIL
City of Glendora, California

WHEREAS, by Resolution CC 2025-11, the City Council initiated proceedings to levy the Fiscal Year 2025-26 assessment in connection with City of Glendora Streetlight Maintenance District No. 1 (the "District") pursuant to the Landscaping and Lighting Act of 1972 (California Streets & Highways Code Section 22500 *et seq.*) (the "Assessment Law"); and

WHEREAS, a report of the City Engineer, entitled "City of Glendora Engineer's Report Streetlight Maintenance District No. 1, Engineer's Annual Report Fiscal Year 2025/2026" (the "Report") is on file in the Office of the City Clerk and available for public inspection; and

WHEREAS, the City Council has carefully examined and reviewed the Report as filed and desires to approve the Report as filed.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct.

SECTION 2. The City Council finds that the Report meets all the requirements of the Assessment Law and Article XIIID of the California Constitution.

SECTION 3. The Report is hereby approved as filed, without modification.

SECTION 4. The City Clerk shall certify to the passage and adoption of this Resolution and shall enter the same in the Book of Original Resolutions.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Glendora this __ day of _____, ____.

BY: _____
DAVID FREDENDALL
Mayor

APPROVED AS TO FORM:
Aleshire & Wynder, LLP

_____
DANNY ALESHIRE
City Attorney

CERTIFICATION

I, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Glendora at a regular meeting held on the ___ day of _____, _____, by the following vote:

AYES: MEMBERS:
NOES: MEMBERS:
ABSENT: MEMBERS:
ABSTAIN: MEMBERS:

I further certify that said Resolution was published as required by law in a newspaper of general circulation in the City of Glendora, California on the 3rd day of July 2025.

Dated:

KATHLEEN R. SESSMAN
City Clerk/Communications Director

RESOLUTION CC 2025-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA CONFIRMING THE DIAGRAM AND ASSESSMENT FOR THE CITY OF GLENDORA STREETLIGHT MAINTENANCE DISTRICT NO. 1 FOR FISCAL YEAR 2025-26

THE CITY COUNCIL
City of Glendora, California

WHEREAS, by its Resolution No. 2025-13, adopted on May 13, 2025 (the "Resolution of Intention"), the City Council declared its intention to levy an assessment for Fiscal Year 2025-26 in connection with the City of Glendora Streetlight Maintenance District No. 1 (the "District") pursuant to the Landscaping and Lighting Act of 1972 (California Streets & Highways Code Section 22500 *et seq.*) (the "Assessment Law"); and

WHEREAS, as directed by the Resolution of Intention, the City gave notice of a Public Hearing, scheduled for June 24, 2025; and

WHEREAS, the City Council desires to move forward with the levy of the assessment in connection with the District for Fiscal Year 2025-26

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct.

SECTION 2. That upon the conclusion of the Public Hearing, written protests filed, and not withdrawn, did not represent property owners owning more than fifty per cent (50%) of the area of assessable lands within the District. Therefore, the City Council overrules all objections and protests.

SECTION 3. The Diagram and Assessment contained in the Report entitled "City of Glendora Engineer's Report Streetlight Maintenance District No. 1, Engineer's Annual Report Fiscal Year 2025/2026" (the "Report"), which is on file in the Office of the City Clerk and incorporated herein by reference, is hereby approved pursuant to Section 22631 of the Assessment Law.

SECTION 4. The adoption of this Resolution constitutes the levy of the assessment within the District for Fiscal Year 2025-26.

SECTION 5. The City Clerk shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

SECTION 6. The City Clerk is hereby directed to forward a copy of this Resolution to the County of Los Angeles for the submittal of the assessments.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Glendora this __ day of _____, ____.

BY: _____
DAVID FREDENDALL
Mayor

APPROVED AS TO FORM:
Aleshire & Wynder, LLP

_____
DANNY ALESHIRE
City Attorney

CERTIFICATION

I, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Glendora at a regular meeting held on the ___ day of _____, _____, by the following vote:

AYES: MEMBERS:
NOES: MEMBERS:
ABSENT: MEMBERS:
ABSTAIN: MEMBERS:

I further certify that said Resolution was published as required by law in a newspaper of general circulation in the City of Glendora, California on the 3rd day of July 2025.

Dated:

KATHLEEN R. SESSMAN
City Clerk/Communications Director

A PUBLIC HEARING TO CONSIDER RESOLUTIONS APPROVING THE ENGINEER'S REPORT & CONFIRMING A DIAGRAM & ASSESSMENT FOR STREETLIGHT MAINTENANCE DISTRICT NO. 1 FOR FY 2025-26

PUBLIC WORKS
GLENDORA CITY COUNCIL
JUNE 24, 2025
VALERIE VELASQUEZ-SANTOYA, ASSISTANT PUBLIC WORKS DIRECTOR

STREETLIGHT MAINTENANCE DISTRICT NO. 1

Background

- District includes 2,996 public streetlights (2,744 SCE-owned, 252 City-owned)
- Private lights and traffic signals excluded
- Resolution 06-60 allows annual CPI increase
    - March 2024 – March 2025 CPI: 3.02%

Annual Renewal Process Required

- Process initiated on May 13, 2025 with City Council adoption of 3 Resolutions

Public Hearing - Final step of Renewal

- Adopt Resolutions to:
    1. Approve the Final Engineer's Report for FY 2025/26
    2. Confirm the Diagram and Assessments for SMD No. 1 for FY 2025/26

FY 2025/2026 ASSESSMENT/LEVY RATES

2025 CPI of 3.02%

Maximum 2024/2025 Assessment = $49.14 per EBU
Maximum 2025/2026 Assessment = $49.14 x 3.02% = $50.63 per EBU

Land Use	FY 2025-2026 Levy	
	Benefit Zone A	Benefit Zone B
Single Family Residence	$50.63 / Unit	$2.53 / Unit
Multi-Family Residence	$14.93 / Unit	$0.75 / Unit
Non-Residential	$195.98 / Acre	$9.82 / Acre
Undeveloped	$65.31 / Acre	$3.29 / Acre

Amounts shown are rounded to the nearest cent.

TOTAL LEVY AND MAINTENANCE COSTS

Expenditures

Item	Amount
Direct Costs	$1,159,050.00
Indirect Costs	$13,702.00
Operational Reserve*	$115,905.00
Total Expenditures:	**$1,288,657.00**

Revenues

Item	Amount
Total Levy	$550,308.61
General Fund (101)	$67,348.39
Gas Tax Fund (255)	$671,000.00
Total Revenue:	**$1,288,657.00**

*Estimated Operational Reserve as of June 30, 2026: $689,092

RECOMMENDATION:

THAT THE CITY COUNCIL:

Open and Conduct a Public Hearing, accept evidence and testimony presented, and in the absence of testimony to the contrary, consider the following:

1. **Adopt A City Council Resolution Entitled**, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA APPROVING THE ENGINEER'S REPORT FILED WITH RESPECT TO THE FISCAL YEAR 2025-26 LEVY OF THE ASSESSMENT IN CONNECTION WITH CITY OF GLENDORA STREETLIGHT MAINTENANCE DISTRICT NO. 1;" AND
2. **Adopt A City Council Resolution Entitled**, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA CONFIRMING THE DIAGRAM AND ASSESSMENT FOR THE CITY OF GLENDORA STREETLIGHT MAINTENANCE DISTRICT NO. 1 FOR FISCAL YEAR 2025-26."

STAFF REPORT

TO:	**Mayor and Council Members**	**DATE:**	**June 24, 2025**
FROM:	**Finance**	**DISTRICT(S):**	**Citywide**

SUBJECT: City of Glendora and Glendora Successor Agency Investment Report for May 2025

RECOMMENDATION

That the City Council and Glendora Successor Agency:

1. Receive and file the Monthly Investment Activity Report for May 2025.

STRATEGIC FOCUS AREAS

Goal 2: Maintain Financial Stability and Sustainability (MFSS)

EXECUTIVE SUMMARY

The City's book value of cash and investments for May 2025 totaled $119,958,879. This is an increase of $2,677,073 (2.28%) compared to the previous month. This increase is primarily due to vehicle license fee revenues totaling $3,825,176.

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

Pursuant to Section 19 of the City's FY 2024-25 Investment Policy, a monthly investment report must be provided to the City Council to provide a clear picture of the status of the current portfolio.

DISCUSSION

As prescribed in the Investment Policy for FY 2025, the attached investment report provides a listing of individual securities held at the end of the reporting period by authorized investment category, the average life and final maturity of all investments listed, coupon rate, discount or earnings rate, Par Value, Market Value and Book Value of each investment in the portfolio, including funds managed for the City by third parties.

In the month of May, there were five investment purchases (consisting of Federal Agency Securities, United States Treasury Notes, and Certificates of Deposit) totaling $3,140,000. There were six securities that matured at $8,516,000, resulting in neither a gain nor loss.

FISCAL IMPACT

There is no fiscal impact associated with the recommended action.

ENVIRONMENTAL DETERMINATION

Not applicable.

Prepared By	Kylie Petrovick
Concurs With	Not Applicable
Reviewed By	Kyle Johnson, Finance Director/City Treasurer
Certified to Availability of Funds	Kyle Johnson, Finance Director/City Treasurer
Approved By	Adam Raymond, City Manager
Legal Review	Not Applicable

CEQA Review	Not Applicable

ATTACHMENTS:

A. May 2025 Investment Report

Attachments

A. May 2025 Investment Report.pdf

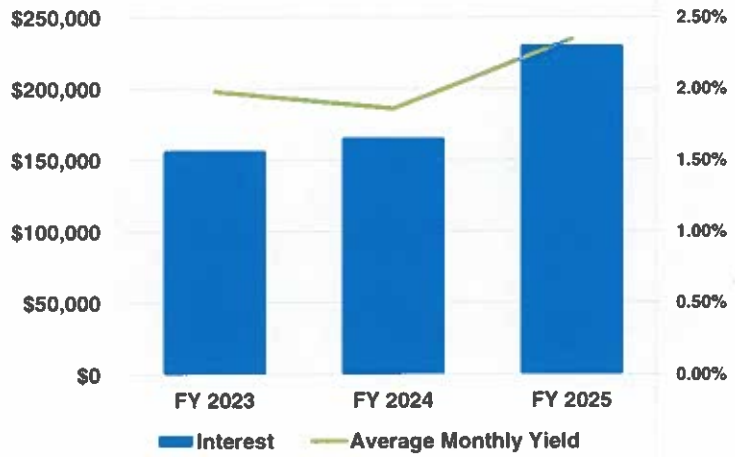
CITY OF GLENDORA
INVESTMENT REPORT SUMMARY
May 31, 2025

Pursuant to California Government Code Section 53600 et seq. and Section 16 of the City of Glendora's Investment Policy, a monthly investment report must be provided to the City Council providing a clear picture of the status of the current investment portfolio. Included in the report are several specific items relating to portfolio holdings including, but not limited to, investment type, par value, market value, book value, coupon rate and yield to maturity.

The report is in conformity with the City's Investment Policy and California Government Code 53601. Per the policy, the report reflects pooled cash from all city funds. It does not reflect any restrictions associated with how each individual fund can be utilized. This information is provided through other financial reports that include the budget, Annual Comprehensive Financial Report and other financial reports available through the website.

The objective of the City investments is to provide safety of principal and liquidity, while then providing a return on investments. (Section 4 of the policy). All brokered transactions are held by a third-party custodian designated by the Treasurer. (Section 14 of the policy). There is currently one custodial account, which is UBS.

Below is a comparison of the average monthly yield and interest received from prior years for the same month, along with a visual graph:



May	FY 2023	FY 2024	FY 2025
Interest	$156,407	$165,392	$230,390
Average Monthly Yield	1.98%	1.86%	2.34%

I hereby certify that the investments are in compliance with the investment policy adopted by the City Council. The investment portfolio provides sufficient funds to meet the budgeted expenditures over the next six months.

Approved By:

Kyle Johnson, Finance Director

Branch office
251 South Lake Avenue
10th Floor
Pasadena, CA 911013003

Financial Advisor
CHEN/GIORDANO/CRAWFORD
213-972-1457

UBS Client Review

As of June 5, 2025

Report Prepared for: City of Glendora

*** excluded from performance exhibits**

Account Number	Account Name	Type
SX XX180	City of Glendora	Business Service Account
@SX XXX279*	CITY OF GL	Non UBS Investment LAIF
@SX XXX283*	CITY OF GL	Non UBS Investment Bank of America

What's inside

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Sources of Portfolio Value. 3
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Portfolio Holdings. 5
Bond Holdings. 17
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Asset Allocation Review

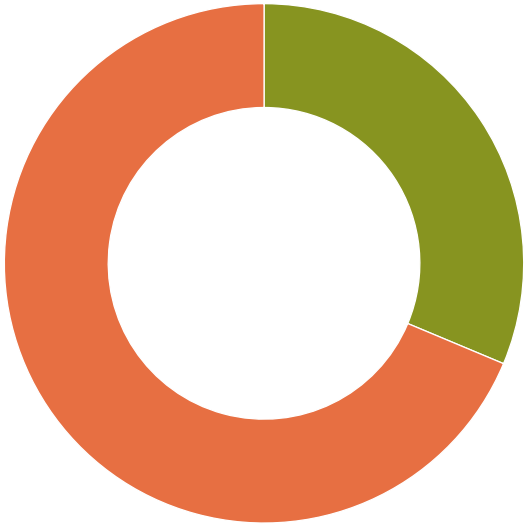
as of June 05, 2025

Summary of Asset Allocation

	Market value ($)	% of Portfolio
Cash	**37,360,434.72**	**31.31**
Cash	**37,360,434.72**	**31.31**
US	37,360,434.72	31.31
Fixed Income	**81,949,706.75**	**68.69**
US	**81,949,706.75**	**68.69**
US Fixed Income	13,174,671.07	11.04
Government	49,263,353.12	41.29
Corporate IG Credit	19,511,682.56	16.35
Equity	**0.00**	**0.00**
Commodities	**0.00**	**0.00**
Non-Traditional	**0.00**	**0.00**
Other	**0.00**	**0.00**
Total Portfolio	**$119,310,141.47**	**100%**

Balanced mutual funds and Insurance & Annuity products are allocated in the 'Other' category

Total Value: $119,310,141.47

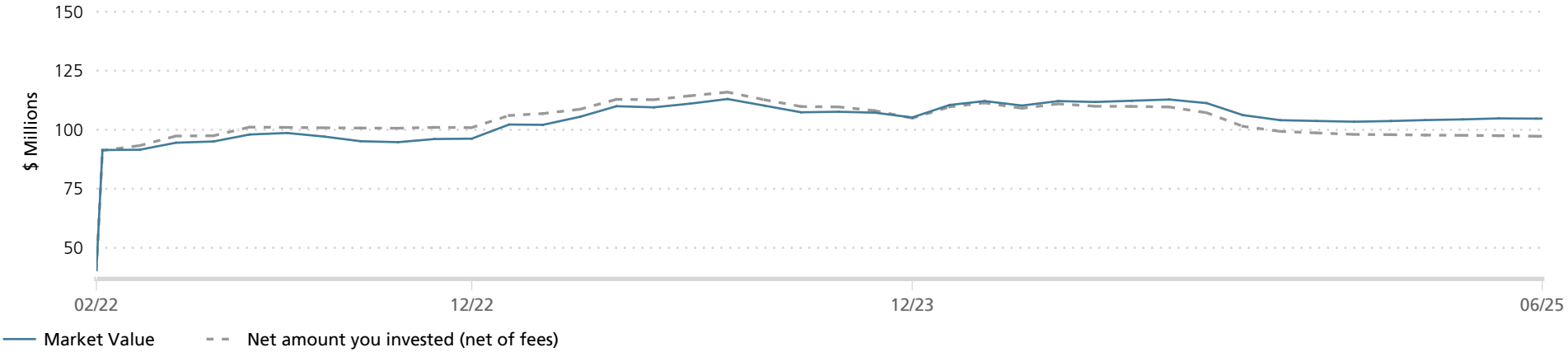


Assets held at other financial institutions are included in this report. We have not verified, and are not responsible for, the accuracy or completeness of this information.
Accrued interest, if any, has been included in the total market value.

Report created on: June 12, 2025

Sources of Portfolio Value

as of June 05, 2025



	MTD 05/31/2025 to 06/05/2025	QTD 03/31/2025 to 06/05/2025	YTD 12/31/2024 to 06/05/2025	ITD 02/23/2022 to 06/05/2025
Opening value	**104,726,941.55**	**104,398,100.72**	**103,422,623.88**	**40,589,214.16**
Net deposits/withdrawals	0.00	-375,885.44	-771,426.53	56,676,777.04
Div./interest income	19,185.81	468,133.61	936,022.48	6,198,763.89
Change in accr. interest	-25,484.45	-73,304.60	-13,916.82	270,288.55
Change in value	24,240.51	327,839.13	1,171,580.40	1,009,839.77
Closing value	**104,744,883.42**	**104,744,883.42**	**104,744,883.42**	**104,744,883.42**
Net Time-weighted ROR	0.02	0.69	2.03	1.95

Performance returns are annualized after 1 year. Net deposits and withdrawals include program and account fees.

Benchmarks - Annualized time-weighted returns

US Treasury Bill - 3 Mos	0.05	0.78	1.83	4.20
BofA Corp/Gov 1-5Y	0.00	0.68	2.69	2.31
BBG Agg Bond	0.12	-0.20	2.57	-0.15

Bond Summary

as of June 05, 2025

Bond Overview

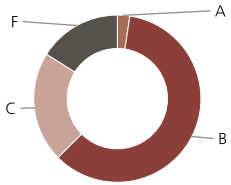
Total quantity	82,993,000
Total market value	$81,612,150.70
Total accrued interest	$337,556.05
Total market value plus accrued interest	$81,949,706.75
Total estimated annual bond interest	$1,802,714.25
Average coupon	2.18%
Average current yield	2.21%
Average yield to maturity	4.35%
Average yield to worst	4.32%
Average modified duration	1.72
Average effective maturity	1.87

Investment Type Allocation

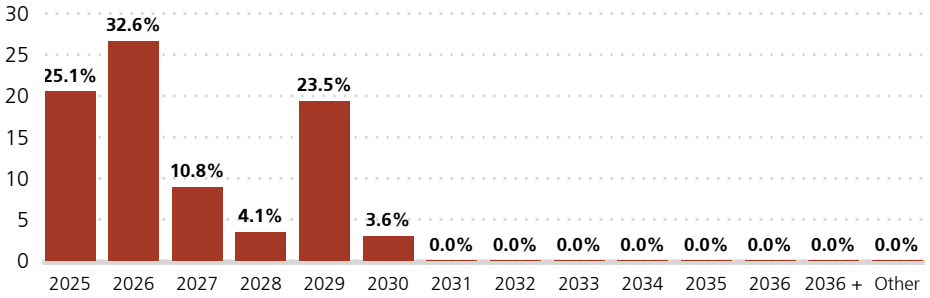
Investment type	Taxable ($)	Tax-exempt / deferred ($)	Total ($)	% of bond port.
Certificates of deposit	13,174,671.07	0.00	13,174,671.07	16.08
U.S. corporates	19,511,682.56	0.00	19,511,682.56	23.81
U.S. federal agencies	42,775,634.26	0.00	42,775,634.26	52.20
U.S. treasuries	6,487,718.85	0.00	6,487,718.85	7.92
Total	**$81,949,706.74**	**$0.00**	**$81,949,706.74**	**100%**

Credit Quality of Bond Holdings

Effective credit rating		Issues	Value on 06/05/2025 ($)	% of port.
A	Aaa/AAA/AAA	1	1,968,295.56	2.41
B	Aa/AA/AA	34	49,302,204.06	60.13
C	A/A/A	14	17,504,536.06	21.35
D	Baa/BBB/BBB	0	0.00	0.00
E	Non-investment grade	0	0.00	0.00
F	Certificate of deposit	55	13,174,671.07	16.10
G	Not rated	0	0.00	0.00
Total		**104**	**$81,949,706.75**	**100%**



Bond Maturity Schedule



Effective maturity schedule

Cash, mutual funds and some preferred securities are not included.

Includes all fixed income securities in the selected portfolio. Average yields and durations exclude Structured Product, Pass-Through, Perpetual Preferred, and Foreign securities. Accrued interest, if any, has been included in the total market value.

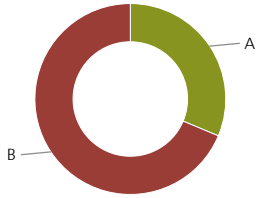
UBS

Portfolio Holdings

as of June 05, 2025

Summary of Portfolio Holdings

	Cost basis ($)	Value on 06/05/2025 ($)	Unrealized gain/loss ($)	Unrealized gain/loss (%)	Est. annual income ($)	Current yield (%)	% of portfolio
A Cash	**37,360,435**	**37,360,435**	**0**	**0.00%**	**955,947**	**2.56%**	**31.31%**
Cash	**37,360,435**	**37,360,435**	**0**	**0.00%**	**955,947**	**2.56%**	**31.31%**
US	37,360,435	37,360,435	0	0.00%	955,947	2.56%	31.31%
B Fixed Income	**82,598,444**	**81,949,707**	**-648,737**	**-0.79%**	**1,802,714**	**2.20%**	**68.69%**
US	**82,598,444**	**81,949,707**	**-648,737**	**-0.79%**	**1,802,714**	**2.20%**	**68.69%**
US Fixed Income	13,302,335	13,174,671	-127,664	-0.96%	345,922	2.63%	11.05%
Government	49,599,152	49,263,353	-335,799	-0.68%	982,110	1.99%	41.29%
Corporate IG Credit	19,696,957	19,511,683	-185,274	-0.94%	474,682	2.43%	16.35%
C Equity	**0**	**0**	**0**	**0.00%**	**NA**	**NA**	**0.00%**
D Commodities	**0**	**0**	**0**	**0.00%**	**NA**	**NA**	**0.00%**
E Non-Traditional	**0**	**0**	**0**	**0.00%**	**NA**	**NA**	**0.00%**
F Other	**0**	**0**	**0**	**0.00%**	**NA**	**NA**	**0.00%**
Total Portfolio	**$119,958,879**	**$119,310,141**	**-$648,737**	**-0.54%**	**$2,758,661**	**2.31%**	**100%**



Balanced mutual funds and Insurance & Annuity products are allocated in the 'Other' category

Accrued interest, if any, has been included in the total market value.

UBS

Portfolio Holdings

as of June 05, 2025 *(continued)*

Details of Portfolio Holdings

	Cost basis ($)	Market value ($)	Unrealized gain/loss ($)	Unrealized gain/loss (%)	Est. annual income ($)	Current yield (%)	% of asset class	% of portfolio
Total Portfolio	**$119,958,879**	**$119,310,141**	**-$648,737**	**-0.54%**	**$2,758,661**	**2.31%**	**100%**	**100%**

Cash	Quantity	Purchase price ($) / Avg Price	Price on 06/05/2025 ($)	Cost basis ($)	Market value ($)	Unrealized gain/loss ($)	Unrealized gain/loss (%)	Est. annual income ($)	Current yield (%)	% of Cash	% of portfolio
Cash											
US											
Outside ASSET[1] [Outside Account @SX XXX279]		1.00	1.00	7,296,346.57	7,296,346.57	0.00	0.00%	NA	NA	19.53%	6.12%
Outside ASSET[1] [Outside Account @SX XXX283]		1.00	1.00	7,268,911.48	7,268,911.48	0.00	0.00%	NA	NA	19.46%	6.09%
UBS INSURED SWEEP PROGRAM	11,221,337.64	1.00	1.00	11,221,337.64	11,221,337.64	0.00	0.00%	44,885.35	0.40%	30.04%	9.41%
UBS SELECT TREASURY INSTITUTIONAL FUND	21,743,710.50	1.00	1.00	21,743,710.50	21,743,710.50	0.00	0.00%	911,061.47	4.19%	58.20%	18.22%
USD CASH	-10,169,871.4	1.00	1.00	-10,169,871.47	-10,169,871.47	0.00	0.00%	NA	NA	-27.22%	-8.52%
Total US				**$37,360,435**	**$37,360,435**	**$0**	**0.00%**	**$955,947**	**2.56%**	**100%**	**31.31%**
Total Cash				**$37,360,435**	**$37,360,435**	**$0**	**0.00%**	**$955,947**	**2.56%**	**100%**	**31.31%**
Total Cash				**$37,360,435**	**$37,360,435**	**$0**	**0.00%**	**$955,947**	**2.56%**	**100%**	**31.31%**

[1]Assets held at other financial institutions are included in this report. We have not verified, and are not responsible for, the accuracy or completeness of this information.

Accrued interest, if any, has been included in the total market value.

UBS

Portfolio Holdings

as of June 05, 2025 *(continued)*

Fixed Income	Quantity	Purchase price ($) / Avg Price	Price on 06/05/2025 ($)	Cost basis ($)	Market value ($)	Amort/Accr.($) as of 06/11/2025	Unrealized gain/loss ($)	Unrealized gain/loss (%)	Est. annual income ($)	Current yield (%)	% of Fixed Income	% of portfolio
US												
US Fixed Income												
AFFINITY PLUS MN US RT 05.0500% MAT 03/20/26 LICU SHARE CERTIFICATE	245,000.00	100.00	100.54	245,000.00	246,858.01	0.00	1,858.01	0.76%	12,372.50	5.01%	0.30%	0.21%
ALLY BK UT US RT 03.5500% MAT 06/30/26 FIXED RATE CD	245,000.00	100.00	99.21	245,000.00	246,803.17	0.00	1,803.17	0.74%	8,697.50	3.52%	0.30%	0.21%
AMER EXPRESS NATL UT US RT 03.6000% MAT 09/25/29 FIXED RATE CD	245,000.00	98.05	97.38	240,222.50	240,330.64	0.00	108.14	0.05%	8,820.00	3.67%	0.29%	0.20%
AMER NATL BK OMA NE US RT 04.2500% MAT 03/21/28 FIXED RATE CD	245,000.00	100.00	99.64	245,000.00	244,548.36	0.00	-451.64	-0.18%	10,412.50	4.26%	0.30%	0.20%
AMERICAN COMM BK GA US RT 00.4000% MAT 09/22/25 FIXED RATE CD	245,000.00	100.00	98.82	245,000.00	242,146.59	0.00	-2,853.41	-1.16%	980.00	0.40%	0.30%	0.20%
ARBOR FINL CREDIT MI US RT 05.0000% MAT 04/03/28 FIXED RATE CD	245,000.00	100.00	100.50	245,000.00	246,297.02	0.00	1,297.02	0.53%	12,250.00	4.97%	0.30%	0.21%
BANK3 TENNESSEE TN US RT 00.4000% MAT 08/28/25 FIXED RATE CD	245,000.00	100.00	99.08	245,000.00	242,774.83	0.00	-2,225.17	-0.91%	980.00	0.40%	0.30%	0.20%
BANKUNITED NA FLOR FL US RT 00.9500% MAT 03/31/26 FIXED RATE CD	245,000.00	100.00	97.28	245,000.00	238,367.88	0.00	-6,632.12	-2.71%	2,327.50	0.98%	0.29%	0.20%
BK HAPOALIM BM NY US RT 00.5000% MAT 12/15/25 FIXED RATE CD	245,000.00	100.00	97.99	245,000.00	240,661.02	0.00	-4,338.98	-1.77%	1,225.00	0.51%	0.29%	0.20%
BMO HARRIS BK NA IL US RT 00.8000% MAT 03/18/26 FIXED RATE CD	245,000.00	100.00	97.27	245,000.00	238,743.07	0.00	-6,256.93	-2.55%	1,960.00	0.82%	0.29%	0.20%
CAPITAL ONE BK USA VA US RT 01.1500% MAT 11/24/26 FIXED RATE CD	245,000.00	100.00	95.59	245,000.00	234,283.23	0.00	-10,716.77	-4.37%	2,817.50	1.20%	0.29%	0.20%
CAPITAL ONE NA VA US RT 01.1500% MAT 11/24/26 FIXED RATE CD	245,000.00	100.00	95.59	245,000.00	234,283.23	0.00	-10,716.77	-4.37%	2,817.50	1.20%	0.29%	0.20%

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Accrued interest, if any, has been included in the total market value.

UBS

Portfolio Holdings

as of June 05, 2025 *(continued)*

Fixed Income	Quantity	Purchase price ($) / Avg Price	Price on 06/05/2025 ($)	Cost basis ($)	Market value ($)	Amort/Accr.($) as of 06/11/2025	Unrealized gain/loss ($)	Unrealized gain/loss (%)	Est. annual income ($)	Current yield (%)	% of Fixed Income	% of portfolio
US												
US Fixed Income												
CELTIC BK UT US RT 03.6500% MAT 04/29/30 FIXED RATE CD	245,000.00	98.17	97.22	240,525.91	238,365.40	0.00	-2,160.51	-0.90%	8,942.50	3.75%	0.29%	0.20%
CFG COMMUNITY BANK MD US RT 03.8000% MAT 03/11/26 FIXED RATE CD	245,000.00	100.00	99.62	245,000.00	246,971.88	0.00	1,971.88	0.80%	9,310.00	3.77%	0.30%	0.21%
CHAMBERS BANK AK US RT 00.3500% MAT 09/22/25 FIXED RATE CD	108,000.00	100.00	98.81	108,000.00	106,787.07	0.00	-1,212.93	-1.12%	378.00	0.35%	0.13%	0.09%
CIBC BANK ILLINOIS IL US RT 05.0000% MAT 03/24/26 FIXED RATE CD	245,000.00	100.00	100.46	245,000.00	248,572.10	0.00	3,572.10	1.46%	12,250.00	4.93%	0.30%	0.21%
COMMUNITY BK TN US RT 00.4000% MAT 08/26/25 FIXED RATE CD	245,000.00	100.00	99.11	245,000.00	242,836.55	0.00	-2,163.45	-0.88%	980.00	0.40%	0.30%	0.20%
CY-FAIR FED CREDIT TX US RT 05.3000% MAT 07/14/28 FIXED RATE CD	245,000.00	100.00	100.08	245,000.00	245,988.46	0.00	988.46	0.40%	12,985.00	5.28%	0.30%	0.21%
DISCOVER BANK DE US RT 03.2000% MAT 05/24/27 FIXED RATE CD	245,000.00	100.00	98.08	245,000.00	240,551.30	0.00	-4,448.70	-1.82%	7,840.00	3.26%	0.29%	0.20%
DIVERSIFIED MEMBER MI US RT 04.3000% MAT 04/28/28 LICU SHARE CERTIFICATE	245,000.00	100.00	99.77	245,000.00	244,619.48	0.00	-380.52	-0.16%	10,535.00	4.31%	0.30%	0.21%
EAGLEMARK SVGS BK NV US RT 02.0000% MAT 03/02/27 FIXED RATE CD	245,000.00	100.16	96.26	245,395.39	237,122.14	-711.40	-8,273.25	-3.37%	4,900.00	2.07%	0.29%	0.20%
EATON CMNTY BK MI US RT 05.1000% MAT 03/08/29 FIXED RATE CD	245,000.00	99.90	100.05	244,755.00	246,078.57	0.00	1,323.57	0.54%	12,495.00	5.08%	0.30%	0.21%
ENERBANK UT US RT 00.6500% MAT 06/19/25 FIXED RATE CD	245,000.00	100.00	99.86	245,000.00	244,726.27	0.00	-273.73	-0.11%	1,592.50	0.65%	0.30%	0.21%
ESSENTIAL FED CRED LA US RT 04.7000% MAT 06/15/27 LICU SHARE CERTIFICATE	245,000.00	100.00	100.95	245,000.00	247,999.81	0.00	2,999.81	1.22%	11,515.00	4.64%	0.30%	0.21%

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UBS

Portfolio Holdings

as of June 05, 2025 *(continued)*

Fixed Income	Quantity	Purchase price ($) / Avg Price	Price on 06/05/2025 ($)	Cost basis ($)	Market value ($)	Amort/Accr.($) as of 06/11/2025	Unrealized gain/loss ($)	Unrealized gain/loss (%)	Est. annual income ($)	Current yield (%)	% of Fixed Income	% of portfolio
US												
US Fixed Income												
FARMERS & MERCHANT WI US RT 03.8500% MAT 11/08/27 FIXED RATE CD	245,000.00	100.00	99.14	245,000.00	243,678.07	0.00	-1,321.93	-0.54%	9,432.50	3.87%	0.30%	0.20%
FIRST CAROLINA BK NC US RT 00.6000% MAT 06/26/25 FIXED RATE CD	245,000.00	100.00	99.79	245,000.00	244,520.87	0.00	-479.13	-0.20%	1,470.00	0.60%	0.30%	0.20%
FIRST GTY BK HAMMO LA US RT 04.3500% MAT 11/06/28 FIXED RATE CD	219,000.00	100.00	99.80	219,000.00	219,347.19	0.00	347.19	0.16%	9,526.50	4.34%	0.27%	0.18%
GOLDMAN SACHS BANK NY US RT 04.0000% MAT 03/20/28 FIXED RATE CD	245,000.00	100.00	99.35	245,000.00	245,516.35	0.00	516.35	0.21%	9,800.00	3.99%	0.30%	0.21%
GREAT STHN BK MO US RT 04.5000% MAT 10/20/25 FIXED RATE CD	245,000.00	100.00	99.99	245,000.00	245,463.69	0.00	463.69	0.19%	11,025.00	4.49%	0.30%	0.21%
GREENSTATE CREDIT IA US RT 00.9500% MAT 04/16/26 FIXED RATE CD	245,000.00	100.00	97.14	245,000.00	238,023.41	0.00	-6,976.59	-2.85%	2,327.50	0.98%	0.29%	0.20%
HOME LN INVT BK RI US RT 00.4000% MAT 08/29/25 FIXED RATE CD	245,000.00	100.00	99.08	245,000.00	242,766.54	0.00	-2,233.46	-0.91%	980.00	0.40%	0.30%	0.20%
JPMORGAN CHASE BK OH US RT 00.7000% MAT 09/30/25 FIXED RATE CD	245,000.00	100.00	98.81	245,000.00	242,399.51	0.00	-2,600.49	-1.06%	1,715.00	0.71%	0.30%	0.20%
LAFAYETTE FED CRED MD US RT 03.2500% MAT 06/15/27 LICU SHARE CERTIFICATE	245,000.00	100.00	98.15	245,000.00	240,913.37	0.00	-4,086.63	-1.67%	7,962.50	3.31%	0.29%	0.20%
LIVE OAK BKG CO NC US RT 00.8000% MAT 08/13/26 FIXED RATE CD	245,000.00	100.00	95.98	245,000.00	235,162.68	0.00	-9,837.32	-4.02%	1,960.00	0.83%	0.29%	0.20%
MEDALLION BK UT US RT 00.5500% MAT 07/30/25 FIXED RATE CD	245,000.00	100.00	99.42	245,000.00	243,588.90	0.00	-1,411.10	-0.58%	1,347.50	0.55%	0.30%	0.20%

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UBS

Portfolio Holdings

as of June 05, 2025 *(continued)*

Fixed Income	Quantity	Purchase price ($) / Avg Price	Price on 06/05/2025 ($)	Cost basis ($)	Market value ($)	Amort/Accr.($) as of 06/11/2025	Unrealized gain/loss ($)	Unrealized gain/loss (%)	Est. annual income ($)	Current yield (%)	% of Fixed Income	% of portfolio
US												
US Fixed Income												
METRO CREDIT UNION MA US RT 01.7000% MAT 02/18/27 LICU SHARE CERTIFICATE	245,000.00	100.00	95.84	245,000.00	234,848.74	0.00	-10,151.26	-4.14%	4,165.00	1.77%	0.29%	0.20%
MORGAN STANLEY BK UT US RT 04.2500% MAT 02/02/26 FIXED RATE CD	245,000.00	100.00	99.91	245,000.00	248,285.92	0.00	3,285.92	1.34%	10,412.50	4.19%	0.30%	0.21%
MORTON CMNTY BK IL US RT 00.6000% MAT 06/19/25 FIXED RATE CD	245,000.00	100.00	99.86	245,000.00	244,720.57	0.00	-279.43	-0.11%	1,470.00	0.60%	0.30%	0.21%
NEW ORLEANS FIREME LA US RT 05.0000% MAT 07/17/28 FIXED RATE CD	245,000.00	100.00	102.17	245,000.00	250,959.07	0.00	5,959.07	2.43%	12,250.00	4.88%	0.31%	0.21%
NEW YORK CMNTY BK NY US RT 00.7000% MAT 07/01/26 FIXED RATE CD	245,000.00	100.00	96.27	245,000.00	236,606.53	0.00	-8,393.47	-3.43%	1,715.00	0.72%	0.29%	0.20%
PENTAGON FED CREDI VA US RT 01.7000% MAT 02/18/27 CREDIT UNION SHARE CERT	245,000.00	100.00	95.85	245,000.00	235,030.55	0.00	-9,969.45	-4.07%	4,165.00	1.77%	0.29%	0.20%
SALLIE MAE BANK UT US RT 04.0500% MAT 11/21/29 FIXED RATE CD	245,000.00	99.80	99.09	244,510.00	243,180.72	0.00	-1,329.28	-0.54%	9,922.50	4.08%	0.30%	0.20%
STATE BANK OF INDI NY US RT 00.9000% MAT 03/25/26 FIXED RATE CD	245,000.00	100.00	97.28	245,000.00	238,766.06	0.00	-6,233.94	-2.54%	2,205.00	0.92%	0.29%	0.20%
STATE BK IL US RT 04.1000% MAT 11/26/29 FIXED RATE CD	245,000.00	100.00	99.29	245,000.00	243,533.26	0.00	-1,466.74	-0.60%	10,045.00	4.12%	0.30%	0.20%
STOCKMAN BK MT US RT 00.6000% MAT 06/10/25 FIXED RATE CD	245,000.00	100.00	99.95	245,000.00	245,592.80	0.00	592.80	0.24%	1,470.00	0.60%	0.30%	0.21%
TECHNOLOGY CREDIT CA US RT 05.0000% MAT 03/23/26 CREDIT UNION SHARE CERT	245,000.00	100.00	100.53	245,000.00	246,425.40	0.00	1,425.40	0.58%	12,250.00	4.97%	0.30%	0.21%

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UBS

Portfolio Holdings

as of June 05, 2025 *(continued)*

Fixed Income	Quantity	Purchase price ($) / Avg Price	Price on 06/05/2025 ($)	Cost basis ($)	Market value ($)	Amort/Accr.($) as of 06/11/2025	Unrealized gain/loss ($)	Unrealized gain/loss (%)	Est. annual income ($)	Current yield (%)	% of Fixed Income	% of portfolio
US												
US Fixed Income												
TEXAS EXCHANGE BK TX US RT 00.6000% MAT 10/23/25 FIXED RATE CD	245,000.00	100.00	98.49	245,000.00	241,350.41	0.00	-3,649.59	-1.49%	1,470.00	0.61%	0.29%	0.20%
TOYOTA FINL SVG BK NV US RT 00.9000% MAT 04/22/26 FIXED RATE CD	245,000.00	100.00	97.05	245,000.00	238,030.96	0.00	-6,969.04	-2.84%	2,205.00	0.93%	0.29%	0.20%
TRUXTON TR CO NASH TN US RT 04.1000% MAT 02/27/30 FIXED RATE CD	245,000.00	99.98	98.54	244,938.75	241,645.61	0.00	-3,293.14	-1.34%	10,045.00	4.16%	0.29%	0.20%
UBS BANK UT US RT 00.8500% MAT 06/16/26 FIXED RATE CD	245,000.00	100.00	96.53	245,000.00	236,610.16	0.00	-8,389.84	-3.42%	2,082.50	0.88%	0.29%	0.20%
USALLIANCE FED CRE NY US RT 00.5000% MAT 09/29/25 FIXED RATE CD	245,000.00	100.00	98.78	245,000.00	242,231.87	0.00	-2,768.13	-1.13%	1,225.00	0.51%	0.30%	0.20%
USF FED CREDIT UNI FL US RT 03.9000% MAT 05/01/28 LICU SHARE CERTIFICATE	245,000.00	100.00	99.06	245,000.00	242,796.81	0.00	-2,203.19	-0.90%	9,555.00	3.94%	0.30%	0.20%
VALLEYSTAR CR UN M VA US RT 05.0000% MAT 03/20/26 LICU SHARE CERTIFICATE	245,000.00	100.00	100.50	245,000.00	246,757.09	0.00	1,757.09	0.72%	12,250.00	4.96%	0.30%	0.21%
WELLS FARGO BK NA SD US RT 04.1000% MAT 02/06/29 FIXED RATE CD	245,000.00	100.00	99.48	244,987.75	244,551.62	0.00	-436.13	-0.18%	10,045.00	4.11%	0.30%	0.20%
WORKERS CREDIT UNI MA US RT 04.1000% MAT 11/22/27 LICU SHARE CERTIFICATE	245,000.00	100.00	99.70	245,000.00	244,650.29	0.00	-349.71	-0.14%	10,045.00	4.11%	0.30%	0.21%
Total US Fixed Income				**$13,302,335**	**$13,174,671**	**-$711.40**	**-$127,664**	**-0.96%**	**$345,922**	**2.63%**	**16.08%**	**11.05%**
Government												
FEDERAL FARM CREDIT 04.750 % DUE 043029 DTD 043025 FC 10302025	1,000,000.00	100.00	99.80	999,955.25	1,002,628.06	0.00	2,672.81	0.27%	47,500.00	4.74%	1.22%	0.84%

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UBS

Portfolio Holdings

as of June 05, 2025 *(continued)*

Fixed Income	Quantity	Purchase price ($) / Avg Price	Price on 06/05/2025 ($)	Cost basis ($)	Market value ($)	Amort/Accr.($) as of 06/11/2025	Unrealized gain/loss ($)	Unrealized gain/loss (%)	Est. annual income ($)	Current yield (%)	% of Fixed Income	% of portfolio
US												
Government												
FEDERAL HOME LN BANK NTS 04.175 % DUE 031229 DTD 031225 FC 09122025	1,000,000.00	100.00	99.80	1,000,004.97	1,007,605.69	-0.30	7,600.72	0.76%	41,750.00	4.14%	1.23%	0.84%
FFCB BOND 00.600 % DUE 061625 DTD 061621 FC 12162021	2,000,000.00	100.00	99.88	2,000,000.00	2,003,313.33	0.00	3,313.33	0.17%	12,000.00	0.60%	2.44%	1.68%
FFCB BOND 00.600 % DUE 112425 DTD 112420 FC 05242021	2,000,000.00	100.00	98.25	2,000,000.00	1,965,426.67	0.00	-34,573.33	-1.73%	12,000.00	0.61%	2.40%	1.65%
FFCB BOND 00.660 % DUE 091525 DTD 091521 FC 03152022	2,000,000.00	100.00	98.98	2,000,000.00	1,982,473.33	0.00	-17,526.67	-0.88%	13,200.00	0.67%	2.42%	1.66%
FFCB BOND 01.840 % DUE 012627 DTD 012622 FC 07262022	2,000,000.00	100.00	96.55	2,000,000.00	1,944,086.67	0.00	-55,913.33	-2.80%	36,800.00	1.89%	2.37%	1.63%
FFCB BOND 04.000 % DUE 040130 DTD 040125 FC 10012025	1,000,000.00	100.14	99.86	1,001,437.75	1,005,741.11	-42.32	4,303.36	0.43%	40,000.00	3.98%	1.23%	0.84%
FFCB BOND 04.620 % DUE 100129 DTD 100124 FC 04012025	1,500,000.00	99.92	99.79	1,498,850.25	1,509,095.00	0.00	10,244.75	0.68%	69,300.00	4.59%	1.84%	1.26%
FFCB NTS 00.940 % DUE 092826 DTD 092821 FC 03282022	2,000,000.00	100.00	96.06	2,000,000.00	1,924,718.89	0.00	-75,281.11	-3.76%	18,800.00	0.98%	2.35%	1.61%
FHLB BOND 00.625 % DUE 063025 DTD 063021 FC 12302021	2,000,000.00	100.00	99.76	2,000,000.00	2,000,481.94	0.00	481.94	0.02%	12,500.00	0.62%	2.44%	1.68%
FHLB BOND 01.050 % DUE 081326 DTD 081321 FC 02132022	1,000,000.00	96.84	96.48	968,385.25	968,056.67	0.00	-328.58	-0.03%	10,500.00	1.08%	1.18%	0.81%
FHLB BOND 01.780 % DUE 021027 DTD 021022 FC 08102022	2,000,000.00	100.00	96.31	2,000,000.00	1,937,512.22	0.00	-62,487.78	-3.12%	35,600.00	1.84%	2.36%	1.62%
FHLB BOND 02.010 % DUE 022527 DTD 022522 FC 08252022	3,215,000.00	95.65	96.63	3,075,098.40	3,124,444.17	0.00	49,345.77	1.60%	64,621.50	2.07%	3.81%	2.62%

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UBS

Portfolio Holdings

as of June 05, 2025 *(continued)*

Fixed Income	Quantity	Purchase price ($) / Avg Price	Price on 06/05/2025 ($)	Cost basis ($)	Market value ($)	Amort/Accr.($) as of 06/11/2025	Unrealized gain/loss ($)	Unrealized gain/loss (%)	Est. annual income ($)	Current yield (%)	% of Fixed Income	% of portfolio
US												
Government												
FHLB BOND STEP-UP 1.0000% DUE 063026 DTD 063021 FC 12302021	2,000,000.00	100.00	98.09	2,000,000.00	1,970,471.11	0.00	-29,528.89	-1.48%	20,000.00	1.01%	2.40%	1.65%
FHLB NTS 1.0500% DUE 033026 DTD 033021 FC 09302021	2,000,000.00	100.00	97.45	2,000,000.00	1,952,751.67	0.00	-47,248.33	-2.36%	21,000.00	1.08%	2.38%	1.64%
FHLB NTS 1.1500% DUE 082626 DTD 082621 FC 02262022	2,000,000.00	100.00	96.54	2,000,000.00	1,937,145.00	0.00	-62,855.00	-3.14%	23,000.00	1.19%	2.36%	1.62%
FHLB NTS 1.5000% DUE 063026 DTD 063021 FC 12302021	2,000,000.00	100.00	97.43	2,000,000.00	1,961,596.67	0.00	-38,403.33	-1.92%	30,000.00	1.53%	2.39%	1.64%
FHLB NTS 04.625 % DUE 101529 DTD 101524 FC 04152025	1,000,000.00	99.76	99.49	997,555.25	1,001,293.61	0.00	3,738.36	0.37%	46,250.00	4.62%	1.22%	0.84%
FHLMC MED TERM NTS 00.500 % DUE 072325 DTD 072320 FC 01232021	1,000,000.00	99.85	99.49	998,500.00	996,773.33	0.00	-1,726.67	-0.17%	5,000.00	0.50%	1.22%	0.84%
FHLMC NTS 04.000 % DUE 043029 DTD 043025 FC 10302025	650,000.00	99.75	99.26	648,380.25	647,730.78	0.00	-649.47	-0.10%	26,000.00	4.01%	0.79%	0.54%
FNMA NTS 00.500 % DUE 081425 DTD 081420 FC 02142021	1,000,000.00	100.00	99.28	999,950.00	994,321.67	0.00	-5,628.33	-0.56%	5,000.00	0.50%	1.21%	0.83%
FNMA NTS 00.540 % DUE 102725 DTD 102720 FC 04272021	2,000,000.00	100.00	98.52	2,000,000.00	1,971,440.00	0.00	-28,560.00	-1.43%	10,800.00	0.55%	2.41%	1.65%
FNMA NTS 00.560 % DUE 111725 DTD 111720 FC 05172021	2,000,000.00	100.00	98.36	2,000,000.00	1,967,840.00	0.00	-32,160.00	-1.61%	11,200.00	0.57%	2.40%	1.65%
FNMA NTS 04.125 % DUE 082825 DTD 083022 FC 02282023	988,000.00	99.59	99.93	983,948.13	998,073.07	0.00	14,124.94	1.44%	40,755.00	4.08%	1.22%	0.84%
FNMA NTS 04.300 % DUE 030430 DTD 031225 FC 09042025	1,000,000.00	100.00	99.78	1,000,005.03	1,007,713.89	-0.24	7,708.86	0.77%	43,000.00	4.27%	1.23%	0.84%

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Accrued interest, if any, has been included in the total market value.

UBS

Portfolio Holdings

as of June 05, 2025 *(continued)*

Fixed Income	Quantity	Purchase price ($) / Avg Price	Price on 06/05/2025 ($)	Cost basis ($)	Market value ($)	Amort/Accr.($) as of 06/11/2025	Unrealized gain/loss ($)	Unrealized gain/loss (%)	Est. annual income ($)	Current yield (%)	% of Fixed Income	% of portfolio
US												
Government												
FNMA NTS 05.050 % DUE 062629 DTD 062824 FC 12262024	1,000,000.00	100.00	100.23	1,000,000.00	1,024,604.17	0.00	24,604.17	2.46%	50,500.00	4.93%	1.25%	0.86%
INTL FIN CORP NTS 00.500 % DUE 051526 DTD 052821 FC 11152021	2,000,000.00	100.00	98.39	2,000,000.00	1,968,295.56	0.00	-31,704.44	-1.59%	10,000.00	0.51%	2.40%	1.65%
US TSY NOTE 01.125 % DUE 10/31/26 DTD 10/31/21 FC 04/30/22	1,000,000.00	98.21	96.05	982,052.13	961,570.54	0.00	-20,481.59	-2.09%	11,250.00	1.17%	1.17%	0.81%
US TSY NOTE 03.500 % DUE 09/30/29 DTD 09/30/24 FC 03/31/25	1,000,000.00	98.47	98.14	984,716.19	987,681.48	0.00	2,965.29	0.30%	35,000.00	3.54%	1.21%	0.83%
US TSY NOTE 03.875 % DUE 11/30/29 DTD 11/30/22 FC 05/31/23	1,500,000.00	99.38	99.58	1,490,677.13	1,494,464.06	0.00	3,786.93	0.25%	58,125.00	3.89%	1.82%	1.25%
US TSY NOTE 03.875 % DUE 12/31/29 DTD 12/31/22 FC 06/30/23	1,017,000.00	97.76	99.54	994,218.09	1,029,294.41	0.00	35,076.32	3.53%	39,408.75	3.83%	1.26%	0.86%
US TSY NOTE 04.000 % DUE 10/31/29 DTD 10/31/22 FC 04/30/23	1,000,000.00	99.16	100.10	991,647.22	1,004,933.04	0.00	13,285.82	1.34%	40,000.00	3.98%	1.23%	0.84%
US TSY NOTE 04.125 % DUE 10/31/29 DTD 10/31/24 FC 04/30/25	1,000,000.00	98.38	100.57	983,770.88	1,009,775.33	0.00	26,004.45	2.64%	41,250.00	4.09%	1.23%	0.85%
Total Government				**$49,599,152**	**$49,263,353**	**-$42.86**	**-$335,799**	**-0.68%**	**$982,110**	**1.99%**	**60.11%**	**41.29%**
Corporate IG Credit												
ACCENTURE CAPITAL INC 04.050% 100429 DTD100424 FC040425 CALL@MW+10BP	1,000,000.00	97.76	98.69	977,635.25	993,772.50	0.00	16,137.25	1.65%	40,500.00	4.08%	1.21%	0.83%
AMEREN ILL CO NTS B/E 03.800% 051528 DTD052218 FC111518 CALL@MW+15BP	1,500,000.00	99.67	98.77	1,494,995.25	1,484,686.67	0.00	-10,308.58	-0.69%	57,000.00	3.84%	1.81%	1.24%

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Accrued interest, if any, has been included in the total market value.

UBS

Portfolio Holdings

as of June 05, 2025 *(continued)*

Fixed Income	Quantity	Purchase price ($) / Avg Price	Price on 06/05/2025 ($)	Cost basis ($)	Market value ($)	Amort/Accr.($) as of 06/11/2025	Unrealized gain/loss ($)	Unrealized gain/loss (%)	Est. annual income ($)	Current yield (%)	% of Fixed Income	% of portfolio
US												
Corporate IG Credit												
CHARLES SCHWAB CORP B/E 03.250% 052229 DTD052219 FC112219	470,000.00	94.17	95.83	442,604.25	450,943.20	0.00	8,338.95	1.88%	15,275.00	3.39%	0.55%	0.38%
CHARLES SCHWAB CORP NTS 00.900% 031126 DTD121120 FC031121 CALL@MW+10BP	2,000,000.00	99.49	97.30	1,989,860.00	1,950,180.00	0.00	-39,680.00	-1.99%	18,000.00	0.92%	2.38%	1.63%
E I DU PONT DE NEMOURS 01.700% 071525 DTD051520 FC011521 CALL@MW+25BP	2,141,000.00	100.08	99.68	2,142,782.58	2,148,196.14	-64,279.48	5,413.56	0.25%	36,397.00	1.69%	2.62%	1.80%
JOHN DEERE CPTL CORP 00.700% 011526 DTD010721 FC071521 MED TERM NTS	2,000,000.00	100.02	97.85	2,000,486.13	1,962,384.44	-3,429.30	-38,101.69	-1.90%	14,000.00	0.71%	2.39%	1.64%
JPMORGAN CHASE & CO 00.800% 022626 DTD022621 FC082621 MED TERM NTS	1,200,000.00	100.00	96.72	1,200,000.00	1,163,280.00	0.00	-36,720.00	-3.06%	9,600.00	0.83%	1.42%	0.98%
JPMORGAN CHASE & CO NTS 05.012% 012330 DTD012324 FC072324 CALL@MW+20BP	500,000.00	99.92	101.19	499,615.25	515,148.67	0.00	15,533.42	3.11%	25,060.00	4.86%	0.63%	0.43%
MORGAN STANLEY FIN LLC 01.050% 082726 DTD082721 FC022722 MED TERM NTS	2,000,000.00	100.00	95.83	2,000,000.00	1,922,256.67	0.00	-77,743.33	-3.89%	21,000.00	1.09%	2.35%	1.61%
ONCOR ELEC DELIVERY CO 04.650% 110129 DTD111324 FC050125 CALL@MW+10BP	500,000.00	100.12	100.44	500,595.02	504,385.83	-32.62	3,790.81	0.76%	23,250.00	4.61%	0.62%	0.42%
PACIFICORP B/E 03.500% 061529 DTD030119 FC061519 CALL@MW+15BP	1,000,000.00	97.14	95.62	971,415.25	972,737.78	0.00	1,322.53	0.14%	35,000.00	3.60%	1.19%	0.82%
ST STREET BK & TR CO NTS 04.782% 112329 DTD112524 FC052325 B/E	1,000,000.00	99.84	101.18	998,380.50	1,013,374.00	0.00	14,993.50	1.50%	47,820.00	4.72%	1.24%	0.85%

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Accrued interest, if any, has been included in the total market value.

UBS

Portfolio Holdings

as of June 05, 2025 *(continued)*

Fixed Income	Quantity	Purchase price ($) / Avg Price	Price on 06/05/2025 ($)	Cost basis ($)	Market value ($)	Amort/Accr.($) as of 06/11/2025	Unrealized gain/loss ($)	Unrealized gain/loss (%)	Est. annual income ($)	Current yield (%)	% of Fixed Income	% of portfolio
US												
Corporate IG Credit												
TOYOTA MOTOR CREDIT CORP 04.450% 062929 DTD063022 FC122922 CALL@MW+20BP	500,000.00	99.82	99.99	499,085.25	509,596.67	0.00	10,511.42	2.11%	22,250.00	4.37%	0.62%	0.43%
UNITED HEALTH GROUP INC 01.150% 051526 DTD051921 FC111521 CALL@MW+07.50BP	2,000,000.00	100.05	96.88	2,000,921.09	1,938,957.78	-3,857.81	-61,963.31	-3.10%	23,000.00	1.19%	2.37%	1.63%
UNITED HEALTH GROUP INC 04.000% 051529 DTD052022 FC111522 CALL@MW+20BP	1,000,000.00	98.46	97.81	984,595.25	980,302.22	0.00	-4,293.03	-0.44%	40,000.00	4.08%	1.20%	0.82%
US BANCORP NTS B/E 04.653% 020129 DTD020123 FC080123	1,000,000.00	99.40	100.15	993,985.50	1,001,480.00	0.00	7,494.50	0.75%	46,530.00	4.65%	1.22%	0.84%
Total Corporate IG Credit				**$19,696,957**	**$19,511,683**	**-$71,599.21**	**-$185,274**	**-0.94%**	**$474,682**	**2.43%**	**23.81%**	**16.35%**
Total US				**$82,598,444**	**$81,949,707**	**-$72,353.47**	**-$648,737**	**-0.79%**	**$1,802,714**	**2.20%**	**100%**	**68.69%**
Total Fixed Income				**$82,598,444**	**$81,949,707**	**-$72,353.47**	**-$648,737**	**-0.79%**	**$1,802,714**	**2.20%**	**100%**	**68.69%**

	Cost basis ($)	Market value ($)	Unrealized gain/loss ($)	Unrealized gain/loss (%)	Est. annual income ($)	Current yield (%)	% of asset class	% of portfolio
Total Portfolio	**$119,958,879**	**$119,310,141**	**-$648,737**	**-0.54%**	**$2,758,661**	**2.31%**	**100%**	**100%**

Total accrued interest (included in market values): $337,556.05

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Accrued interest, if any, has been included in the total market value.

Bond Holdings

as of June 05, 2025

Summary of Bond Holdings

Maturity Year	Issues	Quantity	Est. annual income ($)	Current yield (%)	Yield to maturity (%)	Yield to worst (%)	Modified duration	Adjusted cost basis ($)	Unrealized gain/loss ($)	Mkt. value ($)	% of bond portfolio maturing
2025	25	20,667,000	187,160.00	0.91%	4.37%	4.37%	0.23	20,663,180.71	-169,320.03	20,540,906.97	25.11%
2026	30	27,365,000	330,110.00	1.24%	4.42%	4.42%	0.96	27,306,704.6	-700,896.10	26,681,215.75	32.60%
2027	11	9,175,000	197,046.50	2.22%	4.09%	4.09%	1.69	9,035,493.79	-151,231.09	8,930,837.33	10.89%
2028	9	3,434,000	144,314.00	4.22%	4.39%	4.31%	2.42	3,428,995.25	-12,499.86	3,424,759.41	4.19%
2029	24	19,362,000	817,036.25	4.25%	4.39%	4.29%	3.58	19,177,547	52,167.08	19,363,372.61	23.56%
2030	5	2,990,000	127,047.50	4.26%	4.31%	4.30%	4.10	2,986,522.69	-4,513.34	3,008,614.68	3.65%
2031	0	0			N/A	N/A	N/A				
2032	0	0			N/A	N/A	N/A				
2033	0	0			N/A	N/A	N/A				
2034	0	0			N/A	N/A	N/A				
2035	0	0			N/A	N/A	N/A				
2036	0	0			N/A	N/A	N/A				
2037	0	0			N/A	N/A	N/A				
2038	0	0			N/A	N/A	N/A				
2039	0	0			N/A	N/A	N/A				
2040	0	0			N/A	N/A	N/A				
2041	0	0			N/A	N/A	N/A				
2042	0	0			N/A	N/A	N/A				
2043	0	0			N/A	N/A	N/A				
2044	0	0			N/A	N/A	N/A				
2045	0	0			N/A	N/A	N/A				
2046	0	0			N/A	N/A	N/A				
2047	0	0			N/A	N/A	N/A				
2048	0	0			N/A	N/A	N/A				
2049	0	0			N/A	N/A	N/A				
2050	0	0			N/A	N/A	N/A				
2050 +	0	0			N/A	N/A	N/A				
Other	0	0			N/A	N/A	N/A				
Total	**104**	**82,993,000**	**$1,802,714.25**	**2.21%**	**4.35%**	**4.32%**	**1.72**	**$82,598,444.04**	**$-986,293.34**	**$81,949,706.75**	

Includes all fixed-rate securities in the selected portfolio. Average yields and durations exclude Structured Product, Pass-Through, Perpetual Preferred, and Foreign securities.
Accrued interest, if any, has been included in the total market value.

UBS

Bond Holdings

as of June 05, 2025 *(continued)*

Details of Bond Holdings

	Effective rating/ Underlying rating (Mdy/Fitch/S&P)	Quantity	Coupon	Effective maturity	Call date/ Call price ($)	Est. annual income ($)/ Curr. yield (%)	YTM (%)/ YTW (%)	Modified duration	Adjusted cost basis ($)/ Unreal. g/l ($)	Market price ($)	Mkt. value ($)/ Accr. interest ($)	% of bond port.
Total Bond Portfolio		**82,993,000**	**2.18%**	**04/17/2027**	**N/A**	**$1,802,714.25** **2.21%**	**4.35%** **4.32%**	**1.72**	**$82,598,444.04** **$-986,293.34**	**N/A**	**$81,612,150.70** **$337,556.05** **$81,949,706.75**	**100%**

	Effective rating/ Underlying rating (Mdy/Fitch/S&P)	Quantity	Coupon	Effective maturity	Call date/ Call price ($)	Est. annual income ($)/ Curr. yield (%)	YTM (%)/ YTW (%)	Modified duration	Adjusted cost basis ($)/ Unreal. g/l ($)	Market price ($)	Mkt. value ($)/ Accr. interest ($)	% of bond port.
Maturing 2025												
STOCKMAN BK MT US RT 00.6000% MAT 06/10/25 FIXED RATE CD /MT	CD	245,000	0.60%	06/10/2025		1,470.00 0.60%	4.17% 4.17%	0.01	245,000.00 -120.05	99.951	244,879.95 712.85	0.30%
FFCB BOND 00.600 % DUE 061625 DTD 061621 FC 12162021	Aa1/AA+/AA+ NR/NR/NR	2,000,000	0.60%	06/16/2025		12,000.00 0.60%	4.39% 4.39%	0.03	2,000,000.00 -2,320.00	99.884	1,997,680.00 5,633.33	2.45%
ENERBANK UT US RT 00.6500% MAT 06/19/25 FIXED RATE CD /UT	CD	245,000	0.65%	06/19/2025		1,592.50 0.65%	4.36% 4.36%	0.03	245,000.00 -347.90	99.858	244,652.10 74.17	0.30%
MORTON CMNTY BK IL US RT 00.6000% MAT 06/19/25 FIXED RATE CD /IL	CD	245,000	0.60%	06/19/2025		1,470.00 0.60%	4.31% 4.31%	0.03	245,000.00 -347.90	99.858	244,652.10 68.47	0.30%
FIRST CAROLINA BK NC US RT 00.6000% MAT 06/26/25 FIXED RATE CD /NC	CD	245,000	0.60%	06/26/2025		1,470.00 0.60%	4.29% 4.29%	0.05	245,000.00 -519.40	99.788	244,480.60 40.27	0.30%
FHLB BOND 00.625 % DUE 063025 DTD 063021 FC 12302021	Aa1/NR/AA+ NR/NR/NR	2,000,000	0.63%	06/30/2025		12,500.00 0.63%	4.15% 4.15%	0.06	2,000,000.00 -4,900.00	99.755	1,995,100.00 5,381.94	2.44%
E I DU PONT DE NEMOURS 01.700% 071525 DTD051520 FC011521 CALL@MW+25BP	A3/A/A- NR/NR/NR	2,141,000	1.70%	07/15/2025	06/15/2025 100.00	36,397.00 1.71%	4.61% 4.61%	0.11	2,142,782.58 -8,740.83	99.675	2,134,041.75 14,154.39	2.61%
FHLMC MED TERM NTS 00.500 % DUE 072325 DTD 072320 FC 01232021	Aa1/AA+/NR NR/NR/NR	1,000,000	0.50%	07/23/2025		5,000.00 0.50%	4.31% 4.31%	0.13	998,500.00 -3,560.00	99.494	994,940.00 1,833.33	1.22%

Includes all fixed-rate securities in the selected portfolio. Average yields and durations exclude Structured Product, Pass-Through, Perpetual Preferred, and Foreign securities.
Accrued interest, if any, has been included in the total market value.

UBS

Bond Holdings

as of June 05, 2025 *(continued)*

	Effective rating/ Underlying rating (Mdy/Fitch/S&P)	Quantity	Coupon	Effective maturity	Call date/ Call price ($)	Est. annual income ($)/ Curr. yield (%)	YTM (%)/ YTW (%)	Modified duration	Adjusted cost basis ($)/ Unreal. g/l ($)	Market price ($)	Mkt. value ($)/ Accr. interest ($)	% of bond port.
Maturing 2025												
MEDALLION BK UT US RT 00.5500% MAT 07/30/25 FIXED RATE CD /UT	CD	245,000	0.55%	07/30/2025		1,347.50 0.55%	4.45% 4.45%	0.15	245,000.00 -1,433.25	99.415	243,566.75 22.15	0.30%
FNMA NTS 00.500 % DUE 081425 DTD 081420 FC 02142021	Aa1/AA+/AA+ NR/NR/NR	1,000,000	0.50%	08/14/2025		5,000.00 0.50%	4.29% 4.29%	0.19	999,950.00 -7,170.00	99.278	992,780.00 1,541.67	1.22%
COMMUNITY BK TN US RT 00.4000% MAT 08/26/25 FIXED RATE CD /TN	CD	245,000	0.40%	08/26/2025		980.00 0.40%	4.41% 4.41%	0.22	245,000.00 -2,190.30	99.106	242,809.70 26.85	0.30%
BANK3 TENNESSEE TN US RT 00.4000% MAT 08/28/25 FIXED RATE CD /TN	CD	245,000	0.40%	08/28/2025		980.00 0.40%	4.41% 4.41%	0.22	245,000.00 -2,246.65	99.083	242,753.35 21.48	0.30%
FNMA NTS 04.125 % DUE 082825 DTD 083022 FC 02282023	Aa1/AA+/AA+ NR/NR/NR	988,000	4.13%	08/28/2025		40,755.00 4.13%	4.38% 4.38%	0.22	983,948.13 3,370.15	99.931	987,318.28 10,754.79	1.21%
HOME LN INVT BK RI US RT 00.4000% MAT 08/29/25 FIXED RATE CD /RI	CD	245,000	0.40%	08/29/2025		980.00 0.40%	4.36% 4.36%	0.23	245,000.00 -2,244.20	99.084	242,755.80 10.74	0.30%
FFCB BOND 00.660 % DUE 091525 DTD 091521 FC 03152022	Aa1/AA+/AA+ NR/NR/NR	2,000,000	0.66%	09/15/2025		13,200.00 0.67%	4.38% 4.38%	0.27	2,000,000.00 -20,460.00	98.977	1,979,540.00 2,933.33	2.43%
AMERICAN COMM BK GA US RT 00.4000% MAT 09/22/25 FIXED RATE CD /GA	CD	245,000	0.40%	09/22/2025	06/22/2025 100.00	980.00 0.40%	4.38% 4.38%	0.29	245,000.00 -2,891.00	98.820	242,109.00 37.59	0.30%
CHAMBERS BANK AK US RT 00.3500% MAT 09/22/25 FIXED RATE CD /AK	CD	108,000	0.35%	09/22/2025		378.00 0.35%	4.40% 4.40%	0.29	108,000.00 -1,290.60	98.805	106,709.40 77.67	0.13%
USALLIANCE FED CRE NY US RT 00.5000% MAT 09/29/25 FIXED RATE CD /NY	CD	245,000	0.50%	09/29/2025	06/29/2025 100.00	1,225.00 0.51%	4.39% 4.39%	0.31	245,000.00 -2,996.35	98.777	242,003.65 228.22	0.30%
JPMORGAN CHASE BK OH US RT 00.7000% MAT 09/30/25 FIXED RATE CD /OH	CD	245,000	0.70%	09/30/2025		1,715.00 0.71%	4.45% 4.45%	0.31	245,000.00 -2,910.60	98.812	242,089.40 310.11	0.30%

Includes all fixed-rate securities in the selected portfolio. Average yields and durations exclude Structured Product, Pass-Through, Perpetual Preferred, and Foreign securities.
Accrued interest, if any, has been included in the total market value.

UBS

Bond Holdings

as of June 05, 2025 *(continued)*

	Effective rating/ Underlying rating (Mdy/Fitch/S&P)	Quantity	Coupon	Effective maturity	Call date/ Call price ($)	Est. annual income ($)/ Curr. yield (%)	YTM (%)/ YTW (%)	Modified duration	Adjusted cost basis ($)/ Unreal. g/l ($)	Market price ($)	Mkt. value ($)/ Accr. interest ($)	% of bond port.
Maturing 2025												
GREAT STHN BK MO US RT 04.5000% MAT 10/20/25 FIXED RATE CD /MO	CD	245,000	4.50%	10/20/2025	06/20/2025 100.00	11,025.00 4.50%	4.52% 4.52%	0.37	245,000.00 -19.60	99.992	244,980.40 483.29	0.30%
TEXAS EXCHANGE BK TX US RT 00.6000% MAT 10/23/25 FIXED RATE CD /TX	CD	245,000	0.60%	10/23/2025	06/23/2025 100.00	1,470.00 0.61%	4.58% 4.58%	0.38	245,000.00 -3,701.95	98.489	241,298.05 52.36	0.30%
FNMA NTS 00.540 % DUE 102725 DTD 102720 FC 04272021	Aa1/AA+/AA+ NR/NR/NR	2,000,000	0.54%	10/27/2025		10,800.00 0.55%	4.37% 4.37%	0.38	2,000,000.00 -29,700.00	98.515	1,970,300.00 1,140.00	2.41%
FNMA NTS 00.560 % DUE 111725 DTD 111720 FC 05172021	Aa1/AA+/AA+ NR/NR/NR	2,000,000	0.56%	11/17/2025		11,200.00 0.57%	4.26% 4.26%	0.44	2,000,000.00 -32,720.00	98.364	1,967,280.00 560.00	2.41%
FFCB BOND 00.600 % DUE 112425 DTD 112420 FC 05242021	Aa1/AA+/AA+ NR/NR/NR	2,000,000	0.60%	11/24/2025		12,000.00 0.61%	4.40% 4.40%	0.45	2,000,000.00 -34,940.00	98.253	1,965,060.00 366.67	2.41%
BK HAPOALIM BM NY US RT 00.5000% MAT 12/15/25 FIXED RATE CD /NY	CD	245,000	0.50%	12/15/2025		1,225.00 0.51%	4.38% 4.38%	0.51	245,000.00 -4,919.60	97.992	240,080.40 580.62	0.29%
Total 2025		**20,667,000**	**0.91%**	**09/01/2025**		**$187,160.00 0.91%**	**4.37% 4.37%**	**0.23**	**$20,663,180.71 $-169,320.03**		**$20,493,860.68 $47,046.29**	**25.11%**

	Effective rating/ Underlying rating (Mdy/Fitch/S&P)	Quantity	Coupon	Effective maturity	Call date/ Call price ($)	Est. annual income ($)/ Curr. yield (%)	YTM (%)/ YTW (%)	Modified duration	Adjusted cost basis ($)/ Unreal. g/l ($)	Market price ($)	Mkt. value ($)/ Accr. interest ($)	% of bond port.
Maturing 2026												
JOHN DEERE CPTL CORP 00.700% 011526 DTD010721 FC071521 MED TERM NTS	A1/A+/A NR/NR/NR	2,000,000	0.70%	01/15/2026		14,000.00 0.72%	4.31% 4.31%	0.59	2,000,486.13 -43,546.13	97.847	1,956,940.00 5,444.44	2.40%
MORGAN STANLEY BK UT US RT 04.2500% MAT 02/02/26 FIXED RATE CD /UT	CD	245,000	4.25%	02/02/2026		10,412.50 4.25%	4.38% 4.38%	0.64	245,000.00 -222.95	99.909	244,777.05 3,508.87	0.30%
JPMORGAN CHASE & CO 00.800% 022626 DTD022621 FC082621 MED TERM NTS	A1/AA-/A NR/NR/NR	1,200,000	0.80%	02/26/2026		9,600.00 0.83%	5.47% 5.47%	0.70	1,200,000.00 -39,360.00	96.720	1,160,640.00 2,640.00	1.42%

Includes all fixed-rate securities in the selected portfolio. Average yields and durations exclude Structured Product, Pass-Through, Perpetual Preferred, and Foreign securities.
Accrued interest, if any, has been included in the total market value.

Bond Holdings

as of June 05, 2025 *(continued)*

	Effective rating/ Underlying rating (Mdy/Fitch/S&P)	Quantity	Coupon	Effective maturity	Call date/ Call price ($)	Est. annual income ($)/ Curr. yield (%)	YTM (%)/ YTW (%)	Modified duration	Adjusted cost basis ($)/ Unreal. g/l ($)	Market price ($)	Mkt. value ($)/ Accr. interest ($)	% of bond port.
Maturing 2026												
CFG COMMUNITY BANK MD US RT 03.8000% MAT 03/11/26 FIXED RATE CD /MD	CD	245,000	3.80%	03/11/2026	06/11/2025 100.00	9,310.00 3.81%	4.30% 4.30%	0.74	245,000.00 -935.90	99.618	244,064.10 2,907.78	0.30%
CHARLES SCHWAB CORP NTS 00.900% 031126 DTD121120 FC031121 CALL@MW+10BP	A2/A/A- NR/NR/NR	2,000,000	0.90%	03/11/2026	02/11/2026 100.00	18,000.00 0.92%	4.52% 4.52%	0.74	1,989,860.00 -43,880.00	97.299	1,945,980.00 4,200.00	2.38%
BMO HARRIS BK NA IL US RT 00.8000% MAT 03/18/26 FIXED RATE CD /IL	CD	245,000	0.80%	03/18/2026	06/18/2025 100.00	1,960.00 0.82%	4.36% 4.36%	0.77	245,000.00 -6,681.15	97.273	238,318.85 424.22	0.29%
AFFINITY PLUS MN US RT 05.0500% MAT 03/20/26 LICU SHARE CERTIFICATE /MN	CD	245,000	5.05%	03/20/2026		12,372.50 5.02%	4.36% 4.36%	0.77	245,000.00 1,315.65	100.537	246,315.65 542.36	0.30%
VALLEYSTAR CR UN M VA US RT 05.0000% MAT 03/20/26 LICU SHARE CERTIFICATE /VA	CD	245,000	5.00%	03/20/2026		12,250.00 4.98%	4.36% 4.36%	0.77	245,000.00 1,220.10	100.498	246,220.10 536.99	0.30%
TECHNOLOGY CREDIT CA US RT 05.0000% MAT 03/23/26 CREDIT UNION SHARE CERT /CA	CD	245,000	5.00%	03/23/2026		12,250.00 4.97%	4.33% 4.33%	0.77	245,000.00 1,291.15	100.527	246,291.15 134.25	0.30%
CIBC BANK ILLINOIS IL US RT 05.0000% MAT 03/24/26 FIXED RATE CD /IL	CD	245,000	5.00%	03/24/2026		12,250.00 4.98%	4.40% 4.40%	0.77	245,000.00 1,122.10	100.458	246,122.10 2,450.00	0.30%
STATE BANK OF INDI NY US RT 00.9000% MAT 03/25/26 FIXED RATE CD /NY	CD	245,000	0.90%	03/25/2026		2,205.00 0.93%	4.38% 4.38%	0.78	245,000.00 -6,668.90	97.278	238,331.10 434.96	0.29%
FHLB NTS 1.0500% DUE 033026 DTD 033021 FC 09302021	Aa1/NR/AA+ NR/NR/NR	2,000,000	1.05%	03/30/2026		21,000.00 1.08%	N/A N/A	N/A	2,000,000.00 -51,040.00	97.448	1,948,960.00 3,791.67	2.39%
BANKUNITED NA FLOR FL US RT 00.9500% MAT 03/31/26 FIXED RATE CD /FL	CD	245,000	0.95%	03/31/2026	06/30/2025 100.00	2,327.50 0.98%	N/A N/A	N/A	245,000.00 -6,664.00	97.280	238,336.00 31.88	0.29%

Includes all fixed-rate securities in the selected portfolio. Average yields and durations exclude Structured Product, Pass-Through, Perpetual Preferred, and Foreign securities.
Accrued interest, if any, has been included in the total market value.

Bond Holdings

as of June 05, 2025 *(continued)*

	Effective rating/ Underlying rating (Mdy/Fitch/S&P)	Quantity	Coupon	Effective maturity	Call date/ Call price ($)	Est. annual income ($)/ Curr. yield (%)	YTM (%)/ YTW (%)	Modified duration	Adjusted cost basis ($)/ Unreal. g/l ($)	Market price ($)	Mkt. value ($)/ Accr. interest ($)	% of bond port.
Maturing 2026												
GREENSTATE CREDIT IA US RT 00.9500% MAT 04/16/26 FIXED RATE CD /IA	CD	245,000	0.95%	04/16/2026		2,327.50 0.98%	4.33% 4.33%	0.85	245,000.00 -7,002.10	97.142	237,997.90 25.51	0.29%
TOYOTA FINL SVG BK NV US RT 00.9000% MAT 04/22/26 FIXED RATE CD /NV	CD	245,000	0.90%	04/22/2026		2,205.00 0.93%	4.35% 4.35%	0.86	245,000.00 -7,234.85	97.047	237,765.15 265.81	0.29%
INTL FIN CORP NTS 00.500 % DUE 051526 DTD 052821 FC 11152021	Aaa/NR/AAA NR/NR/NR	2,000,000	0.50%	05/15/2026	11/15/2025 100.00	10,000.00 0.51%	N/A N/A	N/A	2,000,000.00 -32,260.00	98.387	1,967,740.00 555.56	2.41%
UNITED HEALTH GROUP INC 01.150% 051526 DTD051921 FC111521 CALL@MW+07.50BP	A2/A/A+ NR/NR/NR	2,000,000	1.15%	05/15/2026	04/15/2026 100.00	23,000.00 1.19%	4.56% 4.56%	0.92	2,000,921.09 -63,241.09	96.884	1,937,680.00 1,277.78	2.37%
UBS BANK UT US RT 00.8500% MAT 06/16/26 FIXED RATE CD /UT	CD	245,000	0.85%	06/16/2026	06/16/2025 100.00	2,082.50 0.88%	4.30% 4.30%	1.02	245,000.00 -8,503.95	96.529	236,496.05 114.11	0.29%
ALLY BK UT US RT 03.5500% MAT 06/30/26 FIXED RATE CD /UT	CD	245,000	3.55%	06/30/2026	06/30/2025 100.00	8,697.50 3.58%	4.31% 4.31%	1.02	245,000.00 -1,937.95	99.209	243,062.05 3,741.12	0.30%
FHLB BOND STEP-UP 1.0000% DUE 063026 DTD 063021 FC 12302021	Aa1/NR/AA+ NR/NR/NR	2,000,000	1.00%	06/30/2026	06/30/2025 100.00	20,000.00 1.02%	N/A N/A	N/A	2,000,000.00 -38,140.00	98.093	1,961,860.00 8,611.11	2.40%
FHLB NTS 1.5000% DUE 063026 DTD 063021 FC 12302021	Aa1/NR/AA+ NR/NR/NR	2,000,000	1.50%	06/30/2026		30,000.00 1.54%	N/A N/A	N/A	2,000,000.00 -51,320.00	97.434	1,948,680.00 12,916.67	2.39%
NEW YORK CMNTY BK NY US RT 00.7000% MAT 07/01/26 FIXED RATE CD /NY	CD	245,000	0.70%	07/01/2026		1,715.00 0.73%	4.29% 4.29%	1.04	245,000.00 -9,131.15	96.273	235,868.85 737.68	0.29%
FHLB BOND 01.050 % DUE 081326 DTD 081321 FC 02132022	Aa1/NR/AA+ NR/NR/NR	1,000,000	1.05%	08/13/2026	06/13/2025 100.00	10,500.00 1.09%	4.11% 4.11%	1.15	968,385.25 -3,595.25	96.479	964,790.00 3,266.67	1.18%
LIVE OAK BKG CO NC US RT 00.8000% MAT 08/13/26 FIXED RATE CD /NC	CD	245,000	0.80%	08/13/2026		1,960.00 0.83%	4.28% 4.28%	1.17	245,000.00 -9,858.80	95.976	235,141.20 21.48	0.29%

Includes all fixed-rate securities in the selected portfolio. Average yields and durations exclude Structured Product, Pass-Through, Perpetual Preferred, and Foreign securities.
Accrued interest, if any, has been included in the total market value.

UBS

Bond Holdings

as of June 05, 2025 *(continued)*

	Effective rating/ Underlying rating (Mdy/Fitch/S&P)	Quantity	Coupon	Effective maturity	Call date/ Call price ($)	Est. annual income ($)/ Curr. yield (%)	YTM (%)/ YTW (%)	Modified duration	Adjusted cost basis ($)/ Unreal. g/l ($)	Market price ($)	Mkt. value ($)/ Accr. interest ($)	% of bond port.
Maturing 2026												
FHLB NTS 1.1500% DUE 082626 DTD 082621 FC 02262022	Aa1/NR/AA+ NR/NR/NR	2,000,000	1.15%	08/26/2026		23,000.00 1.19%	N/A N/A	N/A	2,000,000.00 -69,180.00	96.541	1,930,820.00 6,325.00	2.37%
MORGAN STANLEY FIN LLC 01.050% 082726 DTD082721 FC022722 MED TERM NTS	A1/A+/A- NR/NR/NR	2,000,000	1.05%	08/27/2026	08/27/2025 100.00	21,000.00 1.10%	4.58% 4.58%	1.19	2,000,000.00 -83,460.00	95.827	1,916,540.00 5,716.67	2.35%
FFCB NTS 00.940 % DUE 092826 DTD 092821 FC 03282022	Aa1/AA+/AA+ NR/NR/NR	2,000,000	0.94%	09/28/2026		18,800.00 0.98%	4.05% 4.05%	1.28	2,000,000.00 -78,780.00	96.061	1,921,220.00 3,498.89	2.35%
US TSY NOTE 01.125 % DUE 10/31/26 DTD 10/31/21 FC 04/30/22	NR/AA+/NR NR/NR/NR	1,000,000	1.13%	10/31/2026		11,250.00 1.17%	4.05% 4.05%	1.36	982,052.13 -21,582.13	96.047	960,470.00 1,100.54	1.18%
CAPITAL ONE BK USA VA US RT 01.1500% MAT 11/24/26 FIXED RATE CD /VA	CD	245,000	1.15%	11/24/2026		2,817.50 1.20%	4.27% 4.27%	1.43	245,000.00 -10,809.40	95.588	234,190.60 92.63	0.29%
CAPITAL ONE NA VA US RT 01.1500% MAT 11/24/26 FIXED RATE CD /VA	CD	245,000	1.15%	11/24/2026		2,817.50 1.20%	4.27% 4.27%	1.43	245,000.00 -10,809.40	95.588	234,190.60 92.63	0.29%
Total 2026		**27,365,000**	**1.21%**	**06/05/2026**		**$330,110.00 1.24%**	**4.42% 4.42%**	**0.96**	**$27,306,704.60 $-700,896.10**		**$26,605,808.50 $75,407.25**	**32.60%**

	Effective rating/ Underlying rating (Mdy/Fitch/S&P)	Quantity	Coupon	Effective maturity	Call date/ Call price ($)	Est. annual income ($)/ Curr. yield (%)	YTM (%)/ YTW (%)	Modified duration	Adjusted cost basis ($)/ Unreal. g/l ($)	Market price ($)	Mkt. value ($)/ Accr. interest ($)	% of bond port.
Maturing 2027												
FFCB BOND 01.840 % DUE 012627 DTD 012622 FC 07262022	Aa1/AA+/AA+ NR/NR/NR	2,000,000	1.84%	01/26/2027		36,800.00 1.91%	4.04% 4.04%	1.58	2,000,000.00 -69,100.00	96.545	1,930,900.00 13,186.67	2.37%
FHLB BOND 01.780 % DUE 021027 DTD 021022 FC 08102022	Aa1/NR/AA+ NR/NR/NR	2,000,000	1.78%	02/10/2027	08/10/2025 100.00	35,600.00 1.85%	4.07% 4.07%	1.62	2,000,000.00 -73,860.00	96.307	1,926,140.00 11,372.22	2.36%
METRO CREDIT UNION MA US RT 01.7000% MAT 02/18/27 LICU SHARE CERTIFICATE /MA	CD	245,000	1.70%	02/18/2027		4,165.00 1.77%	4.23% 4.23%	1.67	245,000.00 -10,196.90	95.838	234,803.10 45.64	0.29%

Includes all fixed-rate securities in the selected portfolio. Average yields and durations exclude Structured Product, Pass-Through, Perpetual Preferred, and Foreign securities.
Accrued interest, if any, has been included in the total market value.

UBS

Bond Holdings

as of June 05, 2025 *(continued)*

	Effective rating/ Underlying rating (Mdy/Fitch/S&P)	Quantity	Coupon	Effective maturity	Call date/ Call price ($)	Est. annual income ($)/ Curr. yield (%)	YTM (%)/ YTW (%)	Modified duration	Adjusted cost basis ($)/ Unreal. g/l ($)	Market price ($)	Mkt. value ($)/ Accr. interest ($)	% of bond port.
Maturing 2027												
PENTAGON FED CREDI VA US RT 01.7000% MAT 02/18/27 CREDIT UNION SHARE CERT /VA	CD	245,000	1.70%	02/18/2027		4,165.00 1.77%	4.23% 4.23%	1.67	245,000.00 -10,174.85	95.847	234,825.15 205.40	0.29%
FHLB BOND 02.010 % DUE 022527 DTD 022522 FC 08252022	Aa1/NR/AA+ NR/NR/NR	3,215,000	2.01%	02/25/2027	08/25/2025 100.00	64,621.50 2.08%	4.06% 4.06%	1.65	3,075,098.40 31,395.35	96.625	3,106,493.75 17,950.42	3.81%
EAGLEMARK SVGS BK NV US RT 02.0000% MAT 03/02/27 FIXED RATE CD /NV	CD	245,000	2.00%	03/02/2027		4,900.00 2.08%	4.25% 4.25%	1.67	245,395.39 -9,548.59	96.264	235,846.80 1,275.34	0.29%
DISCOVER BANK DE US RT 03.2000% MAT 05/24/27 FIXED RATE CD /DE	CD	245,000	3.20%	05/24/2027		7,840.00 3.26%	4.23% 4.23%	1.88	245,000.00 -4,706.45	98.079	240,293.55 257.75	0.29%
ESSENTIAL FED CRED LA US RT 04.7000% MAT 06/15/27 LICU SHARE CERTIFICATE /LA	CD	245,000	4.70%	06/15/2027		11,515.00 4.66%	4.21% 4.21%	1.92	245,000.00 2,337.30	100.954	247,337.30 662.51	0.30%
LAFAYETTE FED CRED MD US RT 03.2500% MAT 06/15/27 LICU SHARE CERTIFICATE /MD	CD	245,000	3.25%	06/15/2027		7,962.50 3.31%	4.21% 4.21%	1.95	245,000.00 -4,544.75	98.145	240,455.25 458.12	0.29%
FARMERS & MERCHANT WI US RT 03.8500% MAT 11/08/27 FIXED RATE CD /WI	CD	245,000	3.85%	11/08/2027		9,432.50 3.88%	4.22% 4.22%	2.30	245,000.00 -2,097.20	99.144	242,902.80 775.27	0.30%
WORKERS CREDIT UNI MA US RT 04.1000% MAT 11/22/27 LICU SHARE CERTIFICATE /MA	CD	245,000	4.10%	11/22/2027		10,045.00 4.11%	4.23% 4.23%	2.33	245,000.00 -735.00	99.700	244,265.00 385.29	0.30%
Total 2027		**9,175,000**	**2.15%**	**03/10/2027**		**$197,046.50 2.22%**	**4.09% 4.09%**	**1.69**	**$9,035,493.79 $-151,231.09**		**$8,884,262.70 $46,574.63**	**10.89%**

Includes all fixed-rate securities in the selected portfolio. Average yields and durations exclude Structured Product, Pass-Through, Perpetual Preferred, and Foreign securities.
Accrued interest, if any, has been included in the total market value.

UBS

Bond Holdings

as of June 05, 2025 *(continued)*

	Effective rating/ Underlying rating (Mdy/Fitch/S&P)	Quantity	Coupon	Effective maturity	Call date/ Call price ($)	Est. annual income ($)/ Curr. yield (%)	YTM (%)/ YTW (%)	Modified duration	Adjusted cost basis ($)/ Unreal. g/l ($)	Market price ($)	Mkt. value ($)/ Accr. interest ($)	% of bond port.
Maturing 2028												
GOLDMAN SACHS BANK NY US RT 04.0000% MAT 03/20/28 FIXED RATE CD /NY	CD	245,000	4.00%	03/20/2028		9,800.00 4.03%	4.25% 4.25%	2.59	245,000.00 -1,604.75	99.345	243,395.25 2,121.10	0.30%
AMER NATL BK OMA NE US RT 04.2500% MAT 03/21/28 FIXED RATE CD /NE	CD	245,000	4.25%	03/21/2028	03/21/2026 100.00	10,412.50 4.27%	4.39% 4.39%	2.62	245,000.00 -879.55	99.641	244,120.45 427.91	0.30%
ARBOR FINL CREDIT MI US RT 05.0000% MAT 04/03/28 FIXED RATE CD /MI	CD	245,000	5.00%	04/03/2028	04/03/2026 100.00	12,250.00 4.98%	4.81% 4.38%	0.80	245,000.00 1,229.90	100.502	246,229.90 67.12	0.30%
DIVERSIFIED MEMBER MI US RT 04.3000% MAT 04/28/28 LICU SHARE CERTIFICATE /MI	CD	245,000	4.30%	04/28/2028	10/30/2025 100.00	10,535.00 4.31%	4.38% 4.38%	2.71	245,000.00 -553.70	99.774	244,446.30 173.18	0.30%
USF FED CREDIT UNI FL US RT 03.9000% MAT 05/01/28 LICU SHARE CERTIFICATE /FL	CD	245,000	3.90%	05/01/2028		9,555.00 3.94%	4.25% 4.25%	2.73	245,000.00 -2,307.90	99.058	242,692.10 104.71	0.30%
AMEREN ILL CO NTS B/E 03.800% 051528 DTD052218 FC111518 CALL@MW+15BP	A1/WD/A NR/NR/NR	1,500,000	3.80%	05/15/2028	02/15/2028 100.00	57,000.00 3.85%	4.25% 4.25%	2.74	1,494,995.25 -13,475.25	98.768	1,481,520.00 3,166.67	1.82%
CY-FAIR FED CREDIT TX US RT 05.3000% MAT 07/14/28 FIXED RATE CD /TX	CD	245,000	5.30%	07/14/2028	07/14/2025 100.00	12,985.00 5.30%	5.27% 4.51%	0.10	245,000.00 205.80	100.084	245,205.80 782.66	0.30%
NEW ORLEANS FIREME LA US RT 05.0000% MAT 07/17/28 FIXED RATE CD /LA	CD	245,000	5.00%	07/17/2028		12,250.00 4.89%	4.25% 4.25%	2.87	245,000.00 5,321.40	102.172	250,321.40 637.67	0.31%
FIRST GTY BK HAMMO LA US RT 04.3500% MAT 11/06/28 FIXED RATE CD /LA	CD	219,000	4.35%	11/06/2028	11/06/2025 100.00	9,526.50 4.36%	4.41% 4.41%	3.13	219,000.00 -435.81	99.801	218,564.19 783.00	0.27%
Total 2028		**3,434,000**	**4.21%**	**05/22/2028**		**$144,314.00** **4.22%**	**4.39%** **4.31%**	**2.42**	**$3,428,995.25** **$-12,499.86**		**$3,416,495.39** **$8,264.02**	**4.19%**

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Accrued interest, if any, has been included in the total market value.

Bond Holdings

as of June 05, 2025 *(continued)*

	Effective rating/ Underlying rating (Mdy/Fitch/S&P)	Quantity	Coupon	Effective maturity	Call date/ Call price ($)	Est. annual income ($)/ Curr. yield (%)	YTM (%)/ YTW (%)	Modified duration	Adjusted cost basis ($)/ Unreal. g/l ($)	Market price ($)	Mkt. value ($)/ Accr. interest ($)	% of bond port.
Maturing 2029												
US BANCORP NTS B/E 04.653% 020129 DTD020123 FC080123	A3/A/A NR/NR/NR	1,000,000	4.65%	02/01/2029	02/01/2028 100.00	46,530.00 4.65%	N/A N/A	N/A	993,985.50 7,494.50	100.148	1,001,480.00 0.00	1.23%
WELLS FARGO BK NA SD US RT 04.1000% MAT 02/06/29 FIXED RATE CD /SD	CD	245,000	4.10%	02/06/2029		10,045.00 4.12%	4.25% 4.25%	3.39	244,987.75 -1,261.75	99.480	243,726.00 825.62	0.30%
EATON CMNTY BK MI US RT 05.1000% MAT 03/08/29 FIXED RATE CD /MI	CD	245,000	5.10%	03/08/2029	06/08/2025 100.00	12,495.00 5.10%	5.09% -0.86%	0.00	244,755.00 365.05	100.049	245,120.05 958.52	0.30%
FEDERAL HOME LN BANK NTS 04.175 % DUE 031229 DTD 031225 FC 09122025	Aa1/NR/AA+ NR/NR/NR	1,000,000	4.18%	03/12/2029	03/12/2027 100.00	41,750.00 4.18%	4.23% 4.23%	3.42	1,000,004.97 -2,024.97	99.798	997,980.00 9,625.69	1.22%
FEDERAL FARM CREDIT 04.750 % DUE 043029 DTD 043025 FC 10302025	Aa1/AA+/AA+ NR/NR/NR	1,000,000	4.75%	04/30/2029	07/30/2025 100.00	47,500.00 4.76%	4.81% 4.81%	3.50	999,955.25 -1,945.25	99.801	998,010.00 4,618.06	1.22%
FHLMC NTS 04.000 % DUE 043029 DTD 043025 FC 10302025	Aa1/AA+/AA+ NR/NR/NR	650,000	4.00%	04/30/2029	04/30/2026 100.00	26,000.00 4.03%	4.21% 4.21%	3.56	648,380.25 -3,177.25	99.262	645,203.00 2,527.78	0.79%
UNITED HEALTH GROUP INC 04.000% 051529 DTD052022 FC111522 CALL@MW+20BP	A2/A/A+ NR/NR/NR	1,000,000	4.00%	05/15/2029	03/15/2029 100.00	40,000.00 4.09%	4.61% 4.61%	3.59	984,595.25 -6,515.25	97.808	978,080.00 2,222.22	1.20%
CHARLES SCHWAB CORP B/E 03.250% 052229 DTD052219 FC112219	A2/A/A- NR/NR/NR	470,000	3.25%	05/22/2029	02/22/2029 100.00	15,275.00 3.39%	4.41% 4.41%	3.66	442,604.25 7,787.35	95.828	450,391.60 551.60	0.55%
PACIFICORP B/E 03.500% 061529 DTD030119 FC061519 CALL@MW+15BP	A2/NR/A NR/NR/NR	1,000,000	3.50%	06/15/2029	03/15/2029 100.00	35,000.00 3.66%	4.71% 4.71%	3.63	971,415.25 -15,205.25	95.621	956,210.00 16,527.78	1.17%
FNMA NTS 05.050 % DUE 062629 DTD 062824 FC 12262024	Aa1/AA+/AA+ NR/NR/NR	1,000,000	5.05%	06/26/2029	12/26/2025 100.00	50,500.00 5.04%	4.99% 4.62%	0.53	1,000,000.00 2,300.00	100.230	1,002,300.00 22,304.17	1.23%
TOYOTA MOTOR CREDIT CORP 04.450% 062929 DTD063022 FC122922 CALL@MW+20BP	A1/A+/A+ NR/NR/NR	500,000	4.45%	06/29/2029		22,250.00 4.45%	4.45% 4.45%	3.61	499,085.25 869.75	99.991	499,955.00 9,641.67	0.61%

Includes all fixed-rate securities in the selected portfolio. Average yields and durations exclude Structured Product, Pass-Through, Perpetual Preferred, and Foreign securities.
Accrued interest, if any, has been included in the total market value.

Bond Holdings

as of June 05, 2025 *(continued)*

	Effective rating/ Underlying rating (Mdy/Fitch/S&P)	Quantity	Coupon	Effective maturity	Call date/ Call price ($)	Est. annual income ($)/ Curr. yield (%)	YTM (%)/ YTW (%)	Modified duration	Adjusted cost basis ($)/ Unreal. g/l ($)	Market price ($)	Mkt. value ($)/ Accr. interest ($)	% of bond port.
Maturing 2029												
AMER EXPRESS NATL UT US RT 03.6000% MAT 09/25/29 FIXED RATE CD /UT	CD	245,000	3.60%	09/25/2029		8,820.00 3.70%	4.27% 4.27%	3.91	240,222.50 -1,631.70	97.384	238,590.80 1,739.84	0.29%
US TSY NOTE 03.500 % DUE 09/30/29 DTD 09/30/24 FC 03/31/25	Aa1/AA+/AA+ NR/NR/NR	1,000,000	3.50%	09/30/2029		35,000.00 3.57%	3.97% 3.97%	3.94	984,716.19 -3,346.19	98.137	981,370.00 6,311.48	1.20%
FFCB BOND 04.620 % DUE 100129 DTD 100124 FC 04012025	Aa1/AA+/AA+ NR/NR/NR	1,500,000	4.62%	10/01/2029		69,300.00 4.63%	4.67% 4.67%	3.84	1,498,850.25 -2,075.25	99.785	1,496,775.00 12,320.00	1.83%
ACCENTURE CAPITAL INC 04.050% 100429 DTD100424 FC040425 CALL@MW+10BP	Aa3/A+/AA- NR/NR/NR	1,000,000	4.05%	10/04/2029	09/04/2029 100.00	40,500.00 4.10%	4.38% 4.38%	3.90	977,635.25 9,274.75	98.691	986,910.00 6,862.50	1.21%
FHLB NTS 04.625 % DUE 101529 DTD 101524 FC 04152025	Aa1/NR/AA+ NR/NR/NR	1,000,000	4.63%	10/15/2029		46,250.00 4.65%	4.76% 4.76%	3.88	997,555.25 -2,685.25	99.487	994,870.00 6,423.61	1.22%
US TSY NOTE 04.000 % DUE 10/31/29 DTD 10/31/22 FC 04/30/23	Aa1/AA+/AA+ NR/NR/NR	1,000,000	4.00%	10/31/2029		40,000.00 4.00%	3.97% 3.97%	3.98	991,647.22 9,372.78	100.102	1,001,020.00 3,913.04	1.23%
US TSY NOTE 04.125 % DUE 10/31/29 DTD 10/31/24 FC 04/30/25	Aa1/AA+/AA+ NR/NR/NR	1,000,000	4.13%	10/31/2029		41,250.00 4.10%	3.98% 3.98%	3.97	983,770.88 21,969.12	100.574	1,005,740.00 4,035.33	1.23%
ONCOR ELEC DELIVERY CO 04.650% 110129 DTD111324 FC050125 CALL@MW+10BP	A2/A/A+ NR/NR/NR	500,000	4.65%	11/01/2029	10/01/2029 100.00	23,250.00 4.63%	4.54% 4.54%	3.84	500,595.02 1,594.98	100.438	502,190.00 2,195.83	0.62%
SALLIE MAE BANK UT US RT 04.0500% MAT 11/21/29 FIXED RATE CD /UT	CD	245,000	4.05%	11/21/2029		9,922.50 4.09%	4.28% 4.28%	4.03	244,510.00 -1,737.05	99.091	242,772.95 407.77	0.30%
ST STREET BK & TR CO NTS 04.782% 112329 DTD112524 FC052325 B/E	Aa2/AA/AA- NR/NR/NR	1,000,000	4.78%	11/23/2029		47,820.00 4.73%	4.49% 4.49%	3.98	998,380.50 13,399.50	101.178	1,011,780.00 1,594.00	1.24%
STATE BK IL US RT 04.1000% MAT 11/26/29 FIXED RATE CD /IL	CD	245,000	4.10%	11/26/2029		10,045.00 4.13%	4.28% 4.28%	4.04	245,000.00 -1,741.95	99.289	243,258.05 275.21	0.30%

Includes all fixed-rate securities in the selected portfolio. Average yields and durations exclude Structured Product, Pass-Through, Perpetual Preferred, and Foreign securities.
Accrued interest, if any, has been included in the total market value.

Bond Holdings

as of June 05, 2025 *(continued)*

	Effective rating/ Underlying rating (Mdy/Fitch/S&P)	Quantity	Coupon	Effective maturity	Call date/ Call price ($)	Est. annual income ($)/ Curr. yield (%)	YTM (%)/ YTW (%)	Modified duration	Adjusted cost basis ($)/ Unreal. g/l ($)	Market price ($)	Mkt. value ($)/ Accr. interest ($)	% of bond port.
Maturing 2029												
US TSY NOTE 03.875 % DUE 11/30/29 DTD 11/30/22 FC 05/31/23	Aa1/AA+/NR NR/NR/NR	1,500,000	3.88%	11/30/2029		58,125.00 3.89%	3.98% 3.98%	4.07	1,490,677.13 2,992.87	99.578	1,493,670.00 794.06	1.83%
US TSY NOTE 03.875 % DUE 12/31/29 DTD 12/31/22 FC 06/30/23	Aa1/AA+/AA+ NR/NR/NR	1,017,000	3.88%	12/31/2029		39,408.75 3.89%	3.99% 3.99%	4.07	994,218.09 18,093.54	99.539	1,012,311.63 16,982.78	1.24%
Total 2029		**19,362,000**	**4.22%**	**08/16/2029**		**$817,036.25 4.25%**	**4.39% 4.29%**	**3.58**	**$19,177,547.00 $52,167.08**		**$19,229,714.08 $133,658.53**	**23.56%**

	Effective rating/ Underlying rating (Mdy/Fitch/S&P)	Quantity	Coupon	Effective maturity	Call date/ Call price ($)	Est. annual income ($)/ Curr. yield (%)	YTM (%)/ YTW (%)	Modified duration	Adjusted cost basis ($)/ Unreal. g/l ($)	Market price ($)	Mkt. value ($)/ Accr. interest ($)	% of bond port.
Maturing 2030												
JPMORGAN CHASE & CO NTS 05.012% 012330 DTD012324 FC072324 CALL@MW+20BP	A1/AA-/A NR/NR/NR	500,000	5.01%	01/23/2030	01/23/2029 100.00	25,060.00 4.95%	4.72% 4.65%	3.23	499,615.25 6,344.75	101.192	505,960.00 9,188.67	0.62%
TRUXTON TR CO NASH TN US RT 04.1000% MAT 02/27/30 FIXED RATE CD /TN	CD	245,000	4.10%	02/27/2030	02/28/2026 100.00	10,045.00 4.16%	4.44% 4.44%	4.28	244,938.75 -3,513.30	98.541	241,425.45 220.16	0.30%
FNMA NTS 04.300 % DUE 030430 DTD 031225 FC 09042025	Aa1/AA+/AA+ NR/NR/NR	1,000,000	4.30%	03/04/2030	03/04/2027 100.00	43,000.00 4.31%	4.35% 4.35%	4.20	1,000,005.03 -2,205.03	99.780	997,800.00 9,913.89	1.22%
FFCB BOND 04.000 % DUE 040130 DTD 040125 FC 10012025	Aa1/AA+/AA+ NR/NR/NR	1,000,000	4.00%	04/01/2030		40,000.00 4.01%	4.03% 4.03%	4.31	1,001,437.75 -2,807.75	99.863	998,630.00 7,111.11	1.22%
CELTIC BK UT US RT 03.6500% MAT 04/29/30 FIXED RATE CD /UT	CD	245,000	3.65%	04/29/2030		8,942.50 3.75%	4.28% 4.28%	4.46	240,525.91 -2,332.01	97.222	238,193.90 171.50	0.29%
Total 2030		**2,990,000**	**4.25%**	**03/11/2030**		**$127,047.50 4.26%**	**4.31% 4.30%**	**4.10**	**$2,986,522.69 $-4,513.34**		**$2,982,009.35 $26,605.33**	**3.65%**

Includes all fixed-rate securities in the selected portfolio. Average yields and durations exclude Structured Product, Pass-Through, Perpetual Preferred, and Foreign securities.
Accrued interest, if any, has been included in the total market value.

UBS

Bond Holdings

as of June 05, 2025 *(continued)*

	Effective rating/ Underlying rating (Mdy/Fitch/S&P)	Quantity	Coupon	Effective maturity	Call date/ Call price ($)	Est. annual income ($)/ Curr. yield (%)	YTM (%)/ YTW (%)	Modified duration	Adjusted cost basis ($)/ Unreal. g/l ($)	Market price ($)	Mkt. value ($)/ Accr. interest ($)	% of bond port.
Total Bond Portfolio		**82,993,000**	**2.18%**	**04/17/2027**	**N/A**	**$1,802,714.25** **2.21%**	**4.35%** **4.32%**	**1.72**	**$82,598,444.04** **$-986,293.34**	**N/A**	**$81,612,150.70** **$337,556.05** **$81,949,706.75**	**100%**

Includes all fixed-rate securities in the selected portfolio. Average yields and durations exclude Structured Product, Pass-Through, Perpetual Preferred, and Foreign securities. Accrued interest, if any, has been included in the total market value.

Disclosures Applicable to Accounts at UBS Financial Services Inc.

This section contains important disclosures regarding the information and valuations presented here. All information presented is subject to change at any time and is provided only as of the date indicated. The information in this report is for informational purposes only and should not be relied upon as the basis of an investment or liquidation decision. UBS FS account statements and official tax documents are the only official record of your accounts and are not replaced, amended or superseded by any of the information presented in these reports. You should not rely on this information in making purchase or sell decisions, for tax purposes or otherwise.

UBS FS offers a number of investment advisory programs to clients, acting in our capacity as an investment adviser, including fee-based financial planning, discretionary account management, non-discretionary investment advisory programs, and advice on the selection of investment managers and mutual funds offered through our investment advisory programs. When we act as your investment adviser, we will have a written agreement with you expressly acknowledging our investment advisory relationship with you and describing our obligations to you. At the beginning of our advisory relationship, we will give you our Form ADV brochure(s) for the program(s) you selected that provides detailed information about, among other things, the advisory services we provide, our fees, our personnel, our other business activities and financial industry affiliations and conflicts between our interests and your interests.

In our attempt to provide you with the highest quality information available, we have compiled this report using data obtained from recognized statistical sources and authorities in the financial industry. While we believe this information to be reliable, we cannot make any representations regarding its accuracy or completeness. Please keep this guide as your Advisory Review.

Please keep in mind that most investment objectives are long term. Although it is important to evaluate your portfolio's performance over multiple time periods, we believe the greatest emphasis should be placed on the longer period returns.

Please review the report content carefully and contact your Financial Advisor with any questions.

Client Accounts: This report may include all assets in the accounts listed and may include eligible and ineligible assets in a fee-based program. Since ineligible assets are not considered fee-based program assets, the inclusion of such securities will distort the actual performance of your accounts and does not reflect the performance of your accounts in the fee-based program. As a result, the performance reflected in this report can vary substantially from the individual account performance reflected in the performance reports provided to you as part of those programs. For fee-based programs, fees are charged on the market value of eligible assets in the accounts and assessed quarterly in advance, prorated according to the number of calendar days in the billing period. When shown on a report, the risk profile and return objectives describe your overall goals for these accounts. For each account you maintain, you choose one return objective and a primary risk profile. If you have questions regarding these objectives or wish to change them, please contact your Financial Advisor to update your account records.

Performance: This report presents account activity and performance depending on which inception type you've chosen. The two options are: (1) All Assets (Since Performance Start): This presents performance for all assets since the earliest possible date; (2) Advisory Assets (Advisory Strategy Start) for individual advisory accounts: This presents Advisory level performance since the Latest Strategy Start date; If an account that has never been managed is included in the consolidated report, the total performance of that unmanaged account will be included since inception.

Time-weighted Returns for accounts / SWP/AAP sleeves (Monthly periods): The report displays a time weighted rate of return (TWR) that is calculated using the Modified Dietz Method. This calculation uses the beginning and ending portfolio values for the month and weighs each contribution/withdrawal based upon the day the cash flow occurred. Periods greater than one month are calculated by linking the monthly returns. The TWR gives equal weighting to every return regardless of amount of money invested, so it is an effective measure for returns on a fee based account. All periods shown which are greater than 12 months are annualized. This applies to all performance for all assets before 09/30/2010, Advisory assets before 12/31/2010 and SWP sleeves before 04/30/2018.

Time-weighted Returns for accounts / SWP/AAP sleeves (Daily periods): The report displays a time weighted rate of return (TWR) that is calculated by dividing the portfolio's daily gain/loss by the previous day's closing market value plus the net value of cash flows that occurred during the day, if it was positive. The TWR gives equal weighting to every return regardless of amount of money invested, so it is an effective measure for returns on a fee based account. Periods greater than one day are calculated by linking the daily returns. All periods shown which are greater than 12 months are annualized. For reports generated prior to 01/26/2018, the performance calculations used the account's end of day value on the performance inception (listed in the report under the column "ITD") and all cash flows were posted at end of day. As a result of the change, the overall rate of return (TWR) and beginning market value displayed can vary from prior generated reports. This applies to all performance for all assets on or after 09/30/2010, Advisory assets on or after 12/31/2010, SWP/AAP sleeves on or after 04/30/2018 as well as all Asset Class and Security level returns.

Money-weighted returns: Money-weighted return (MWR) is a measure of the rate of return for an asset or portfolio of assets. It is calculated by finding the daily Internal Rate of Return (IRR) for the period and then compounding this return by the number of days in the period being measured. The MWR incorporates the size and timing of cash flows, so it is an effective measure of returns on a portfolio.

Annualized Performance: All performance periods greater than one year are calculated (unless otherwise stated) on an annualized basis, which represents the return on an investment multiplied or divided to give a comparable one year return.

Cumulative Performance: A cumulative return is the aggregate amount that an investment has gained or lost over time, independent of the period of time involved.

Net of Fees and Gross of Fees Performance: Performance is presented on a "net of fees" and "gross of fees" basis, where indicated. Net returns do not reflect Program and wrap fees prior to 10/31/10 for accounts that are billed separately via invoice through a separate account billing arrangement. Gross returns do not reflect the deduction of fees, commissions or other charges. The payment of actual fees and expenses will reduce a client's return. The compound effect of such fees and expenses should be considered when reviewing returns. For example, the net effect of the deduction of fees on annualized performance, including the compounded effect over time, is determined by the relative size of the fee and the account's investment performance. It should also be noted that where gross returns are compared to an index, the index performance also does not reflect any transaction costs, which would lower the performance results. Market index data maybe subject to review and revision.

Benchmark/Major Indices: The past performance of an index is not a guarantee of future results. Any benchmark is shown for informational purposes only and relates to historical performance of market indices and not the performance of actual investments. Although most portfolios use indices as benchmarks, portfolios are actively managed and generally are not restricted to investing only in securities in the index. As a result, your

Disclosures Applicable to Accounts at UBS Financial Services Inc. *(continued)*

portfolio holdings and performance may vary substantially from the index. Each index reflects an unmanaged universe of securities without any deduction for advisory fees or other expenses that would reduce actual returns, as well as the reinvestment of all income and dividends. An actual investment in the securities included in the index would require an investor to incur transaction costs, which would lower the performance results. Indices are not actively managed and investors cannot invest directly in the indices. Market index data maybe subject to review and revision. The benchmark index is selected from among the indices for which UBSFS has licensing agreements with the index provider. UBSFS does not have licensing agreements for all available indices. The benchmarks may vary from those used by the Money Manager or those listed in the prospectus. Further, there is no guarantee that an investor's account will meet or exceed the stated benchmark. Index performance information has been obtained from third parties deemed to be reliable. We have not independently verified this information, nor do we make any representations or warranties to the accuracy or completeness of this information.

Blended Index - For Advisory accounts, Blended Index is designed to reflect the asset categories in which your account is invested. For Brokerage accounts, you have the option to select any benchmark from the list.

For certain products, the blended index represents the investment style corresponding to your client target allocation. If you change your client target allocation, your blended index will change in step with your change to your client target allocation.

Blended Index 2 - 8 - are optional indices selected by you which may consist of a blend of indexes. For advisory accounts, these indices are for informational purposes only. Depending on the selection, the benchmark selected may not be an appropriate basis for comparison of your portfolio based on its holdings.

For alternative investments and strategies that are highly customized, such as Concentrated Equity Solutions (CES), benchmarks are broad market indices included for general reference and are not intended to show comparative market performance or potential portfolios with risk or return profiles similar to your account. Benchmark indices are shown for illustrative purposes only.

Custom Time Periods: If represented on this report, the performance start date and the performance end date have been selected by your Financial Advisor in order to provide performance and account activity information for your account for the specified period of time only. As a result, only a portion of your account's activity and performance information is presented in the performance report, and, therefore, presents a distorted representation of your account's activity and performance.

Net Deposits/Withdrawals: When shown on a report, this information represents the net value of all cash and securities contributions and withdrawals, program fees (including wrap fees) and other fees added to or subtracted from your accounts from the first day to the last day of the period. When fees are shown separately, net deposits / withdrawals does not include program fees (including wrap fees). When investment return is displayed net deposits / withdrawals does not include program fees (including wrap fees). For security contributions and withdrawals, securities are calculated using the end of day UBS FS price on the day securities are delivered in or out of the accounts. Wrap fees will be included in this calculation except when paid via an invoice or through a separate accounts billing arrangement. When shown on Client summary and/or Portfolio review report, program fees (including wrap fees) may not be included in net deposits/withdrawals. PACE Program fees paid from sources other than your PACE account are treated as a contribution. A PACE Program Fee rebate that is not reinvested is treated as a withdrawal.

Deposits: When shown on a report, this information represents the net value of all cash and securities contributions added to your accounts from the first day to the last day of the period. On Client Summary Report and/or Portfolio Review Report, this may exclude the Opening balance. For security contributions, securities are calculated using the end of day UBS FS price on the day securities are delivered in or out of the accounts.

Withdrawals: When shown on a report, this information represents the net value of all cash and securities withdrawals subtracted from your accounts from the first day to the last day of the period. On Client summary and/or portfolio review report Withdrawals may not include program fees (including wrap fees). For security withdrawals, securities are calculated using the end of day UBS FS price on the day securities are delivered in or out of the accounts.

Dividends/Interest: Dividend and interest earned, when shown on a report, does not include income on securities that have been lent out & does not reflect your account's tax status or reporting requirements. Use only official tax reporting documents (i.e. 1099) for tax reporting purposes. The classification of private investment distributions can only be determined by referring to the official year-end tax-reporting document provided by the issuer.

Change in Accrued Interest: When shown on a report, this information represents the difference between the accrued interest at the beginning of the period from the accrued interest at the end of the period.

Change in Value: Represents the change in value of the portfolio during the reporting period, excluding additions/withdrawals, dividend and interest income earned and accrued interest. Change in Value may include programs fees (including wrap fees) and other fees.

Fees: Fees represented in this report include program and wrap fees. Program and wrap fees prior to October 1, 2010 for accounts that are billed separately via invoice through a separate account billing arrangement are not included in this report.

Performance Start Date Changes: The Performance Start Date for accounts marked with a '^' have changed. Performance figures of an account with a changed Performance Start Date may not include the entire history of the account. The new Performance Start Date will generate performance returns and activity information for a shorter period than is available at UBS FS. As a result, the overall performance of these accounts may generate better performance than the period of time that would be included if the report used the inception date of the account. UBS FS recommends reviewing performance reports that use the inception date of the account because reports with longer time frames are usually more helpful when evaluating investment programs and strategies. Performance reports may include accounts with inception dates that precede the new Performance Start Date and will show performance and activity information from the earliest available inception date.
The change in Performance Start Date may be the result of a performance gap due to a zero-balance that prevents the calculation of continuous returns from the inception of the account. The Performance Start Date may also change if an account has failed one of our performance data integrity tests. In such instances, the account will be labeled as 'Review Required' and performance prior to that failure will be restricted. Finally, the Performance Start Date will change if you have explicitly requested a performance restart. Please contact your Financial Advisor for additional details regarding your new Performance Start Date.

Closed Account Performance: Accounts that have been closed may be included in the consolidated performance report. When closed accounts are included in the consolidated report, the performance report will only include information for the time period the account was active during the consolidated performance reporting time period.

Disclosures Applicable to Accounts at UBS Financial Services Inc. *(continued)*

Important information on options-based strategies: Options involve risk and are not suitable for everyone. Prior to buying or selling an option investors must read a copy of the Characteristics & Risks of Standardized Options, also known as the options disclosure document (ODD). It explains the characteristics and risks of exchange traded options. The options risk disclosure document can be accessed at the following web address: www.optionsclearing.com/about/publications/character-risks.

Concentrated Equity Solutions (CES) managers are not involved in the selection of the underlying stock positions. The Manager will advise only on the options selection in order to pursue the strategy in connection with the underlying stock position(s) deposited in the account. It is important to keep this in mind when evaluating the manager's performance since the account's performance will include the performance of the underlying equity position that is not being managed. CES use options to seek to achieve your investment objectives regarding your concentration stock position. Options strategies change the potential return profile of your stock. In certain scenarios, such as call writing, the call position will limit your ability to participate in any potential increase in the underlying equity position upon which the call was written. Therefore, in some market conditions, particularly during periods of significant appreciation of the underlying equity position(s), the CES account will decrease the performance that would have been achieved had the stock been held long without implementing the CES strategy.

Portfolio: For purposes of this report "portfolio" is defined as all of the accounts presented on the cover page or the header of this report and does not necessarily include all of the client's accounts held at UBS FS or elsewhere.

Percentage: Portfolio (in the "% Portfolio / Total" column) includes all holdings held in the account(s) selected when this report was generated. Broad asset class (in the "% broad asset class" column) includes all holdings held in that broad asset class in the account(s) selected when this report was generated.

Tax lots: This report displays security tax lots as either one line item (i.e., lumped tax lots) or as separate tax lot level information. If you choose to display security tax lots as one line item, the total cost equals the total value of all tax lots. The unit cost is an average of the total cost divided by the total number of shares. If the shares were purchased in different lots, the unit price listed does not represent the actual cost paid for each lot. The unrealized gain/loss value is calculated by combining the total value of all tax lots plus or minus the total market value of the security.

If you choose to display tax lot level information as separate line items on the Portfolio Holdings report, the tax lot information may include information from sources other than UBS FS. The Firm does not independently verify or guarantee the accuracy or validity of any information provided by sources other than UBS FS. As a result this information may not be accurate and is provided for informational purposes only. Clients should not rely on this information in making purchase or sell decisions, for tax purposes or otherwise. See your monthly statement for additional information.

Pricing: All securities are priced using the closing price reported on the last business day preceding the date of this report. Every reasonable attempt has been made to accurately price securities; however, we make no warranty with respect to any security's price. Please refer to the back of the first page of your UBS FS account statement for important information regarding the pricing used for certain types of securities, the sources of pricing data and other qualifications concerning the pricing of securities. To determine the value of securities in your account, we generally rely on third party quotation services. If a price is unavailable or believed to be unreliable, we may determine the price in good faith and may use other sources such as the last recorded transaction. When securities are held at another custodian or if you hold illiquid or restricted securities for which there is no published price, we will generally rely on the value provided by the custodian or issuer of that security.

Cash: Cash on deposit at UBS Bank USA is protected by the Federal Deposit Insurance Corporation (FDIC) up to $250,000 in principal and accrued interest per depositor for each ownership type. Deposits made in an individual's own name, joint name, or individual retirement account are each held in a separate type of ownership. Such deposits are not guaranteed by UBS FS. More information is available upon request.

Margin: The quantity value may indicate that all or part of this position is held on margin or held in the short account. When an account holds a debit balance, this debit balance is incorporated into the account's total market value and deducted from the total value. When calculating the percent of portfolio on each security, the percentage will be impacted by the total market value of the account. Therefore, if the account's market value is reduced by a debit value of a holding the percent of portfolio will be greater and if the account's market value is increased by a holding then the percent of portfolio will be less.

Asset Allocation: Your allocation analysis is based on your current portfolio. The Asset Allocation portion of this report shows the mix of various investment classes in your account. An asset allocation that shows a significantly higher percentage of equity investments may be more appropriate for an investor with a more aggressive investment strategy and higher tolerance for risk. Similarly, the asset allocation of a more conservative investor may show a higher percentage of fixed income investments.

Separately Managed Accounts and Pooled Investment Vehicles (such as mutual funds, closed end funds and exchanged traded funds): The asset classification displayed is based on firm's proprietary methodology for classifying assets. Please note that the asset classification assigned to rolled up strategies may include individual investments that provide exposure to other asset classes. For example, an International Developed Markets strategy may include exposure to Emerging Markets, and a US Large Cap strategy may include exposure to Mid Cap and Small Cap, etc.

Mutual Fund Asset Allocation: If the option to unbundle balanced mutual funds is selected and if a fund's holdings data is available, mutual funds will be classified by the asset class, subclass, and style breakdown of their underlying holdings. Where a mutual fund or ETF contains equity holdings from multiple equity sectors, this report will proportionately allocate the underlying holdings of the fund to those sectors measured as a percentage of the total fund's asset value as of the date shown.

This information is supplied by Morningstar, Inc. on a daily basis to UBS FS based on data supplied by the fund which may not be current. Mutual funds change their portfolio holdings on a regular (often daily) basis. Accordingly, any analysis that includes mutual funds may not accurately reflect the current composition of these funds. If a fund's underlying holding data is not available, it will be classified based on its corresponding overall Morningstar classification. All data is as of the date indicated in the report.

All pooled investment vehicles (such as mutual funds, closed end mutual funds, and exchange traded funds) incorporate internal management and operation expenses, which are reflected in the performance returns. Please see relevant fund prospectus for more information. Please note, performance for mutual funds is inclusive of multiple share classes.

Ineligible Assets: We require that you hold and purchase only eligible managed assets in your advisory accounts. Please contact your Financial Advisor for a list of the eligible assets in your program. These reports may provide performance information for eligible and ineligible assets in a fee-based program. Since ineligible assets

are not considered fee-based program assets, the inclusion of such securities will distort the actual performance of your advisory assets. As a result, the performance reflected in this report can vary substantially from the individual account performance reflected in the performance reports provided to you as part of those programs. For fee-based programs, fees are charged on the market value of eligible assets in the accounts and assessed quarterly in advance, prorated according to the number of calendar days in the billing period. Neither UBS nor your Financial Advisor will act as your investment adviser with respect to Ineligible Assets.

Variable Annuity Asset Allocation: If the option to unbundle a variable annuity is selected and if a variable annuity's holdings data is available, variable annuities will be classified by the asset class, subclass, and style breakdown for their underlying holdings. Where a variable annuity contains equity holdings from multiple equity sectors, this report will proportionately allocate the underlying holdings of the variable annuity to those sectors measured as a percentage of the total variable annuity's asset value as of the date shown.

This information is supplied by Morningstar, Inc. on a weekly basis to UBS FS based on data supplied by the variable annuity which may not be current. Portfolio holdings of variable annuities change on a regular (often daily) basis. Accordingly, any analysis that includes variable annuities may not accurately reflect the current composition of these variable annuities. If a variable annuity's underlying holding data is not available, it will remain classified as an annuity. All data is as of the date indicated in the report.

Equity Style: The Growth, Value and Core labels are determined by Morningstar. If an Equity Style is unclassified, it is due to non-availability of data required by Morningstar to assign it a particular style.

Equity Capitalization: Market Capitalization is determined by Morningstar. Equity securities are classified as Large Cap, Mid Cap or Small Cap by Morningstar. Unclassified securities are those for which no capitalization is available on Morningstar.

Equity Sectors: The Equity sector analysis may include a variety of accounts, each with different investment and risk parameters. As a result, the overweighting or underweighting in a particular sector or asset class should not be viewed as an isolated factor in making investment/liquidation decisions; but should be assessed on an account by account basis to determine the overall impact on the account's portfolio.

Classified Equity: Classified equities are defined as those equities for which the firm can confirm the specific industry and sector of the underlying equity instrument.

Estimated Annual Income: The Estimated Annual Income is for informational purposes only and is calculated by the annualized per share dividends/interest paid, multiplied by the quantity of the shares held in the selected account(s). For Expected Cash Flow and Portfolio Holdings reports prior to June 23, 2023, savings products & sweep funds do not display such calculations and instead, values are displayed as N/A. For all other reports, Estimated Annual Income for savings products & sweep funds is not calculated or factored into aggregate calculations and will be displayed as 0.

Current Yield: Current Yield is estimated for informational purposes only and may not reflect changes in price. It's calculated by dividing the total estimated annual income by the current market value displayed. Current yield calculations display the current yield of the investment solely as of the date of this report. For Portfolio Holdings report generated prior to June 23, 2023, savings products & sweep funds do not include such information and instead, values are displayed as N/A. For all other reports, Current Yield for savings products & sweep funds is not calculated or factored into aggregate calculations and will be displayed as 0.

YTM (at Market): Yield to Maturity (at Market) is the expected return of an interest-bearing security from the report date, assuming that it is held to maturity with all coupon payments paid. For displays at the tax lot level, the Yield to Maturity is calculated based on the cost basis of that specific tax lot. For position level displays (consisting of multiple tax lots), Yield to Maturity is derived by using the weighted average cost basis of all the underlying tax lots.

YTW (at Market): Yield to Worst (at Market) is the expected return of an interest-bearing security from the report date, assuming that it is held to the next call date or until maturity (if no next call date) with all coupon payments paid. For displays at the tax lot level, the Yield to Worst is calculated based on the cost basis of that specific tax lot. For position level displays (consisting of multiple tax lots), Yield to Worst is derived by using the weighted average cost basis of all the underlying tax lots.

Bond Rating: These ratings are obtained from independent industry sources and are not verified by UBS FS. Securities without rating information are left blank. Rating agencies may discontinue ratings on high yield securities.

NR: When NR is displayed under bond rating column, no ratings are currently available from that rating agency.

High Yield: This report may designate a security as a high yield fixed income security even though one or more rating agencies rate the security as an investment grade security. Further, this report may incorporate a rating that is no longer current with the rating agency. For more information about the rating for any high yield fixed income security, or to consider whether to hold or sell a high yield fixed income security, please contact your financial advisor or representative and do not make any investment decision based on this report.

Credit/Event Risk: Investments are subject to event risk and changes in credit quality of the issuer. Issuers can experience economic situations that may have adverse effects on the market value of their securities.

Interest Rate Risk: Bonds are subject to market value fluctuations as interest rates rise and fall. If sold prior to maturity, the price received for an issue may be less than the original purchase price.

Reinvestment Risk: Since most corporate issues pay interest semiannually, the coupon payments over the life of the bond can have a major impact on the bond's total return.

Call Provisions: When evaluating the purchase of a corporate bond, one should be aware of any features that may allow the issuer to call the security. This is particularly important when considering an issue that is trading at a premium to its call price, since the return may be negatively impacted if the issue is redeemed. Should an issue be called, investors may be faced with an earlier than anticipated reinvestment decision, and may be unable to reinvest their principal at equally favorable rates.

Effective Maturity: Effective maturity is the expected redemption due to pre-refunding, puts, or maturity and does not reflect any sinking fund activity, optional or extraordinary calls. Securities without a maturity date are left blank and typically include Preferred Securities, Mutual Funds and Fixed Income UITs.

Yields: Yield to Maturity and Yield to Worst are calculated to the worst call.

Accrued Interest: Interest that has accumulated between the most recent payment and the report date may be reflected in market values for interest bearing securities.

Disclosures Applicable to Accounts at UBS Financial Services Inc. *(continued)*

Bond Averages: All averages are weighted averages calculated based on market value of the holding, not including accrued interest.

Tax Status: "Taxable" includes all securities held in a taxable account that are subject to federal and/or state or local taxation. "Tax-exempt" includes all securities held in a taxable account that are exempt from federal, state and local taxation. "Tax-deferred" includes all securities held in a tax-deferred account, regardless of the status of the security.

Bond sensitivity analysis: This analysis uses Modified Duration which approximates the percentage price change of a security for a given change in yield. The higher the modified duration of a security, the higher its risk. For callable securities, modified duration does not address the impact of changing interest rates on a bond's expected cash flow as a result of a call or prepayment.

Amortization and Accretion: Prior to March 2008, amortization was calculated using the straight line method for tax exempt securities and was not calculated for taxable securities. Post March 2008, amortization is calculated using the constant yield method. Prior to October 2008, accretion due to original issue discount was not calculated. Post October 2008, accretion due to original issue discount is calculated using the constant yield method. Prior to January 2015, accretion due to market discount was calculated using the straight line method. Post January 2015, accretion due to market discount is calculated using the constant yield method. We assume the securities are held to par and premiums are calculated to call date. Amortization and accretion values may be incorrect due to adjustments related to cost basis. You may hold additional fixed income securities that may not appear on this report. Please refer to your account statements for information regarding all of your holdings.

Gain/Loss: The gain/loss information may include calculations based upon non-UBS FS cost basis information. The firm does not independently verify or guarantee the accuracy or validity of any information provided by sources other than UBS FS. In addition, for Schedule K-1 reported investments, such as alternative investment funds, please refer to your annual K-1 and 1099 tax forms. If this report contains positions with unavailable cost basis, the gain/(loss) for these positions are excluded in the calculation for the Gain/(Loss). As a result these figures may not be accurate and are provided for informational purposes only. Clients should not rely on this information in making purchase or sell decisions, for tax purposes or otherwise. Rely only on year-end tax forms when preparing your tax return. See your monthly statement for additional information.

Accounts Included in this Report: The account listing may or may not include all of your accounts with UBS FS. The accounts included in this report are listed under the "Accounts included in this review" shown on the first page or listed at the top of each page. If the account is a donor advised fund account, the assets in those accounts are owned by the Sponsoring Charitable Organization, and not the donor. You and your financial advisor have procured the appropriate authorization to view the assets in the donor advised fund account. If an account number begins with "@" this denotes assets or liabilities held at other financial institutions. Information about these assets, including valuation, account type and cost basis, is based on the information you provided to us, or provided to us by third party data aggregators or custodians at your direction. We have not verified, and are not responsible for, the accuracy or completeness of this information.

Account name(s) displayed in this report and labels used for groupings of accounts can be customizable "nicknames" chosen by you to assist you with your recordkeeping or may have been included by your financial advisor for reference purposes only. The names used have no legal effect, are not intended to reflect any strategy, product, recommendation, investment objective or risk profile associated with your accounts or any group of accounts, and are not a promise or guarantee that wealth, or any financial results, can or will be achieved. All investments involve the risk of loss, including the risk of loss of the entire investment.

For more information about account or group names, or to make changes, contact your Financial Advisor.

Account changes: At UBS, we are committed to helping you work toward your financial goals. So that we may continue providing you with financial advice that is consistent with your investment objectives, please consider the following two questions:
1) Have there been any changes to your financial situation or investment objectives?
2) Would you like to implement or modify any restrictions regarding the management of your account?
If the answer to either question is "yes," it is important that you contact your Financial Advisor as soon as possible to discuss these changes. For MAC advisory accounts, please contact your investment manager directly if you would like to impose or change any investment restrictions on your account.

ADV disclosure: A complimentary copy of our current Form ADV Disclosure Brochure that describes the advisory program and related fees is available through your Financial Advisor. Please contact your Financial Advisor if you have any questions.

Important information for former Piper Jaffray and McDonald Investments clients: As an accommodation to former Piper Jaffray and McDonald Investments clients, these reports include performance history for their Piper Jaffray accounts prior to August 12, 2006 and McDonald Investments accounts prior to February 9, 2007, the date the respective accounts were converted to UBS FS. UBS FS has not independently verified this information nor do we make any representations or warranties as to the accuracy or completeness of that information and will not be liable to you if any such information is unavailable, delayed or inaccurate.

For insurance, annuities, and 529 Plans, UBS FS relies on information obtained from third party services it believes to be reliable. UBS FS does not independently verify or guarantee the accuracy or validity of any information provided by third parties. Information for insurance, annuities, and 529 Plans that has been provided by a third party service may not reflect the quantity and market value as of the previous business day. When available, an "as of" date is included in the description.

Investors outside the U.S. are subject to securities and tax regulations within their applicable jurisdiction that are not addressed in this report. Nothing in this report shall be construed to be a solicitation to buy or offer to sell any security, product or service to any non-U.S. investor, nor shall any such security, product or service be solicited, offered or sold in any jurisdiction where such activity would be contrary to the securities laws or other local laws and regulations or would subject UBS to any registration requirement within such jurisdiction.

Performance History prior to the account's inception at UBS Financial Services, Inc. may have been included in this report and is based on data provided by third party sources. UBS Financial Services Inc. has not independently verified this information nor does UBS Financial Services Inc. guarantee the accuracy or validity of the information.

Important information about brokerage and advisory services. As a firm providing wealth management services to clients, UBS Financial Services Inc. offers investment advisory services in its capacity as an SEC-registered investment adviser and brokerage services in its capacity as an SEC-registered broker-dealer. Investment advisory services and brokerage services are separate and distinct, differ in material ways and are governed by different laws and separate arrangements. It is important that clients understand the ways in which we conduct business, that they carefully read the agreements and disclosures that we provide to them about the products or services we offer. For more information, please review client relationship summary provided at **ubs.**

Disclosures Applicable to Accounts at UBS Financial Services Inc. *(continued)*

com/relationshipsummary.

UBS Financial Services account protection
The Firm is a member of the Securities Investor Protection Corporation (SIPC), which protects securities customers of its members up to $500,000 (including $250,000 for claims for cash). Explanatory brochure available upon request or at www.sipc.org. The SIPC asset protection limits apply to all accounts that you hold in a particular capacity.

The Firm, together with certain affiliates, has also purchased supplemental insurance. The maximum amount payable to all eligible clients, collectively under this protection is $500 million as of December 10, 2019. Subject to the policy conditions and limitations, cash at the Firm is further protected for up to $1.9 million in the aggregate for all your accounts held in a particular capacity. A full copy of the policy wording is available upon request.

Neither the SIPC protection nor the supplemental protection apply to:

- Certain financial assets controlled by (and included in your account value) but held away from UBS Financial Services. For example certain (i) insurance products, including variable annuities, and (ii) shares of mutual funds registered in the name of the account holder on the books of the issuer or transfer agent);
- Investment contracts or investment interests (e.g., limited partnerships and private placements) that are not registered under the Securities Act of 1933;
- Commodities contracts (e.g., foreign exchange and precious metal contracts), including futures contracts and commodity option contracts;
- Securities on loan to UBS Financial Services; and
- Deposit accounts (except certificates of deposit) at UBS Bank USA, UBS AG U.S. branches and banks in the FDIC Insured Deposit Program.

The SIPC protection and the supplemental protection do not apply to these assets even if they otherwise appear on your statements. The SIPC protection and the supplemental protection do not protect against changes in the market value of your investments (whether as a result of market movement, issuer bankruptcy or otherwise).

Non-UBS Assets and Liabilities: This report is not intended to provide you with consolidated information or reporting regarding your holdings at other firms. However, at your request, this report may include information regarding assets that you hold at other financial institutions so that you may review your asset allocation and/or investment strategy in the context of your overall holdings. You should review and maintain the original documents for these assets, such as the statements for individual accounts held away from UBS. Those documents may contain notices, disclosures and other information important to you, and may also serve as a reference should questions arise regarding the accuracy of that information as presented in this report.

The information presented for accounts held at other financial institutions has been provided to UBS at your direction through your agreement with an Outside Asset Data Aggregation Service. These accounts have been added to this report at your request and are automatically updated to reflect the most recent data received from the custodian. Information may have also been provided based on documents and valuation you provided to your Financial Advisor. These accounts have been added to this report at your request and may not reflect the current valuation.

If an account number begins with "@" this denotes assets or liabilities held at other financial institutions. Information about these assets, including valuation, account type and cost basis, is based on the information you provided to us, or provided to us by third party data aggregators or custodians at your direction. We have not verified, and are not responsible for, the accuracy or completeness of this information.

If the information you or your custodians provided to us is not current, inclusion of these assets will impact the accuracy of the current asset allocation and other analysis presented. We do not provide purchase, sale or hold recommendations or advice with respect to your assets at other firms and do not assume responsibility for activity you conduct at other financial institutions.

UBS's SIPC coverage applies to assets held at UBS. If you maintain assets at other firms that may be SIPC members, you should contact their financial representative or the other entity or refer to the other entitys statement regarding SIPC membership. Your UBS Financial Services Inc. account statements are the only official record of your UBS holdings and account and are not replaced, amended or superseded by any of the information presented in this report.

Assets that you hold at other financial institutions are priced using the closing price reported on the last business day preceding the date of this report. Every reasonable attempt has been made to accurately price securities; however, we make no warranty with respect to any security's price. To determine the value of securities in your account, we generally rely on third party quotation services. If a price is unavailable or believed to be unreliable, we may determine the price in good faith and may use other sources such as the last recorded transaction. When securities are held at another custodian or if you hold illiquid or restricted securities for which there is no published price, we will generally rely on the value provided by the custodian or issuer of that security.

The value of assets held at other financial institutions is based on the "Last Refresh Date" displayed. Up to date valuation and information can be obtained directly from the custodian of your assets. The account statements you receive from your third party custodian regarding the assets you hold with them are the official record of your holdings and accounts and are not impacted or superseded by the information in this report.

Account balances and security pricing will always display in U.S. Dollars even if assets in your Outside Accounts are denominated in other currencies. UBS will convert any values received in the Outside Account Information to U.S. Dollars using foreign exchange rates from UBS as of the previous business.

STAFF REPORT

TO:	**Mayor and Council Members**	**DATE:**	**June 24, 2025**
FROM:	**Police Department**	**DISTRICT(S):**	**Citywide**

SUBJECT: **Authorize Reallocation of Previously Approved State Homeland Security Program Sub-recipient Agreement for Grant Year 2021 Funds to Meridian Vehicle Barriers**

RECOMMENDATION

That the City Council:

1. Authorize the Reallocation of the Previously Approved Funds for the 2021 State Homeland Security Program Subrecipient Agreement with County of Los Angeles for $72,000 from Flock ALPR cameras to Meridian vehicle barriers; and,
2. Authorize the Purchase of 3 vehicle barriers and deployment equipment from Meridian Rapid Defense Group based in Pasadena, CA for $72,000, including taxes and fees.

STRATEGIC FOCUS AREAS

Goal 4: Enhance and Modernize the Organization (EMO)

EXECUTIVE SUMMARY

The State Homeland Security Grant Program (SHSGP) was created to support the acquisition of specialized equipment aimed at improving event and incident management while enhancing Law Enforcement's capacity to disrupt, deter, respond to, and recover from terrorist activities. The City of Glendora was awarded funding in the amount of $72,000 through the SHSGP for the enhancement of public safety infrastructure.

Due to the National Priorities under Grant Year 2021, SHSGP approved the purchase of barriers (FEMA Authorized Equipment Listing #14SW-01-WALL; Barriers: Fences, Jersey Barriers).

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

The City of Glendora was awarded funding through the SHSGP for the enhancement of public safety infrastructure in the amount of $72,000. The initial project focused on law enforcement bollards. Costs for this project exceeded $300,000, far surpassing the grant award. To maximize the impact of the SHSGP funds, staff recommended utilizing the grant award for the expansion of the FLOCK camera system throughout the City which was approved by Council. On March 25, 2025, the City Council approved accepting the SHSGP funds for a two-year agreement to implement additional ALPR systems in the City of Glendora with FLOCK Safety Systems.

DISCUSSION

Due to delays in the approval and return of our Environmental and Historic Preservation (EHP) Screening Form by the federal government on the ALPR project, we were compelled to pivot from our original plan to avoid forfeiting the allocated funding. We are requesting to move forward with the purchase of a vehicle barrier system, originally referred to as the "bollard project." This adjustment not only ensures the continued use of available resources but also addresses the pressing, contemporary need for vehicle barriers to enhance public safety by protecting pedestrians and managing crowd flow during high-attendance community events, such as parades, street fairs, and holiday celebrations. Staff will seek approval for the FLOCK ALPR expansion on another SHSGP grant funding year.

The Homeland Security Grant guidelines allow for reallocation of funds to other eligible equipment categories within the scope of terrorism prevention and public safety. Staff has coordinated with the grant administrator to ensure compliance, and the proposed change has received conditional approval pending formal Council authorization for the change from ALPR cameras to the mobile vehicle barriers.

The increase in regional and national incidents involving the use of vehicles in crowded public spaces has heightened awareness of the need for preventive infrastructure. Mobile vehicle barriers offer a flexible and effective solution for securing event perimeters without compromising accessibility or event aesthetics. The Merdian barriers have been used by surrounding agencies during large events where vehicle access is restricted. The difference between mobile barriers and bollards is the ability to deploy at any intersection or driveway, where bollards are set into the concrete at predetermined locations. The mobile barriers will be used to supplement any future bollards and mobile barriers obtained.

Meridian barriers are proprietary safety equipment which is designed to be deployed by a single person in under 10 minutes. The barriers are transported to a location on the specially designed and easily moved or repositioned utilizing the Meridian provided hand hauler. The barriers are designed stop vehicles if they attempt to enter closed zones.

The vehicle barriers will:

- Strengthen the City's ability to secure public gathering spaces.
- Enhance pedestrian safety by preventing unauthorized vehicle access.
- Enables rapid street closures with controlled access.
- May be deployed citywide as they are mobile.

We are proposing acquiring one trailer, with 3 Meridian barriers. Per Glendora Municipal Code Section 2.40.090(c)(4), competitive procurement through the informal and formal procurement processes shall not be required when the procurement can only be obtained from a sole source and the designee is satisfied that the best price, terms and conditions have been negotiated. The cost for the acquisition, transport, and delivery of these barriers with the trailer falls within the $72,000 allocation. No additional matching funds are required from the City.

FISCAL IMPACT

This proposed agreement will be funded using the Homeland Security Grant in the amount of $72,000. Sufficient appropriations are available in the FY2024-25 Mid-Cycle Budget in Grant Fund 280.

ENVIRONMENTAL DETERMINATION

There is no CEQA impacts associated with the recommendations in this report.

Prepared By	Marc S. Archibald, Community Services Supervisor
Concurs With	Not Applicable
Reviewed By	Michael Randazzo, Chief of Police
Certified to Availability of Funds	Kyle Johnson, Finance Director/City Treasurer
Approved By	Adam Raymond, City Manager
Legal Review	Danny Aleshire, City Attorney
CEQA Review	Not Applicable

ATTACHMENTS:

A. Sub-recipient Agreement – SHSGP GY2021
B. Meridian Rapid Defense Quote
C. Sole Source Letter
D. Presentation

Attachments

A. Subrecipient Agreement - SHSGP GY2021.pdf

B. Medidian Rapid Defense Quote.pdf

C. Sole Source Letter.pdf

D. Presentation.pdf

Docusign Envelope ID: 86CAF246-4543-4D62-BF04-3E353D45E3F0

State Homeland Security Program
Subrecipient Agreement
Grant Year 2021

Between the

County of Los Angeles

and the

City of Glendora

Docusign Envelope ID: 86CAF246-4543-4D62-BF04-3E353D45E3F0

SUBRECIPIENT AGREEMENT
BETWEEN THE
COUNTY OF LOS ANGELES
AND THE
CITY OF GLENDORA

THIS AGREEMENT ("Agreement") is made and entered into by and between the County of Los Angeles, a political subdivision of the State of California (the “County of Los Angeles”), and the City of Glendora, a public agency (the “Subrecipient”).

W I T N E S S E T H

WHEREAS, the U.S. Department of Homeland Security Title 2 Code of Federal Regulations (CFR) through the Office of Grants and Training (G&T), has provided financial assistance for the State Homeland Security Program (SHSP), Assistance Listings Number (formerly Catalog of Federal Domestic Assistance Number) 97.067 – Homeland Security Grant Program directly to the California Governor’s Office of Emergency Services (Cal OES) for the 2021 SHSP, Federal Award Identification No. 037-00000 Federal Award dated October 27, 2021 with a performance period of September 1, 2021 to May 31, 2024. This Federal Award is not a R&D award; and

WHEREAS, the Cal OES provides said funds to the County of Los Angeles, Unique Entity ID (UEI) #MKQ9AQH7R2S5, as its Subgrantee, and the Chief Executive Office (CEO) is responsible for managing and overseeing the SHSP funds that are distributed to other specified jurisdictions within Los Angeles County; and

WHEREAS, this financial assistance is being provided to the Subrecipient in order to address the unique equipment, training, organization, exercise and planning needs of the Subrecipient, and to assist the Subrecipient in building effective prevention and protection capabilities to prevent, respond to, and recover from threats or acts of terrorism; and

WHEREAS, the County of Los Angeles as Subgrantee has obtained approval of the 2021 SHSP grant from Cal OES in the total amount of $10,192,647.00; and

WHEREAS, the CEO now wishes to distribute 2021 SHSP grant funds to the Subrecipient in the amount of $72,000.00, as further detailed in this Agreement; and

WHEREAS, the CEO is authorized to enter into subrecipient agreements with cities providing for re-allocation and use of these funds; and to execute all future amendments, modifications, extensions, and augmentations relative to the subrecipient agreements, as necessary; and

WHEREAS, the County of Los Angeles and Subrecipient are desirous of executing this Agreement, and the County of Los Angeles Board of Supervisors on July 12, 2022 authorized the CEO to prepare and execute this Agreement.

Docusign Envelope ID: 86CAF246-4543-4D62-BF04-3E353D45E3F0

NOW, THEREFORE, the County of Los Angeles and Subrecipient agree as follows:

SECTION I

INTRODUCTION

§101. Parties to this Agreement

The parties to this Agreement are:

A. County of Los Angeles, a political subdivision of the State of California, having its principal office at Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, CA 90012; and

B. City of Glendora, a public agency, having its principal office at 116 E. Foothill Blvd., Glendora, CA 91741.

§102. Representatives of the Parties and Service of Notices

A. The representatives of the respective parties who are authorized to administer this Agreement and to whom formal notices, demands and communications must be given are as follows:

1. The representative of the County of Los Angeles is, unless otherwise stated in this Agreement:

Craig Hirakawa, HSGP Grants Director
Chief Executive Office, LAC
500 West Temple Street, Room 796
Los Angeles, CA 90012
Phone: (213) 974-1127
Fax: (213) 687-3765
CHirakawa@ceo.lacounty.gov

Jimmy Nguyen
Chief Executive Office, LAC
500 West Temple Street, Room 796
Los Angeles, CA 90012
Phone: (213) 262-7902
Fax: (213) 687-3765
JNguyen@ceo.lacounty.gov

Docusign Envelope ID: 86CAF246-4543-4D62-BF04-3E353D45E3F0

2. The representative of Subrecipient is:

Name and Title:	Mike Randazzo, Chief of Police
Organizational UEI Number:	076191600
Address:	150 S. Glendora Ave.
City/State/Zip:	Glendora, CA 91741
Phone:	626.914.8250 ext. 262
FAX:	626.914.8211
Email:	mrandazzo@glendorapd.org

With a copy to*:*

Name and Title:	Marc Archibald, Support Services Supervisor
Address:	150 S. Glendora Ave.
City/State/Zip:	Glendora, CA 91741
Phone:	626.914.8265 ext. 265
FAX:	626.914.8211
Email:	marchibald@glendorapd.org

B. Formal notices, demands and communications to be given hereunder by either party must be made in writing and may be effected by personal delivery, regular U.S. Postal mail service and/or e-mail. In the event of personal delivery or email, the message will be deemed communicated upon receipt by the County of Los Angeles. In the event of mail service, the message will be deemed communicated as of the date of mailing.

C. If the name and/or title of the person designated to receive the notices, demands or communications or the address of such person is changed, written notice must be given, in accord with this section, within five (5) business days of said change.

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§103. Independent Party

Subrecipient is acting hereunder as an independent party, and not as an agent or employee of the County of Los Angeles. An employee of Subrecipient is not, and will not be deemed, an employee of the County of Los Angeles by virtue of this Agreement, and Subrecipient must so inform each employee organization and each employee who is hired or retained under this Agreement. Subrecipient must not represent or otherwise hold out itself or any of its directors, officers, partners, employees, or agents to be an agent or employee of the County of Los Angeles by virtue of this Agreement.

§104. Conditions Precedent to Execution of This Agreement

Subrecipient must provide the following signed documents to the County of Los Angeles, unless otherwise exempted:

A. Certification and Disclosure Regarding Lobbying, attached hereto as Exhibit A and made a part hereof, in accordance with §411.A.14 of this Agreement. Subrecipient must also file a Disclosure Form at the end of each calendar quarter in which there occurs any event requiring disclosure or which materially affects the accuracy of the information contained in any Disclosure Form previously filed by Subrecipient.

B. Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion Lower Tier Covered Transactions, attached hereto as Exhibit B and made a part hereof, as required by Executive Order 12549 in accordance with §411.A.12 of this Agreement.

C. Certification Regarding Drug-Free Workplace, attached hereto as Exhibit C and made a part hereof, in accordance with §411.A.13 of this Agreement.

D. Certification of Grant Assurances, attached hereto as Exhibit D and made a part hereof, in accordance with §411.C of this Agreement.

SECTION II

TERM AND SERVICES TO BE PROVIDED

§201. Performance Period

The performance period of this Agreement is from September 1, 2021 to February 29, 2024, unless the County of Los Angeles, with Cal OES approval, provides written notification to the Subrecipient that the performance period has been extended, in which case the performance period will be so extended by such written notification, as provided in §503, below.

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§202. Use of Grant Funds

A. Subrecipient and the County of Los Angeles have previously completed a mutually approved budget/expenditure plan, hereinafter "Budget," for the 2021 SHSP, which has been approved by Cal OES. This information is contained in a copy of the Final Grant Award Letter and Project Worksheet, attached hereto as Exhibit E.

Any request by Subrecipient to modify the Budget must be made in writing with the appropriate justification and submitted to CEO for approval. If during the County of Los Angeles review process, additional information or documentation is required, the Subrecipient will have ten (10) business days to comply with the request. If the Subrecipient does not comply with the request, CEO will issue written notification indicating that the requested modification will not be processed. Modifications must be approved in writing by the County of Los Angeles and Cal OES during the term of this Agreement. Upon approval, all other terms of this Agreement will remain in effect.

Subrecipient must utilize grant funds in accordance with all Federal regulations and State Guidelines.

B. Subrecipient agrees that grant funds awarded will be used to supplement existing funds for program activities, and will not supplant (replace) non-Federal funds.

C. Subrecipient must review the Federal Debarment Listing at https://www.sam.gov/SAM/pages/public/searchRecords/search.jsf prior to the purchase of equipment or services to ensure the intended vendor is not listed and also maintain documentation that the list was verified.

D. Prior to the purchase of equipment or services utilizing a sole source contract or the receipt of single bid response of $250,000.00 or more, justification must be presented to CEO, who upon review will request approval from Cal OES. Such approval in writing must be obtained prior to the commitment of funds.

E. Subrecipient must provide any certifications or reports requested by the County of Los Angeles to the CEO indicating Subrecipient's performance under this Agreement, including progress on meeting program goals. Reports must be in the form requested by the County of Los Angeles, and must be provided by the fifteenth (15th) of the following month. Subrecipient is required to complete any survey requests requested by the County of Los Angeles. Subrecipient must also submit completed Project Claims for reimbursement immediately or a minimum on a quarterly basis, and no later than the date stated in §201, above.

F. Subrecipient must provide an electronic copy of their Annual Single Audit Report, as required by Title 2 Code of Federal Regulations (C.F.R) Part 200, to the County of Los Angeles within 30 calendar days after receipt of the auditor's report(s). In the event the Subrecipient does not meet the Single Audit Threshold

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expenditure amount in a fiscal year, the Subrecipient must provide the County of Los Angeles a copy of a letter sent to State Controller's Office noting the Single Audit Threshold was not met, and its exempt status within nine months after the end of the Subrecipient's fiscal year, unless otherwise approved by the County of Los Angeles.

G. Subrecipient may be monitored by the County of Los Angeles on an annual basis to ensure compliance with Cal OES grant program requirements. The County of Los Angeles anticipates that said monitoring may include, at a minimum, one on-site visit during the term of this Agreement. Monitoring will utilize a Review Instrument (sample attached hereto as Exhibit H, and subject to periodic revisions) to evaluate compliance.

H. Subrecipient must provide Corrective Action Plan(s) to CEO within thirty (30) days of any audit finding.

I. Subrecipient use of the Los Angeles Regional Interoperable Communication System's Motorola Solutions, Incorporated Land Mobile Radio System Contract to purchase equipment is unallowable unless the Subrecipient can clearly demonstrate to CEO it meets one of the four federal exceptions to necessitate a noncompetitive procurement before issuance of any contract, amendment, or purchase order.

J. Subrecipient shall not use grant funds to purchase, extend, or renew any Telecommunications and Video Surveillance services and equipment as substantial or essential component of any system, or as critical technology as part of any system which the Secretary of Defense, in consultation with Director of National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an owned, controlled by, or connected to the People's Republic of China such as and not limited to Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities); or Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities).

K. Any equipment acquired pursuant to this Agreement must be authorized in the G&T Authorized Equipment List (AEL) available online at https://www.fema.gov/authorized-equipment-list and the Funding Guidelines of the 2021 SHSP Notice of Funding Opportunity, incorporated by reference, and attached hereto as Exhibit F. Subrecipient must provide the CEO a copy of its most current procurement guidelines and follow its own procurement requirements as long as they meet or exceed the minimum Federal requirements and any added Cal OES requirements. Federal procurement requirements for the 2021 SHSP can be found at Title 2 CFR Part 200.313.

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Any equipment acquired or obtained with Grant Funds:

1. Will be made available under the California Disaster and Civil Defense Master Mutual Aid Agreement in consultation with representatives of the various fire, emergency medical, hazardous materials response services, and law enforcement agencies within the jurisdiction of the applicant;

2. Will be consistent with needs as identified in the State Homeland Security Strategy and will be deployed in conformance with that plan;

3. Will be made available pursuant to applicable terms of the California Disaster and Civil Defense Master Mutual Aid Agreement and deployed with personnel trained in the use of such equipment in a manner consistent with the California Law Enforcement Mutual Aid Plan or the California Fire Services and Rescue Mutual Aid Plan.

L. Equipment acquired pursuant to this Agreement will be subject to the requirements of Title 2 CFR Part 200.313. For the purposes of this subsection, "Equipment" is defined as tangible nonexpendable property, having a useful life of more than one year which costs $5,000.00 or more per unit. Items costing less than $5,000.00, but acquired under the "Equipment" category of the Grant must also be listed on any required Equipment Listing.

1. Equipment must be used by Subrecipient in the program or project for which it was acquired as long as needed, whether or not the project or program continues to be supported by Federal funds. When no longer needed for the original program or project, the Equipment may be used in other activities currently or previously supported by a Federal agency.

2. Subrecipient must make Equipment available for use on other like projects or programs currently or previously supported by the Federal Government, providing such use will not interfere with the work on the projects or program for which it was originally acquired. First preference for other use must be given to other programs or projects supported by the awarding agency.

3. An Equipment Listing must be maintained listing each item of Equipment acquired with SHSP funds. The Equipment Listing must be kept up to date at all times. Any changes must be recorded in the Listing within ten (10) business days and the updated Listing is to be forwarded to the County of Los Angeles Auditor-Controller (A-C) Shared Services Division. The Equipment Property Records must be maintained that include: (a) a description of the property, (b) a serial number or other identification number, (c) the source of property, (d) who holds title, (e) the acquisition date, (f) and cost of the property, (g) percentage of Federal participation in the cost of the property, (h) the location, (i) use and condition of the

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property, (j) and any ultimate disposition data including the date of disposal and sale price of the property. Records must be retained by the subrecipient pursuant to Title 2, Part 200.313 (d) (1) of the CFR.

4. All Equipment obtained under this Agreement must have an appropriate identification decal affixed to it, and, when practical, must be affixed where it is readily visible.

5. A physical inventory of the Equipment must be taken by the Subrecipient and the results reconciled with the Equipment Listing at least once every two years or prior to any site visit by State or Federal auditors or County of Los Angeles monitors. The Subrecipient is required to have on file a letter certifying as to the accuracy of the Equipment Listing in the frequency as above, and provide to the CEO when requested.

M. Any Planning paid pursuant to this Agreement must conform to the guidelines as listed in Exhibit F or subsequent grant year programs.

N. Any Organization activities paid pursuant to this Agreement must conform to the guidelines as listed in Exhibit F.

O. Any Training paid pursuant to this Agreement must conform to the guidelines as listed in Exhibit F, and must be first submitted to CEO and then pre-authorized by Cal OES. A catalog of federally approved and sponsored training courses is available at https://www.firstrespondertraining.gov/frts/.

P. Any Exercise paid pursuant to this Agreement must conform to the guidelines as listed in Exhibit F. Detailed Homeland Security Exercise and Evaluation Program Guidance is available at https://www.fema.gov/hseep.

Q. Any Personnel activities paid pursuant to this Agreement must conform to the guidelines as listed in Exhibit F.

R. Subrecipient must provide to CEO a spending plan detailing the required steps and timeframes required to complete the approved projects within the grant timeframe. Subrecipient must submit the spending plan to CEO prior to final execution of the Agreement.

S. Pursuant to this Agreement, indirect costs are not reimbursable.

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SECTION III

PAYMENT

§301. Payment of Grant Funds and Method of Payment

A. The County of Los Angeles will reimburse Subrecipient up to the maximum grant amount of $72,000.00 as expenditures are incurred and paid by Subrecipient and all documentation is reviewed and approved by County of Los Angeles. All expenditures must be for the purchase of equipment, exercises, training, organization, and planning as described in Section II of this Agreement. The grant amount represents the amount allocated to Subrecipient in the 2021 SHSP Grant Award Letter from Cal OES.

B. Subrecipient must submit reimbursement requests to the County of Los Angeles A-C Shared Services Division requesting payment as soon as a Project is completed and expenses are incurred and paid with the required supporting documentation; submission can be sent immediately or at a minimum on a quarterly basis, and no later than the date stated in §201, above. Each reimbursement request must be accompanied by the Reimbursement Form (sample attached hereto as Exhibit G, and subject to periodic revisions). All appropriate back-up documentation must be attached to the reimbursement form, including the method of procurement, bid documentation, purchase orders, invoices, report of goods received, and proof of payment.

   For Training reimbursements, Subrecipient must include a copy of the class roster verifying training attendees, proof that prior approval was obtained from Cal OES and that a Cal OES Feedback number has been assigned to the course, and timesheets and payroll registers for all training attendees.

   For Exercise reimbursements, Subrecipient must enter the After Action Report (AAR) and Improvement Plan on the State Office of Domestic Preparedness secure portal within sixty (60) days following completion of the exercise and submit proof of prior State approval of the AAR with the reimbursement request.

   For Planning reimbursements, Subrecipient must include a copy of the final tangible product.

C. The County of Los Angeles may, at its discretion, reallocate unexpended grant funds to another subrecipient. Said reallocation may occur upon approval by the County of Los Angeles of a Subrecipient reimbursement submission, inquiry from the County of Los Angeles to the Subrecipient regarding fund utilization, or by written notification from the Subrecipient to the County of Los Angeles that a portion of the grant funds identified in §301.A., above, will not be utilized. As provided in §503, below, any increase or decrease in the grant amount specified

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in §301.A., above, may be effectuated by a written notification by the County of Los Angeles to the Subrecipient.

D. Payment of reimbursement request will be withheld by the County of Los Angeles until the County of Los Angeles has determined that Subrecipient has turned in all supporting documentation and completed the requirements of this Agreement.

E. It is understood that the County of Los Angeles makes no commitment to fund this Agreement beyond the terms set forth herein.

F. 1. Funding for all periods of this Agreement is subject to continuing Federal appropriation of grant funds for this program. In the event of a loss or reduction of Federal appropriation of grant funds for this program, the Agreement may be terminated, or appropriately amended, immediately upon notice to Subrecipient of such loss or reduction of Federal grant funds.

2. County of Los Angeles will make a good-faith effort to notify Subrecipient, in writing, of such non-appropriation at the earliest time.

SECTION IV

STANDARD PROVISIONS

§401. Construction of Provisions and Titles Herein

All titles or subtitles appearing herein have been inserted for convenience and do not, and will not be deemed to, affect the meaning or construction of any of the terms or provisions hereof. The language of this Agreement will be construed according to its fair meaning and not strictly for or against either party.

§402. Applicable Law, Interpretation and Enforcement

Each party's performance hereunder must comply with all applicable laws of the United States of America, the State of California, and the County of Los Angeles. This Agreement will be enforced and interpreted, as applicable, under the laws of the United States of America, the State of California and the County of Los Angeles.

If any part, term or provision of this Agreement is held void, illegal, unenforceable, or in conflict with any law of a Federal, State or Local Government having jurisdiction over this Agreement, the validity of the remainder of the Agreement will not be affected thereby.

Applicable Federal or State requirements that are more restrictive will be followed.

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§403. Integrated Agreement

This Agreement sets forth all of the rights and duties of the parties with respect to the subject matter hereof, and replaces any and all previous agreements or understandings, whether written or oral, relating thereto. This Agreement may be amended only as provided for herein.

§404. Breach

If any party fails to perform, in whole or in part, any promise, covenant, or agreement set forth herein, or should any representation made by it be untrue, any aggrieved party may avail itself of all rights and remedies, at law or equity, in the courts of law. Said rights and remedies are cumulative of those provided for herein except that in all events, no party may recover more than once, suffer a penalty or forfeiture, or be unjustly compensated.

§405. Prohibition Against Assignment or Delegation

Subrecipient may not do any of the following, unless it has first obtained the written permission of the County of Los Angeles:

A. Assign or otherwise alienate any of its rights hereunder, including the right to payment; or

B. Delegate, subcontract, or otherwise transfer any of its duties hereunder.

§406. Permits

Subrecipient and its officers, agents and employees must obtain and maintain all permits and licenses necessary for Subrecipient's performance hereunder and must pay any fees required therefor. Subrecipient further certifies that it will immediately notify the County of Los Angeles of any suspension, termination, lapse, non-renewal or restriction of licenses, certificates, or other documents.

§407. Nondiscrimination and Affirmative Action

Subrecipient must comply with the applicable nondiscrimination and affirmative action provisions of the laws of the United States of America, the State of California, and the County of Los Angeles. In performing this Agreement, Subrecipient must not discriminate in its employment practices against any employee or applicant for employment because of such person's race, religion, national origin, ancestry, sex, sexual orientation, age, physical handicap, mental disability, marital status, domestic partner status or medical condition. Subrecipient must comply with Executive Order 11246, entitled "Equal Employment Opportunity," as amended by Executive Order 11375, and as supplemented in Department of Labor regulations (41 CFR Part 60).

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If required, Subrecipient must submit an Equal Employment Opportunity Plan to the Department of Justice Office of Civil Rights in accordance with guidelines listed at https://www.justice.gov/crt.

Any subcontract entered into by the Subrecipient relating to this Agreement, to the extent allowed hereunder, will be subject to the provisions of this §407 of this Agreement.

§408. Indemnification

Each of the parties to this Agreement is a public entity. This indemnity provision is written in contemplation of the provisions of Section 895.2 of the Government Code of the State of California, which impose certain tort liability jointly upon public entities, solely by reason of such entities being parties to an agreement, and the parties agree that this indemnity provision will apply and will be enforceable regardless of whether Section 895 et seq. is deemed to apply to this Agreement. The parties hereto, as between themselves, consistent with the authorization contained in Government Code Sections 895.4 and 895.6 agree to each assume the full liability imposed upon it or upon any of its officers, agents, or employees by law, for injury caused by a negligent or wrongful act or omission occurring in the performance of this Agreement, to the same extent that such liability would be imposed in the absence of Government Code Section 895.2. To achieve the above-stated purpose, each party agrees to indemnify and hold harmless the other party for any liability arising out of its own negligent acts or omissions in the performance of this Agreement (i.e., the Subrecipient agrees to indemnify and hold harmless the County of Los Angeles for liability arising out of the Subrecipient's negligent or wrongful acts or omissions and the County of Los Angeles agrees to indemnify and hold harmless the Subrecipient for liability arising out of the County of Los Angeles' negligent or wrongful acts or omissions). Each party further agrees to indemnify and hold harmless the other party for liability that is imposed on the other party solely by virtue of Government Code Section 895.2. The provisions of Section 2778 of the California Civil Code are made a part hereof as if fully set forth herein. Subrecipient certifies that it has adequate self-insured retention of funds to meet any obligation arising from this Agreement.

§409. Conflict of Interest

A. The Subrecipient covenants that none of its directors, officers, employees, or agents may participate in selecting, or administrating, any subcontract supported (in whole or in part) by Federal funds where such person is a director, officer, employee or agent of the subcontractor; or where the selection of subcontractors is or has the appearance of being motivated by a desire for personal gain for themselves or others such as family business, etc.; or where such person knows or should have known that:

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1. A member of such person's immediate family, or domestic partner or organization has a financial interest in the subcontract;

2. The subcontractor is someone with whom such person has or is negotiating any prospective employment; or

3. The participation of such person would be prohibited by the California Political Reform Act, California Government Code §87100 et seq. if such person were a public officer, because such person would have a "financial or other interest" in the subcontract.

B. Definitions:

1. The term "immediate family" means domestic partner and/or those persons related by blood or marriage, such as husband, wife, father, mother, brother, sister, son, daughter, father in law, mother in law, brother in law, sister in law, son in law, daughter in law.

2. The term "financial or other interest" means:

a. Any direct or indirect financial interest in the specific contract, including but not limited to, a commission or fee, a share of the proceeds, prospect of a promotion or of future employment, a profit, or any other form of financial reward.

b. Any of the following interests in the subcontractor ownership: partnership interest or other beneficial interest of five percent or more; ownership of five percent or more of the stock; employment in a managerial capacity; or membership on the board of directors or governing body.

C. The Subrecipient further covenants that no officer, director, employee, or agent may solicit or accept gratuities, favors, or anything of monetary value from any actual or potential subcontractor, supplier, a party to a sub agreement, (or persons who are otherwise in a position to benefit from the actions of any officer, employee, or agent).

D. The Subrecipient may not subcontract with a former director, officer, or employee within a one-year period following the termination of the relationship between said person and the Subrecipient.

E. Prior to obtaining the County of Los Angeles' approval of any subcontract, the Subrecipient must disclose to the County of Los Angeles any relationship, financial or otherwise, direct or indirect, of the Subrecipient or any of its officers, directors or employees or their immediate family with the proposed subcontractor and its officers, directors or employees.

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F. For further clarification of the meaning of any of the terms used herein, the parties agree that references are made to the guidelines, rules, and laws of the County of Los Angeles, State of California, and Federal regulations regarding conflict of interest.

G. The Subrecipient warrants that it has not paid or given and will not pay or give to any third person any money or other consideration for obtaining this Agreement.

H. The Subrecipient covenants that no member, officer or employee of Subrecipient may have interest, direct or indirect, in any contract or subcontract or the proceeds thereof for work to be performed in connection with this project during his/her tenure as such employee, member or officer or for one year thereafter.

I. The Subrecipient must incorporate the foregoing subsections of this Section into every agreement that it enters into in connection with this grant and must substitute the term "subcontractor" for the term "Subrecipient" and "sub subcontractor" for "Subcontractor".

§410. Restriction on Disclosures

Any reports, analyses, studies, drawings, information, or data generated as a result of this Agreement are to be governed by the California Public Records Act (California Government Code Sec. 6250 et seq.).

§411. Statutes and Regulations Applicable To All Grant Contracts

A. Subrecipient must comply with all applicable requirements of State, Federal, and County of Los Angeles laws, executive orders, regulations, program and administrative requirements, policies and any other requirements governing this Agreement. Subrecipient must comply with applicable State and Federal laws and regulations pertaining to labor, wages, hours, and other conditions of employment. Subrecipient must comply with new, amended, or revised laws, regulations, and/or procedures that apply to the performance of this Agreement. These requirements include, but are not limited to:

1. CFR

Subrecipient must comply with Title 2 CFR Part 200.

2. Single Audit Act

Since Federal funds are used in the performance of this Agreement, Subrecipient must, as applicable, adhere to the rules and regulations of the Single Audit Act (31 USC Sec. 7501 et seq.), 2 CFR Part 200 and any administrative regulation or field memos implementing the Act.

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3. Americans with Disabilities Act

Subrecipient hereby certifies that, as applicable, it will comply with the Americans with Disabilities Act 42, USC §§12101 et seq., and its implementing regulations. Subrecipient will provide reasonable accommodations to allow qualified individuals with disabilities to have access to and to participate in its programs, services and activities in accordance with the provisions of the Americans with Disabilities Act. Subrecipient will not discriminate against persons with disabilities nor against persons due to their relationship to or association with a person with a disability. Any subcontract entered into by Subrecipient, relating to this Agreement, to the extent allowed hereunder, will be subject to the provisions of this paragraph.

4. Political and Sectarian Activity Prohibited

None of the funds, materials, property or services provided directly or indirectly under this Agreement may be used for any partisan political activity, or to further the election or defeat of any candidate for public office. Neither may any funds provided under this Agreement be used for any purpose designed to support or defeat any pending legislation or administrative regulation. None of the funds provided pursuant to this Agreement may be used for any sectarian purpose or to support or benefit any sectarian activity.

Subrecipient must file a Disclosure Form at the end of each calendar quarter in which there occurs any event requiring disclosure or which materially affects the accuracy of any of the information contained in any Disclosure Form previously filed by Subrecipient. Subrecipient must require that the language of this Certification be included in the award documents for all sub-awards at all tiers and that all subcontractors certify and disclose accordingly.

5. Records Inspection

At any time during normal business hours and as often as either the County of Los Angeles, the U.S. Comptroller General or the Auditor General of the State of California may deem necessary, Subrecipient must make available for examination all of its records with respect to all matters covered by this Agreement. The County of Los Angeles, the U.S. Comptroller General and the Auditor General of the State of California have the authority to audit, examine and make excerpts or transcripts from records, including all Subrecipient's method of procurement, invoices, materials, payrolls, records of personnel, conditions of employment and other data relating to all matters covered by this Agreement.

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Subrecipient agrees to provide any reports requested by the County of Los Angeles regarding performance of this Agreement.

6. Records Maintenance

Records, in their original form, must be maintained in accordance with requirements prescribed by the County of Los Angeles with respect to all matters specified in this Agreement. Original forms are to be maintained on file for all documents specified in this Agreement. Such records must be retained for a period five (5) years after termination of this Agreement and after final disposition of all pending matters. "Pending matters" include, but are not limited to, an audit, litigation or other actions involving records. The County of Los Angeles may, at its discretion, take possession of, retain and audit said records. Records, in their original form pertaining to matters covered by this Agreement, must at all times be retained within the County of Los Angeles unless authorization to remove them is granted in writing by the County of Los Angeles.

7. Subcontracts and Procurement

Subrecipient must, as applicable, comply with the Federal, State and County of Los Angeles standards in the award of any subcontracts. For purposes of this Agreement, subcontracts include but are not limited to purchase agreements, rental or lease agreements, third party agreements, consultant service contracts and construction subcontracts.

Subrecipient must, as applicable, ensure that the terms of this Agreement with the County of Los Angeles are incorporated into all Subcontractor agreements. The Subrecipient must submit all Subcontractor agreements to the County of Los Angeles for review prior to the release of any funds to the Subcontractor. The Subrecipient must withhold funds to any Subcontractor agency that fails to comply with the terms and conditions of this Agreement and their respective Subcontractor agreement.

8. Labor

Subrecipient must, as applicable, comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed requirements for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System Personnel Administration (5 CFR 900, Subpart F).

Subrecipient must, as applicable, comply with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7); the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874); the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements; and the Hatch Act (5 USC §§1501-1508 and 7324-7328).

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Subrecipient must, as applicable, comply with the Federal Fair Labor Standards Act (29 U.S.C. §201) regarding wages and hours of employment.

None of the funds may be used to promote or deter union/labor organizing activities. CA Gov't Code Sec. 16645 et seq.

9. Civil Rights

Subrecipient must, as applicable, comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352), which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681- 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of disabilities; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to non-discrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; (j) the requirements of any other nondiscrimination statute(s) that may apply to the application; and (k) P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.

10. Environmental

Subrecipient must, as applicable, comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646), which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

Subrecipient must, as applicable, comply with environmental standards which may be prescribed pursuant to the following: (a) institution of

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environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93205); and (i) Flood Disaster Protection Act of 1973 §102(a) (P.L. 93-234).

Subrecipient must, as applicable, comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

Subrecipient must, as applicable, comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.), which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.

Subrecipient must, as applicable, comply with the Federal Water Pollution Control Act (33 U.S.C. §1251 et seq.), which restores and maintains the chemical, physical and biological integrity of the Nation’s waters.

Subrecipient must, as applicable, ensure that the facilities under its ownership, lease or supervision that are utilized in the accomplishment of this project are not listed in the Environmental Protection Agency’s (EPA) list of Violating Facilities and that it will notify the Federal Grantor agency of the receipt of any communication from the Director of the EPA Office of Federal Activities indicating that a facility to be used in the project is under consideration for listing by the EPA.

By signing this Agreement, Subrecipient warrants and represents that it will, as applicable, comply with the California Environmental Quality Act (CEQA), Public Resources Code §21000 et seq.

Subrecipient must, as applicable, comply with the Energy Policy and Conservation Act (P.L. 94-163, 89 Stat. 871).

Subrecipient must, as applicable, comply with the provision of the Coastal Barrier Resources Act (P.L. 97-348) dated October 19, 1982 (16 U.S.C. 3501 et. seq.) which prohibits the expenditure of most new Federal funds within the units of the Coastal Barrier Resources System.

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11. Preservation

Subrecipient must, as applicable, comply with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).

12. Suspension, Debarment, Ineligibility and Voluntary Exclusion

Subrecipient must, as applicable, comply with Title 2 CFR Part §3000, regarding Suspension and Debarment, and Subrecipient must submit a Certification Regarding Debarment, attached hereto as Exhibit B, required by Executive Order 12549 and any amendment thereto. Said Certification must be submitted to the County of Los Angeles concurrent with the execution of this Agreement and must certify that neither Subrecipient nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any Federal department head or agency. Subrecipient must require that the language of this Certification be included in the award documents for all sub-award at all tiers and that all subcontractors certify accordingly.

13. Drug-Free Workplace

Subrecipient must, as applicable, comply with the federal Drug-Free Workplace Act of 1988, 41 USC §701, Title 44 Code of Federal Regulations (CFR) Part §17; the California Drug-Free Workplace Act of 1990, CA Gov't Code §§8350-8357, and Subrecipient must complete the Certification Regarding Drug-Free Workplace Requirements, attached hereto as Exhibit C, and incorporated herein by reference. Subrecipient must require that the language of this Certification be included in the award documents for all sub-award at all tiers and that all subcontractors certify accordingly.

14. Lobbying Activities

Subrecipient must, as applicable, comply with 31 U.S.C.1352 and complete the Disclosure of Lobbying Activities, (OMB 0038-0046), attached hereto as Exhibit A, and incorporated herein by reference.

15. Miscellaneous

Subrecipient must, as applicable, comply with the Laboratory Animal Welfare Act of 1966, as amended (P.L. 89-544, 7 USC §§2131 et seq.).

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B. Statutes and Regulations Applicable To This Particular Grant Agreement

Subrecipient must comply with all applicable requirements of State and Federal laws, executive orders, regulations, program and administrative requirements, policies and any other requirements governing this particular grant program. Subrecipient must, as applicable, comply with new, amended, or revised laws, regulations, and/or procedures that apply to the performance of this Agreement. These requirements include, but are not limited to:

Title 2 CFR Part 200; EO 12372; U.S. Department of Homeland Security, Office of State and Local Government Coordination and Preparedness, Office for Domestic Preparedness, ODP WMD Training Course Catalogue; and DOJ Office for Civil Rights.

Standardized Emergency Management System (SEMS) requirements as stated in the California Emergency Services Act, Government Code Chapter 7 of Division 1 of Title 2, §8607.1(e) and CCR Title 19, §§2445-2448.

Provisions of Title 2, 6, 28, 44 CFR applicable to grants and cooperative agreements, including Part 18, Administrative Review Procedures; Part 20, Criminal Justice Information Systems; Part 22, Confidentiality of Identifiable Research and Statistical Information; Part 23, Criminal Intelligence Systems Operating Policies; Part 30, Intergovernmental Review of Department of Justice Programs and Activities; Part 35, Nondiscrimination on the Basis of Disability in State and Local Government Services; Part 38, Equal Treatment of Faith-based Organizations; Part 42, Nondiscrimination/Equal Employment Opportunities Policies and Procedures; Part 61, Procedures for Implementing the National Environmental Policy Act; Part 63, Floodplain Management and Wetland Protection Procedures; Part 64, Floodplain Management and Wetland Protection Procedures; Federal laws or regulations applicable to Federal Assistance Programs; Part 69, New Restrictions on Lobbying; Part 70, Uniform Administrative Requirements for Grants and Cooperative Agreements (including sub-awards) with Institutions of Higher Learning, Hospitals and other Non-Profit Organizations; and Part 83, Government-Wide Requirements for a Drug Free Workplace (grants).

Nondiscrimination requirements of the Omnibus Crime Control and Safe Streets Act of 1968, as amended, 42 USC 3789(d), or the Juvenile Justice and Delinquency Prevention Act, or the Victims of Crime Act, as appropriate; the provisions of the current edition of the Office of Justice Programs Financial and Administrative Guide for Grants, M7100.1, and all other applicable Federal laws, orders, circulars, or regulations.

1. Travel Expenses

Subrecipient, as provided herein, will be compensated for Subrecipient's reasonable travel expenses incurred in the performance of this

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Agreement, to include travel and per diem, unless otherwise expressed. Subrecipient's total travel for in-State and/or out-of-State and per diem costs must be included in the contract budget(s). All travel, including out-of-State travel, that is not included in the budget(s) will not be reimbursed without prior written authorization from the County of Los Angeles.

Subrecipient's administrative-related travel and per diem reimbursement costs will not be reimbursed. For programmatic-related travel costs, Subrecipient's reimbursement rates may not exceed the amounts established under the grant.

C. Compliance With Grant Requirements

To obtain the grant funds, the State required an authorized representative of the County of Los Angeles to sign certain promises regarding the way the grant funds would be spent. These requirements are included in Exhibit F and in the State's "Grant Assurances". By signing these Grant Assurances and accepting Exhibit F, the County of Los Angeles became liable to the State for any funds that are used in violation of the grant requirements. The State's Grant Assurances are incorporated into this Agreement through Exhibit D. Subrecipient will be liable to the Grantor for any funds the State determines the Subrecipient used in violation of these Grant Assurances.

Pursuant to this Agreement, Subrecipient shall execute the 2021 Certification of Grant Assurances in Exhibit D, accepting and agreeing to abide by all provisions, assurances, and requirements therein. Subrecipient agrees to indemnify and hold harmless the County of Los Angeles for any sums the State or Federal government determines Subrecipient used in violation of the Grant Assurances.

To the extent Exhibit D conflicts with language or provisions contained in this Agreement, or contains more restrictive requirements under Federal and State law, Exhibit D shall control.

D. Noncompliance With Grant Requirements

Subrecipient understands that failure to comply with any of the above assurances and requirements, including Exhibit D, may result in suspension, termination or reduction of grant funds, and repayment by the Subrecipient to the County of Los Angeles of any unauthorized expenditures.

§412. Federal, State and Local Taxes

Federal, State and local taxes are the responsibility of the Subrecipient as an independent party and not of the County of Los Angeles and must be paid prior to requesting reimbursement. However, these taxes are an allowable expense under the grant program.

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§413. Inventions, Patents and Copyrights

A. Reporting Procedure for Inventions

If any project produces any invention or discovery ("Invention") patentable or otherwise under Title 35 of the U.S. Code, including, without limitation, processes and business methods made in the course of work under this Agreement, the Subrecipient must report the fact and disclose the Invention promptly and fully to the County of Los Angeles. The County of Los Angeles will report the fact and disclose the Invention to the State. Unless there is a prior agreement between the County of Los Angeles and the State, the State will determine whether to seek protection on the Invention. The State will determine how the rights in the Invention, including rights under any patent issued thereon, will be allocated and administered in order to protect the public interest consistent with the policy ("Policy") embodied in the Federal Acquisition Regulations System, which is based on Ch. 18 of Title 35 U.S.C. Sections 200 et seq. (Pub. L. 95-517, Pub. L. 98-620, Title 37 CFR Part 401); Presidential Memorandum on Government Patent Policy to the Heads of the Executive Departments and Agencies, dated 2/18/1983); and Executive Order 12591, 4/10/87, 52 FR 13414, Title 3 CFR, 1987 Comp., p. 220 (as amended by Executive Order 12618, 12/22/87, 52 FR 48661, Title 3 CFR, 1987 Comp., p. 262). Subrecipient hereby agrees to be bound by the Policy, and will contractually require its personnel to be bound by the Policy.

B. Rights to Use Inventions

As applicable, County of Los Angeles will have an unencumbered right, and a non-exclusive, irrevocable, royalty-free license to use, manufacture, improve upon, and allow others to do so for all government purposes, any Invention developed under this Agreement.

C. Copyright Policy

1. Unless otherwise provided by the State or the terms of this Agreement, when copyrightable material ("Material") is developed under this Agreement, the County of Los Angeles, at its discretion, may copyright the Material. If the County of Los Angeles declines to copyright the Material, the County of Los Angeles will have an unencumbered right, and a non-exclusive, irrevocable, royalty-free license, to use, manufacture, improve upon, and allow others to do so for all government purposes, any Material developed under this Agreement.

2. The State will have an unencumbered right, and a non-exclusive, irrevocable, royalty-free license, to use, manufacture, improve upon, and allow others to do so for all government purposes, any Material developed under this Agreement or any Copyright purchased under this Agreement.

3. Subrecipient must comply with Title 24 CFR 85.34.

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D. Rights to Data

The State and the County of Los Angeles will have unlimited rights or copyright license to any data first produced or delivered under this Agreement. "Unlimited rights" means the right to use, disclose, reproduce, prepare derivative works, *distribute* copies to the public, and perform and display publicly, or permit others to do so; as required by Title 48 CFR 27.401. Where the data are not first produced under this Agreement or are published copyrighted data with the notice of 17 U.S.C. Section 401 or 402, the State acquires the data under a copyright license as set forth in Title 48 CFR 27.404(f)(2) instead of unlimited rights. (Title 48 CFR 27.404(a)).

E. Obligations Binding on Subcontractors

Subrecipient must require all subcontractors to comply with the obligations of this section by incorporating the terms of this section into all subcontracts.

§414. Child Support Assignment Orders

Under the terms of this Agreement, Subrecipient must, as applicable, comply with California Family Code Section 5230 et seq.

§415. Minority, Women, And Other Business Enterprise Outreach Program

It is the policy of the County of Los Angeles to provide Minority Business Enterprises, Women Business Enterprises and all other business enterprises an equal opportunity to participate in the performance of all Subrecipient's contracts, including procurement, construction and personal services. This policy applies to all of the Subrecipient's contractors and sub-contractors.

§416. Compliance with Fair Chance Employment Practices

Subrecipient shall comply with fair chance employment hiring practices set forth in California Government Code Section 12952, Employment Discrimination: Conviction History. Subrecipient's violation of this paragraph of the Agreement may constitute a material breach of the Agreement. In the event of such material breach, County of Los Angeles may, in its sole discretion, terminate the Agreement.

§417. Method of Payment and Required Information

The County of Los Angeles may, at its sole discretion, determine the most appropriate, efficient, secure, and timely form of payment provided under this Agreement. Subrecipient further agrees that the default form of payment shall be Electronic Funds Transfer (EFT) or Direct Deposit, unless an alternative method of payment is deemed appropriate by the A-C.

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Subrecipient shall provide the A-C with electronic banking and related information for the Subrecipient and/or any other payee that the Subrecipient designates to receive payment pursuant to this Agreement at https://directdeposit.lacounty.gov/. Such electronic banking and related information includes, but is not limited to: bank account number and routing number, legal business name, valid taxpayer identification number or TIN, a working e-mail address capable of receiving remittance advices and other payment related correspondence, and any other information that the A-C determines is reasonably necessary to process the payment and comply with all accounting, record keeping, and tax reporting requirements.

Any provision of law, grant, or funding agreement requiring a specific form or method of payment other than EFT or Direct Deposit shall supersede this requirement with respect to those payments. At any time during the duration of this Agreement, the Subrecipient may submit a written request for an exemption to this requirement and must be based on specific legal, business or operational needs and explain why the payment method designated by the A-C is not feasible and an alternative is necessary. The A-C, in consultation with CEO, shall decide whether to approve exemption requests.

SECTION V

DEFAULTS, SUSPENSION, TERMINATION, AND AMENDMENTS

§501. Defaults

Should either party fail for any reason to comply with the contractual obligations of this Agreement within the time specified by this Agreement, the non-breaching party reserves the right to terminate the Agreement, reserving all rights under State and Federal law.

§502. Termination

This Agreement may be terminated, in whole or in part, from time to time, when such action is deemed by the County of Los Angeles, in its sole discretion, to be in its best interest. Termination of work hereunder shall be effected by notice of termination to the Subrecipient specifying the extent to which performance of work is terminated and the date upon which such termination becomes effective. The date upon which such termination becomes effective shall be no less than ten (10) days after the notice is sent.

§503. Amendments

Except as otherwise provided in this paragraph, any change in the terms of this Agreement, including changes in the services to be performed by Subrecipient,

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that are agreed to by the Subrecipient and the County of Los Angeles must be incorporated into this Agreement by a written amendment properly signed by persons who are authorized to bind the parties. Notwithstanding the foregoing, any increase or decrease of the grant amount specified in §301.A., above, or any extension of the performance period specified in §201, above, does not require a written amendment, but may be effectuated by a written notification by the County of Los Angeles to the Subrecipient.

SECTION VI

ENTIRE AGREEMENT

§601. Complete Agreement

This Agreement contains the full and complete Agreement between the two parties. Neither verbal agreement nor conversation or other communication with any officer or employee of either party will affect or modify any of the terms and conditions of this Agreement.

§602. Number of Pages and Attachments

This Agreement may be executed utilizing wet, scanned digital, and electronic signatures, each of which is deemed to be an original. This Agreement includes (26) pages and (8) Exhibits which constitute the entire understanding and agreement of the parties.

[Remainder of this page intentionally left blank]

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IN WITNESS WHEREOF, the Subrecipient and County of Los Angeles have caused this Agreement to be executed by their duly authorized representatives.

COUNTY OF LOS ANGELES

BY _____ _____
FESIA A. DAVENPORT Date
Chief Executive Officer

BY _____ Digitally signed by Steven Hernandez Date: 2025.05.06 14:32:04 -07'00' on behalf of
EDWARD YEN
Executive Officer, Board of Supervisors

BY Connie Yee, Chief Deputy 2025.04.28 09:11:09 -07'00'
OSCAR VALDEZ
Auditor-Controller

APPROVED AS TO FORM

DAWYN R. HARRISON
County Counsel

BY _____
Deputy County Counsel

CITY OF GLENDORA

BY Chief of Police Signed by: Mike Randazzo F597399D121B491... Mike Randazzo Mar 20, 2025 | 2:19 PM PDT
City Representative/Title (Signature) (Print Name) Date

APPROVED AS TO FORM

BY DocuSigned by: Danny Aleshire 0D5924B7E6ED4A5... Danny Aleshire Mar 20, 2025 | 12:39 PM PDT
City Attorney (Signature) (Print Name) Date

ATTEST

BY Signed by: Kathleen Sessman 2252A9F44B69431... Kathleen Sessman Mar 26, 2025 | 3:57 PM PDT
City Clerk (Signature) (Print Name) Date

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EXHIBITS

Exhibit A	Certification and Disclosure Regarding Lobbying
Exhibit B	Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion Lower Tier Covered Transactions
Exhibit C	Certification Regarding Drug-Free Workplace
Exhibit D	Certification of Grant Assurances
Exhibit E	Final Grant Award Letter and Project Worksheet
Exhibit F	2021 Notice of Funding Opportunity
Exhibit G	Reimbursement Form and Instructions
Exhibit H	Monitoring Instrument

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INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether sub-awardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to *Title 31 U.S.C. Section 1352*. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Use the SF-LLL-A Continuation Sheet for additional information if the space on the form is inadequate. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.

2. Identify the status of the covered Federal action.

3. Identify the appropriate classification of this report. If this is a follow-up report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.

4. Enter the full name, address, city, state and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or sub-award recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.

5. If the organization filing the report in item 4 checks “Subawardee,” then enter the full name, address, city, state and zip code of the prime Federal recipient. Include Congressional District, if known.

6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.

7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.

8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; sub-grant announcement number; the contract, subgrant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g.,”RFP-DE-90-001.”

9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.

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10. (a.) Enter the full name, address, city, state and zip code of the lobbying entity engaged by the reporting entity identified in item 4 to influence the covered Federal action.
    (b.) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).

11. Enter the amount of compensation paid or reasonably expected to be paid by the reporting entity (item 4) to the lobbying entity (item 10). Indicate whether the payment has been made (actual) or will be made (planned). Check all boxes that apply. If this is a material change report, enter the cumulative amount of payment made or planned to be made.

12. Check the appropriate box(es). Check all boxes that apply. If payment is made through an in-kind contribution, specify the nature and value of the in-kind payment.

13. Check the appropriate box(es). Check all boxes that apply. If other, specify nature.

14. Provide a specific and detailed description of the services that the lobbyist has performed, or will be expected to perform, and the date(s) of any services rendered. Include all preparatory and related activity, not just time spent in actual contact with Federal officials. Identify the Federal official(s) or employee(s) contacted or the officer(s), employee(s), or Member(s) of Congress that were contacted.

15. Check whether or not a SF-LLL-A Continuation Sheet(s) is attached.

16. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

Public reporting burden for this collection of information is estimated to average 30 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, D.C. 20503.

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EXHIBIT A
Cal OES 2-232
Approved by OMB 0348-0046

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

1. Type of Federal Action:

[B]
a. contract
b. grant
c. cooperative agreement
d. loan
e. loan guarantee
f. loan insurance

2. Status of Federal Action:

[B]
a. bid/offer/application
b. initial award
c. post-award

3. Report Type:

[A]
a. initial filing
b. material change

For Material Change Only:

Year _____ Quarter _____

date of last report _____

4. Name and Address of Reporting Entity:

City of Glendora, 116 E. Foothill Blvd.
Glendora, CA 91741

[ ] Prime [✓] Subawardee

Tier, *If known:* _____

Congressional District, *if known:* _____

5. If Reporting Entity in No. 4 is Subawardee, Enter Name and Address of Prime:

County of Los Angeles
Chief Executive Office - HSGA
500 West Temple Street, Room B-79-2
Los Angeles, CA 90012

Congressional District, *if known:* _____

6. Federal Department/Agency:

Department of Homeland Security

7. Federal Program Name/Description:

Homeland Security Grant Program

CFDA Number, if applicable: 97.067

8. Federal Action Number, *if known:* _____

9. Award Amount, *if known:* _____

10. a. Name and Address of Lobbying Entity
(if individual, last name, first name, MI):
(attach Continuation Sheet(s) SF-LLL-A, if necessary)

N/A

b. Individuals Performing Services
(last name, first name, MI - include address if different from 10a)

N/A

11. Amount of Payment (check all that apply) :

_____ [ ] **Actual** [ ] **Planned**

12. Form of Payment *(check all that apply):*

[ ] a. cash
[ ] b. in-kind; specify: N/A

nature _____ **value** _____

13. Type of Payment *(check all that apply):*

[ ] a. retainer
[ ] b. one-time fee
[ ] c. commission
[ ] d. contingent fee
[ ] e. deferred
[ ] f. other; specify: N/A

14. Brief Description of Services Performed or to be Performed and Date(s) of Service, including officer(s), employee(s), or Member(s) contacted, for Payment indicated in item 11: (attach Continuation Sheet(s) SF-LLL-A, if necessary)

15. Continuation Sheet(s) SF-LLL-A attached: ( ) Yes (•) No

16. Information requested through this form is authorized by *Title 31 U.S.C. Section 1352*. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to *31 U.S.C. 1352*. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Signature: Signed by: Mike Randazzo E597399D124B491...
Name: Mike Randazzo
Title: Chief of Police
Telephone: 91,482.62 (area code)
Date: Mar 20, 2025 | 2:19 PM PDT

Federal Use Only:

Authorized for Local Reproduction Standard Form – LLL

EXHIBIT A

Approved by OMB 0348-0046

DISCLOSURE OF LOBBYING ACTIVITIES
CONCONTINUATION SHEET

Continuation of 10 a-b: additional sheets may be added if necessary

Reporting Entity:

Last Name	First Name	MI
Address	City	Zip
Last Name	First Name	MI
Address	City	Zip
Last Name	First Name	MI
Address	City	Zip
Last Name	First Name	MI
Address	City	Zip

Continuation of 14: (additional sheets may be added if necessary)

Brief Description of Services and Payments indicated in item 11:

Authorized for Local Reproduction
Standard Form – LLL-A

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CERTIFICATION REGARDING
DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION
LOWER TIER COVERED TRANSACTIONS

This certification is required by the regulations Implementing Executive Order 12549, Debarment and Suspension, 24 CFR Part 24 Section 24.510, Participants' responsibilities.

(READ ATTACHED INSTRUCTIONS FOR CERTIFICATION BEFORE COMPLETING)

1. The prospective recipient of Federal assistance funds certifies that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

2. Where the prospective recipient of Federal assistance funds is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

AGREEMENT NUMBER

City of Glendora
CONTRACTOR/BORROWER/AGENCY

Mike Randazzo, Chief of Police
NAME AND TITLE OF AUTHORIZED REPRESENTATIVE

Signed by:
Mike Randazzo
F597399D121B491...
SIGNATURE

Mar 20, 2025 | 2:19 PM PDT
DATE

Docusign Envelope ID: 86CAF246-4543-4D62-BF04-3E353D45E3F0

INSTRUCTIONS FOR CERTIFICATION

1. By signing and submitting this document, the prospective recipient of Federal assistance is providing the certification as set out below.

2. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective recipient of Federal assistance funds knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

3. The prospective recipient of Federal assistance funds shall provide immediate written notice to the person to which this agreement is entered, if at any time the prospective recipient of Federal assistance funds learns that its certification was erroneous, when submitted or has become erroneous by reason of changed circumstances.

4. The terms "covered transaction," "debarred," "suspended," "ineligible," "lower tier covered transaction," "participant," "person," " primary covered transaction," 'principal," "proposal," and "voluntarily excluded," as used in this clause, have the meanings set out in the Definitions and Coverage sections of rules implementing Executive Order 12549.

5. The prospective recipient of Federal assistance funds agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation on this covered transaction, unless authorized by the department or agency with which this transaction originated.

6. The prospective recipient of Federal assistance funds further agrees by submitting this proposal that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion Lower Tier Covered Transactions," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.

7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the List of Parties Excluded from Procurement or Non Procurement Programs.

8. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

9. Except for transactions authorized under Paragraph 5 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntary excluded form participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

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STATE OF CALIFORNIA

DRUG-FREE WORKPLACE CERTIFICATION

STD. 21

COMPANY/ORGANIZATION NAME: City of Glendora

The contractor or grant recipient named above hereby certifies compliance with *Government Code Section 8355* in matters relating to providing a drug-free workplace. The above-named contractor or recipient will:

1. Publish a statement notifying employees that unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited and specifying actions to be taken against employees for violations, as required by *Government Code Section 8355(a)*.

2. Establish a Drug-Free Awareness Program as required by *Government Code Section 8355(b)*, to inform employees about all of the following:

   (a) The dangers of drug abuse in the workplace,

   (b) The person's or organization's policy of maintaining a drug-free workplace,

   (c) Any available counseling, rehabilitation and employee assistance programs, and

   (d) Penalties that may be imposed upon employees for drug abuse violations.

3. Provide as required by *Government Code Section 8355(c)*, that every employee who works on the proposed contract or subgrant:

   (a) Will receive a copy of the company's drug-free policy statement, and

   (b) Will agree to abide by the terms of the company's statement as a condition of employment on the contract or subgrant.

CERTIFICATION

I, the official named below, hereby swear that I am duly authorized legally to bind the contractor or Recipient to the above described certification. I am fully aware that this certification, executed on the date and in the county below, is made under penalty of perjury under the laws of the State of California.

Mike Randazzo

OFFICIAL'S NAME

Mar 20, 2025 | 2:19 PM PDT

DATE EXECUTED

Los Angeles

EXECUTED IN THE COUNTY OF

Signed by:
Mike Randazzo
F597399D121B491...

CONTRACTOR/RECIPIENT SIGNATURE

Chief of Police

TITLE

95-6000715

FEDERAL I.D. NUMBER

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STATEMENT ON THE DRUG-FREE WORKPLACE

To comply with the enactment of Senate Bill 1120, *(Chapter 1170, Statutes of 1990),* which established the Drug-Free Workplace Act of 1990, the City of Glendora *(your agency)* accordingly provides this statement of compliance.

In order to maintain funding eligibility, state agencies, along with those in receipt of grant and contractual awards, must certify that they provide drug-free workplaces and have issued drug-free workplace statements to their employees *[Section 8355(a) of the Government Code]*. Consequently, in accordance with this directive, this statement is issued to meet this requirement.

The City of Glendora (*your agency*), an agency within the State of California has adopted this statement in compliance with legislation which addresses issues to avoid the dangers arising from drug and alcohol abuse in the workplace. These dangers include death and injury to the employee, co-workers, or the public resulting from accidents, dereliction of duty, poor judgment and carelessness. Substance abuse also results in lost productivity, reduced efficiency, and increased absenteeism by the substance abuser and interferes with the job performance of employees who do not use illegal or unauthorized substances. *[Section 8355(b)(1)]*

California law prohibits the unlawful manufacture, dispensation, possession, or illegal use of a controlled substance. That prohibition extends to all places and includes the worksite of California state employees. *[Section 8355(a)]*

Employees convicted of a violation of criminal drug statute, when the violation occurred at an employee's worksite, shall report the conviction to the granting and monitoring State agency upon conviction. *[Section 8356(a)(1)(2)]*

In the event of the unlawful manufacture, distribution, dispensation, possession or illegal use of a controlled substance at a State worksite, the State may take disciplinary action pursuant to the law and/or require the satisfactory completion of a drug abuse assistance or rehabilitation program. *[Section 8355(b)(4)]*

The Employee Assistance Program (EAP) provides drug problem assessment and referral to appropriate counseling and rehabilitation services. The EAP is available to all agency employees. Procedures exist to ensure the confidentiality of EAP records. Contact your personnel office for further information.

It is the intent of the City of Glendora (*your agency)* to ensure by execution of this statement of compliance that each employee shall abide by the terms of this drug-free workplace statement. *[Section 8355(c)]*

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Standard Assurances
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As the duly authorized representative of the Applicant, I hereby certify that the Applicant has the legal authority to apply for federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay any non-federal share of project cost) to ensure proper planning, management, and completion of the project described in this application, within prescribed timelines.

I further acknowledge that the Applicant is responsible for reviewing and adhering to all requirements within the:

(a) Applicable Federal Regulations (see below);
(b) Federal Program Notice of Funding Opportunity (NOFO);
(c) Federal Preparedness Grants Manual;
(d) California Supplement to the NOFO; and
(e) Federal and State Grant Program Guidelines.

Federal Regulations
Government cost principles, uniform administrative requirements, and audit requirements for federal grant programs are set forth in Title 2, Part 200 of the Code of Federal Regulations (C.F.R.). Updates are issued by the Office of Management and Budget (OMB) and can be found at http://www.whitehouse.gov/omb/.

State and federal grant award requirements are set forth below. The Applicant hereby agrees to comply with the following:

1. **Proof of Authority**
   The Applicant will obtain proof of authority from the city council, governing board, or authorized body in support of this project. This written authorization must specify that the Applicant and the city council, governing board, or authorized body agree:

   (a) To provide all matching funds required for the grant project and that any cash match will be appropriated as required;
   (b) Any liability arising out of the performance of this agreement shall be the responsibility of the Applicant and the city council, governing board, or authorized body;
   (c) Grant funds shall not be used to supplant expenditures controlled by the city council, governing board, or authorized body;

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Standard Assurances
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(d) Applicant is authorized by the city council, governing board, or authorized body to apply for federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-federal share of project cost, if any) to ensure proper planning, management and completion of the project described in this application; and
(e) Official executing this agreement is authorized by the Applicant.

This Proof of Authority must be maintained on file and readily available upon request.

2. Period of Performance

The period of performance is specified in the Award. The Applicant is only authorized to perform allowable activities approved under the award, within the period of performance.

3. Lobbying and Political Activities

As required by Section 1352, Title 31 of the United States Code (U.S.C.), for persons entering into a contract, grant, loan, or cooperative agreement from an agency or requests or receives from an agency a commitment providing for the United States to insure or guarantee a loan, the Applicant certifies that:

(a) No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.
(b) If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions.
(c) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accord

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The Applicant will also comply with provisions of the Hatch Act (5 U.S.C. §§ 1501- 1508 and §§ 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with federal funds.

Finally, the Applicant agrees that federal funds will not be used, directly or indirectly, to support the enactment, repeal, modification or adoption of any law, regulation or policy without the express written approval from the California Governor's Office of Emergency Services (Cal OES) or the federal awarding agency.

4. Debarment and Suspension

As required by Executive Orders 12549 and 12689, and 2 C.F.R. § 200.213 and codified in 2 C.F.R. Part 180, Debarment and Suspension, the Applicant will provide protection against waste, fraud, and abuse by debarring or suspending those persons deemed irresponsible in their dealings with the federal government. The Applicant certifies that it and its principals, recipients, or subrecipients:

(a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency;

(b) Have not within a three-year period preceding this application been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

(c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (2)(b) of this certification; and

(d) Have not within a three-year period preceding this application had one or more public transaction (federal, state, or local) terminated for cause or default.

Where the Applicant is unable to certify to any of the statements in this certification, he or she shall attach an explanation to this application.

5. Non-Discrimination and Equal Employment Opportunity

The Applicant will comply with all state and federal statutes relating to non-discrimination, including:

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(a) Title VI of the Civil Rights Act of 1964 (Public Law (P.L.) 88-352 and 42 U.S.C. § 2000d et. seq.) which prohibits discrimination on the basis of race, color, or national origin and requires that recipients of federal financial assistance take reasonable steps to provide meaningful access to persons with limited English proficiency (LEP) to their programs and services;
(b) Title IX of the Education Amendments of 1972, (20 U.S.C. §§ 1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex in any federally funded educational program or activity;
(c) Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794), which prohibits discrimination against those with disabilities or access and functional needs;
(d) Americans with Disabilities Act (ADA) of 1990 (42 U.S.C. §§ 12101- 12213), which prohibits discrimination on the basis of disability and requires buildings and structures be accessible to those with disabilities and access and functional needs;
(e) Age Discrimination Act of 1975, (42 U.S.C. §§ 6101-6107), which prohibits discrimination on the basis of age;
(f) Public Health Service Act of 1912 (42 U.S.C. §§ 290 dd—2), relating to confidentiality of patient records regarding substance abuse treatment;
(g) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.), relating to nondiscrimination in the sale, rental or financing of housing as implemented by the Department of Housing and Urban Development at 24 C.F.R. Part100. The prohibition on disability discrimination includes the requirement that new multifamily housing with four or more dwelling units—i.e., the public and common use areas and individual apartment units (all units in buildings with elevators and ground-floor units in buildings without elevators)— be designed and constructed with certain accessible features (See 24 C.F.R. § 100.201);
(h) Executive Order 11246, which prohibits federal contractors and federally assisted construction contractors and subcontractors, who do over $10,000 in Government business in one year from discriminating in employment decisions on the basis of race, color, religion, sex, sexual orientation, gender identification or national origin;
(i) Executive Order 11375, which bans discrimination on the basis of race, color, religion, sex, sexual orientation, gender identification, or national origin in hiring and employment in both the United States federal workforce and on the part of government contractors;
(j) California Public Contract Code § 10295.3, which prohibits discrimination based on domestic partnerships and those in same sex marriages;

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(k) DHS policy to ensure the equal treatment of faith-based organizations, under which all applicants and recipients must comply with equal treatment policies and requirements contained in 6 C.F.R. Part 19;

(l) The Applicant will comply with California's Fair Employment and Housing Act (FEHA) (California Government Code §§12940, 12945, 12945.2), as applicable. FEHA prohibits harassment and discrimination in employment because of ancestry, familial status, race, color, religious creed (including religious dress and grooming practices), sex (which includes pregnancy, childbirth, breastfeeding and medical conditions related to pregnancy, childbirth or breastfeeding), gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, mental and physical disability, genetic information, medical condition, age, pregnancy, denial of medical and family care leave, or pregnancy disability leave, military and veteran status, and/or retaliation for protesting illegal discrimination related to one of these categories, or for reporting patient abuse in tax supported institutions;

(m) Any other nondiscrimination provisions in the specific statute(s) under which application for federal assistance is being made; and

(n) The requirements of any other nondiscrimination statute(s) that may apply to this application.

6. Drug-Free Workplace

As required by the Drug-Free Workplace Act of 1988 (41 U.S.C. § 701 et seq.), the Applicant certifies that it will maintain a drug-free workplace and a drug-free awareness program as outlined in the Act.

7. Environmental Standards

The Applicant will comply with state and federal environmental standards, including:

(a) California Environmental Quality Act (CEQA) (California Public Resources Code §§ 21000- 21177), to include coordination with the city or county planning agency;

(b) CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, §§ 15000- 15387);

(c) Federal Clean Water Act (CWA) (33 U.S.C. § 1251 et seq.), which establishes the basic structure for regulating discharges of pollutants into the waters of the United States and regulating quality standards for surface waters;

(d) Federal Clean Air Act of 1955 (42 U.S.C. § 7401) which regulates air emissions from stationary and mobile sources;

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(e) Institution of environmental quality control measures under the National Environmental Policy Act (NEPA) of 1969 (P.L. 91-190); the Council on Environmental Quality Regulations for Implementing the Procedural Provisions of NEPA; and Executive Order 12898 which focuses on the environmental and human health effects of federal actions on minority and low-income populations with the goal of achieving environmental protection for all communities;
(f) Evaluation of flood hazards in floodplains in accordance with Executive Order 11988;
(g) Executive Order 11514 which sets forth national environmental standards;
(h) Executive Order 11738 instituted to assure that each federal agency empowered to enter into contracts for the procurement of goods, materials, or services and each federal agency empowered to extend federal assistance by way of grant, loan, or contract shall undertake such procurement and assistance activities in a manner that will result in effective enforcement of the Clean Air Act and the Federal Water Pollution Control Act Executive Order 11990 which requires preservation of wetlands;
(i) The Safe Drinking Water Act of 1974, (P.L. 93-523);
(j) The Endangered Species Act of 1973, (P.L. 93-205);
(k) Assurance of project consistency with the approved state management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.);
(l) Conformity of Federal Actions to State (Clear Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.);
(m) Wild and Scenic Rivers Act of 1968 (16 U.S.C. § 1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

The Applicant shall not be: 1) in violation of any order or resolution promulgated by the State Air Resources Board or an air pollution district; 2) subject to a cease and desist order pursuant to § 13301 of the California Water Code for violation of waste discharge requirements or discharge prohibitions; or 3) determined to be in violation of federal law relating to air or water pollution.

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8. **Audits**
   For subrecipients expending $750,000 or more in federal grant funds annually, the Applicant will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and Title 2 of the Code of Federal Regulations, Part 200, Subpart F Audit Requirements.

9. **Access to Records**
   In accordance with 2 C.F.R. § 200.336, the Applicant will give the awarding agency, the Comptroller General of the United States and, if appropriate, the state, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award. The Applicant will require any subrecipients, contractors, successors, transferees and assignees to acknowledge and agree to comply with this provision.

10. **Conflict of Interest**
    The Applicant will establish safeguards to prohibit the Applicant's employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.

11. **Financial Management**
    False Claims for Payment - The Applicant will comply with 31 U.S.C §§ 3729-3733 which sets forth that no subrecipient, recipient, or subrecipient shall submit a false claim for payment, reimbursement or advance.

12. **Reporting - Accountability**
    The Applicant agrees to comply with applicable provisions of the Federal Funding Accountability and Transparency Act (FFATA) (P.L. 109-282), specifically (a) the reporting of subawards obligating $25,000 or more in federal funds and (b) executive compensation data for first-tier subawards. This includes the provisions of FFATA, which includes requirements for executive compensation, and also requirements implementing the Act for the non-federal entity at 2 C.F.R. Part 25 Financial Assistance Use of Universal Identifier and Central Contractor Registration and 2 C.F.R. Part 170 Reporting Subaward and Executive Compensation Information.

13. **Whistleblower Protections**
    The Applicant also must comply with statutory requirements for whistleblower protections at 10 U.S.C. § 2409, 41 U.S.C. § 4712, and 10 U.S.C. § 2324, 41 U.S.C. § 4304 and § 4310.

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14. Human Trafficking

The Applicant will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act of 2000, as amended (22 U.S.C. § 7104) which prohibits grant award recipients or a subrecipient from: (1) engaging in trafficking in persons during the period of time that the award is in effect; (2) procuring a commercial sex act during the period of time that the award is in effect; (3) using forced labor in the performance of the award or subawards under the award.

15. Labor Standards

The Applicant will comply with the following federal labor standards:

(a) The Davis-Bacon Act (40 U.S.C. §§ 276a to 276a-7), as applicable, and the Copeland Act (40 U.S.C. § 3145 and 18 U.S.C. § 874) and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§ 327-333), regarding labor standards for federally-assisted construction contracts or subcontracts, and

(b) The Federal Fair Labor Standards Act (29 U.S.C. § 201 et al.) as they apply to employees of institutes of higher learning (IHE), hospitals and other non-profit organizations.

16. Worker's Compensation

The Applicant must comply with provisions which require every employer to be insured to protect workers who may be injured on the job at all times during the performance of the work of this Agreement, as per the workers compensation laws set forth in California Labor Code §§ 3700 et seq.

17. Property-Related

If applicable to the type of project funded by this federal award, the Applicant will:

(a) Comply with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of federal participation in purchase;

(b) Comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires subrecipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more;

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(c) Assist the awarding agency in assuring compliance with Section 106 of the
(d) National Historic Preservation Act of 1966, as amended (16 U.S.C. § 470), Executive Order 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §469a-1 et seq.); and
(e) Comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. § 4831 and 24 CFR Part 35) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.

18. Certifications Applicable Only to Federally-Funded Construction Projects

For all construction projects, the Applicant will:

(a) Not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with federal assistance funds to assure nondiscrimination during the useful life of the project;
(b) Comply with the requirements of the awarding agency with regard to the drafting, review and approval of construction plans and specifications; and
(c) Provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.

19. Use of Cellular Device While Driving is Prohibited

Applicants are required to comply with California Vehicle Code sections 23123 and 23123.5. These laws prohibit driving motor vehicle while using an electronic wireless communications device to write, send, or read a text-based communication. Drivers are also prohibited from the use of a wireless telephone without hands-free listening and talking, unless to make an emergency call to 911, law enforcement, or similar services.

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20. California Public Records Act and Freedom of Information Act

The Applicant acknowledges that all information submitted in the course of applying for funding under this program, or provided in the course of an entity's grant management activities that are under Federal control, is subject to the Freedom of Information Act (FOIA), 5 U.S.C. § 552, and the California Public Records Act, California Government Code section 6250 et seq. The Applicant should consider these laws and consult its own State and local laws and regulations regarding the release of information when reporting sensitive matters in the grant application, needs assessment, and strategic planning process.

EMERGENCY MANAGEMENT PERFORMANCE GRANT (EMPG) – PROGRAM SPECIFIC ASSURANCES / CERTIFICATIONS

21. Acknowledgment of Federal Funding from DHS

All recipients must acknowledge their use of federal funding when issuing statements, press releases, requests for proposals, bid invitations, and other documents describing projects or programs funded in whole or in part with federal funds.

22. Activities Conducted Abroad

All recipients must ensure that project activities carried on outside the United States are coordinated as necessary with appropriate government authorities and that appropriate licenses, permits, or approvals are obtained.

23. Best Practices for Collection and Use of Personally Identifiable Information (PII)

DHS defines personally identifiable information (PII) as any information that permits the identity of an individual to be directly or indirectly inferred, including any information that is linked or linkable to that individual. All recipients who collect PII are required to have a publically-available privacy policy that describes standards on the usage and maintenance of PII they collect. Recipients may also find the DHS Privacy Impact Assessments: Privacy Guidance and Privacy template a useful resource respectively.

24. Copyright

All recipients must affix the applicable copyright notices of 17 U.S.C. §§ 401 or 402 and an acknowledgement of U.S. Government sponsorship (including the award number) to any work first produced under federal financial assistance awards.

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25. Duplication of Benefits

Any cost allocable to a particular federal financial assistance award provided for in 2 C.F.R. Part 200, Subpart E may not be charged to other federal financial assistance awards to overcome fund deficiencies, to avoid restrictions imposed by federal statutes, regulations, or federal financial assistance award terms and conditions, or for other reasons. However, these prohibitions would not preclude recipients from shifting costs that are allowable under two or more awards in accordance with existing federal statutes, regulations, or the federal financial assistance award terms and conditions.

26. Energy Policy and Conservation Act

All recipients must comply with the requirements of 42 U.S.C. § 6201 which contain policies relating to energy efficiency that are defined in the state energy conservation plan issued in compliance with this Act.

27. Federal Debt Status

All recipients are required to be non-delinquent in their repayment of any federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowances, and benefit overpayments. See OMB Circular A-129.

28. Fly America Act of 1974

All recipients must comply with Preference for U.S. Flag Air Carriers: (air carriers holding certificates under 49 U.S.C. § 41102) for international air transportation of people and property to the extent that such service is available, in accordance with the International Air Transportation Fair Competitive Practices Act of 1974 (49 U.S.C. § 40118) and the interpretative guidelines issued by the Comptroller General of the United States in the March 31, 1981, amendment to Comptroller General Decision B-138942.

29. Hotel and Motel Fire Safety Act of 1990

In accordance with Section 6 of the Hotel and Motel Fire Safety Act of 1990, all Applicants must ensure that all conference, meeting, convention, or training space funded in whole or in part with federal funds complies with the fire prevention and control guidelines of the Federal Fire Prevention and Control Act of 1974, as amended, 15 U.S.C. § 2225a.

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30. Non-supplanting Requirement

All recipients who receive federal financial assistance awards made under programs that prohibit supplanting by law must ensure that federal funds do not replace (supplant) funds that have been budgeted for the same purpose through non-federal sources.

31. Patents and Intellectual Property Rights

Unless otherwise provided by law, recipients are subject to the Bayh-Dole Act, Pub. L. No. 96-517, as amended, and codified in 35 U.S.C. § 200 et seq. All recipients are subject to the specific requirements governing the development, reporting, and disposition of rights to inventions and patents resulting from financial assistance awards located at 37 C.F.R. Part 401 and the standard patent rights clause located at 37 C.F.R. § 401.14.

32. SAFECOM

All recipients who receive federal financial assistance awards made under programs that provide emergency communication equipment and its related activities must comply with the SAFECOM Guidance for Emergency Communication Grants, including provisions on technical standards that ensure and enhance interoperable communications.

33. Terrorist Financing

All recipients must comply with Executive Order 13224 and U.S. law that prohibit transactions with, and the provisions of resources and support to, individuals and organizations associated with terrorism. Recipients are legally responsible to ensure compliance with the Order and laws.

34. Reporting of Matters Related to Recipient Integrity and Performance

If the total value of the recipient's currently active grants, cooperative agreements, and procurement contracts from all federal assistance offices exceeds $10,000,000 for any period of time during the period of performance of this federal financial assistance award, you must comply with the requirements set forth in the government-wide Award Term and Condition for Recipient Integrity and Performance Matters located at 2 C.F.R. Part 200, Appendix XII, the full text of which is incorporated here by reference in the award terms and conditions.

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35. USA Patriot Act of 2001

All recipients must comply with requirements of the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act (USA PATRIOT Act), which amends 18 U.S.C. §§ 175–175c.

36. Use of DHS Seal, Logo, and Flags

All recipients must obtain permission from their DHS Financial Assistance Office, prior to using the DHS seal(s), logos, crests or reproductions of flags or likenesses of DHS agency officials, including use of the United States Coast Guard seal, logo, crests or reproductions of flags or likenesses of Coast Guard officials.

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Standard Assurances
For Cal OES Federal Non-Disaster Grant Programs

IMPORTANT
The purpose of the assurance is to obtain federal and state financial assistance, including any and all federal and state grants, loans, reimbursement, contracts, etc. The Applicant recognizes and agrees that state financial assistance will be extended based on the representations made in this assurance. This assurance is binding on the Applicant, its successors, transferees, assignees, etc. Failure to comply with any of the above assurances may result in suspension, termination, or reduction of grant funds.

All appropriate documentation, as outlined above, must be maintained on file by the Applicant and available for Cal OES or public scrutiny upon request. Failure to comply with these requirements may result in suspension of payments under the grant or termination of the grant or both and the subrecipient may be ineligible for award of any future grants if the Cal OES determines that any of the following has occurred: (1) the recipient has made false certification, or (2) violates the certification by failing to carry out the requirements as noted above.

All of the language contained within this document must be included in the award documents for all subawards at all tiers. All recipients are bound by the Department of Homeland Security Standard Terms and Conditions 2020, Version 10.1, hereby incorporated by reference, which can be found at: https://www.dhs.gov/publication/fy15-dhs-standard-terms-and-conditions.

The undersigned represents that he/she is authorized to enter into this agreement for and on behalf of the Applicant.

Subrecipient: City of Glendora

Signature of Authorized Agent: Signed by: Mike Randazzo F597399D121B491...

Printed Name of Authorized Agent: Mike Randazzo

Title: Chief of Police Date: Mar 20, 2025 | 2:19 PM PDT

Initials: Initial MR

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EXHIBIT E

GAVIN NEWSOM
GOVERNOR

MARK S. GHILARDUCCI
DIRECTOR

Cal OES
GOVERNOR'S OFFICE
OF EMERGENCY SERVICES

October 23, 2020

Fesia A. Davenport
Acting Chief Executive Officer
Los Angeles County
500 West Temple Street, Room 713
Los Angeles, CA 90012-0000

SUBJECT: **NOTIFICATION OF SUBRECIPIENT SUBAWARD APPROVAL**
Fiscal Year (FY) 2020 Homeland Security Grant Program (HSGP)
Subaward #2020-0095, Cal OES ID#037-00000
Subaward Period of Performance: 09/01/2020-05/31/2023

Dear Ms. Davenport:

We are pleased to announce the approval of your FY 2020 HSGP subaward in the amount of $10,593,612. Once the completed application is received and approved, reimbursement of eligible subaward expenditures may be requested using the California Governor's Office of Emergency Services (Cal OES) Financial Management Forms Workbook. Failure to provide documentation in a timely manner could result in a hold on funding, pursuant to Title 2, Code of Federal Regulations (CFR), Sections 200.338(a) and 200.207(b)(1)-(2).

This subaward is subject to requirements in 2 CFR, Part 200, including the Notice of Funding Opportunity (NOFO), the Preparedness Grants Manual, the California Supplement to the NOFO, and all applicable federal, state, and local requirements. All activities funded with this subaward must be completed within the subaward period of performance.

Subrecipients must obtain additional written approval **prior** to incurring costs for activities such as aviation, watercraft, allowability request logs, noncompetitive procurement, and projects requiring Environmental Planning and Historic Preservation review. Additionally, all projects falling under the National Priority Investment Justifications must be reviewed and approved for effectiveness by the

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Federal Emergency Management Agency (FEMA), prior to the obligation, and expenditure of funds for those projects.

Your organization will be required to prepare and submit the Biannual Strategy Implementation Report (BSIR) to Cal OES via the FEMA Grants Reporting Tool (GRT) semi-annually for the duration of the subaward period of performance or until all activities are completed and the subaward is formally closed. Failure to submit required reports could result in subaward reduction, suspension, or termination. Throughout the subaward cycle, milestones set in the GRT will be used as indicators of project feasibility, performance, and grant management capacity. This information may also be used in assessing proposals in future grant opportunities.

A Conditional Hold has been placed on your subaward; five percent of the subaward must be allocated to each of the four National Priority Investment Justifications for a total of twenty percent of the award. To release this hold, additional information is required for the investments identified which must be submitted in the December 2020 BSIR in a manner consistent with Grants Program Directorate Information Bulletin No. 447.

Your dated signature is required on this letter. Please sign and return the original to your Cal OES Program Representative within 20 calendar days upon receipt and keep a copy for your records. For further assistance, please contact your Cal OES Program Representative.

Sincerely,

MARK S. GHILARDUCCI
Director

Fesia A. Davenport
Los Angeles County

10-9-2020
Date

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Project Ledger

Glendora
FY 2021 State Home Security Program (SHSP) Projects
Grant Subaward: 2021-0081
Cal OES ID: 037-00000

Ledger Type	**Initial Application**
Date	**4/25/2021**

POP Start Date	9/1/2021
POP End Date	5/31/2024

Project No.	Project Title	Funding Source	Discipline	Solution Area	Total Budgeted
005	**NPA:** LE Bollards	HSGP-SHSP	LE	Equipment	$ 72,000

Total **$ 72,000**

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Planning

Glendora
FY 2021 State Home Security Program (SHSP) Projects
Grant Subaward: 2021-0081
Cal OES ID: 037-00000

Ledger Type	**Initial Application**
Date	**4/25/2021**

POP Start Date	9/1/2021
POP End Date	5/31/2024

Project No.	Planning Activity	Funding Source	Discipline	Solution Area Sub-Category	Expenditure Category	Final Product	Noncompetitive Procurement over $250K	Budgeted Cost
								$ -

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Organization

Glendora
FY 2021 State Home Security Program (SHSP) Projects
Grant Subaward: 2021-0081
Cal OES ID: 037-00000

Ledger Type	**Initial Application**
Date	**4/25/2021**

POP Start Date	9/1/2021
POP End Date	5/31/2024

Project No.	Organization	Funding Source	Discipline	Solution Area Sub-Category	Expenditure Category	Detail	Certification on File	Budgeted Cost
								$ -

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Equipment

Glendora
FY 2021 State Home Security Program (SHSP) Projects
Grant Subaward: 2021-0081
Cal OES ID: 037-00000

Ledger Type	Initial Application
Date	4/25/2021

POP Start Date	9/1/2021
POP End Date	5/31/2024

Project No.	Equipment Description (Include Quantity)	AEL #	AEL Title	Funding Source	Discipline	Solution Area Sub-Category	Deployable / Shareable	Noncompetitive Procurement over $250K	Hold Trigger	Budgeted Cost
										$ 72,000
5.00	**NPA:** 11 - Bollards and installation	14SW-01-WALL; 21GN-00-INST	Barrier: fences, jersey barriers; Installation	HSGP-SHSP	LE	Physical Security Enhancement Equipment	Deployable	No	EHP	$ 72,000

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Training

Glendora
FY 2021 State Home Security Program (SHSP) Projects
Grant Subaward: 2021-0081
Cal OES ID: 037-00000

Ledger Type	**Initial Application**
Date	**4/25/2021**

POP Start Date	9/1/2021
POP End Date	5/31/2024

Project No.	Course Name	Funding Source	Discipline	Solution Area Sub Category	Expenditure Category	Feedback Number	Training Activity	Total # Trainee(s)	Identified Host	Noncompetitive Procurement	EHP Hold	EHP Approval Date	Budgeted Cost
													$ -

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Exercise

Glendora
FY 2021 State Home Security Program (SHSP) Projects
Grant Subaward: 2021-0081
Cal OES ID: 037-00000

Ledger Type	**Initial Application**
Date	**4/25/2021**

POP Start Date	9/1/2021
POP End Date	5/31/2024

Project No.	Exercise Title	Funding Source	Discipline	Solution Area Sub-Category	Expenditure Category	Date of Exercise	Exercise Type	Identified Host	Date of AAR entered into HSEEP	Noncompetitive Procurement over $250K	EHP Hold	Budgeted Cost
												$ -

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The Department of Homeland Security (DHS)
Notice of Funding Opportunity (NOFO)
Fiscal Year 2021 Homeland Security Grant Program

NOTE: If you are going to apply for this funding opportunity and have not obtained an Employer Identification Number (EIN), a Data Universal Numbering System (DUNS) number, are not currently registered in the System for Award Management (SAM), or your SAM registration is not active, please take immediate action to obtain an EIN and DUNS Number, if applicable, and then register immediately in SAM or, if applicable, renew your SAM registration. It may take four weeks or more after you submit your SAM registration before your registration is active in SAM, then an additional 24 hours for Grants.gov to recognize your information. Information on obtaining a DUNS number and registering in SAM is available from Grants.gov at: http://www.grants.gov/web/grants/register.html. Detailed information regarding DUNS, EIN, and SAM is also provided in Section D of this NOFO under the subsection titled "How to Register to Apply." Detailed information regarding the time required for each registration is also provided in Section D of this NOFO under the subsection titled "Other Key Dates."

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A. Program Description

1. Issued By
U.S. Department of Homeland Security (DHS)/Federal Emergency Management Agency (FEMA)/Grant Programs Directorate (GPD)

2. Assistance Listings Number
97.067

3. Assistance Listings Title
Homeland Security Grant Program

4. Funding Opportunity Title
Fiscal Year 2021 Homeland Security Grant Program (HSGP)

- State Homeland Security Program (SHSP)
- Urban Area Security Initiative (UASI)
- Operation Stonegarden (OPSG)

5. Funding Opportunity Number
DHS-21-[GPD]-[067]-[00]-[02]

6. Authorizing Authority for Program
Section 2002 of the *Homeland Security Act of 2002* (Pub. L. No. 107-296, as amended) (6 U.S.C. § 603)

7. Appropriation Authority for Program
Department of Homeland Security Appropriations Act, 2021 (Pub. L. No. 116-260)

8. Announcement Type
Initial

9. Program Category
Preparedness: Community Security

10. Program Overview, Objectives, and Priorities

a. *Overview*
The Fiscal Year (FY) 2021 Homeland Security Grant Program (HSGP) is one of three grant programs that constitute the DHS/FEMA focus on enhancing the ability of state, local, tribal, and territorial governments, as well as nonprofits, to prevent, protect against, respond to, and recover from terrorist attacks. These grant programs are part of a comprehensive set of measures authorized by Congress and implemented by DHS to help strengthen the Nation's communities against potential terrorist attacks. Among the five basic homeland security missions noted in the DHS Strategic Plan, HSGP supports the goal to Strengthen National Preparedness and Resilience.

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In FY 2021, there are three components of HSGP:

1) ***State Homeland Security Program (SHSP):*** SHSP assists state, local, tribal, and territorial efforts to build, sustain, and deliver the capabilities necessary to prevent, prepare for, protect against, and respond to acts of terrorism.

2) ***Urban Area Security Initiative (UASI):*** UASI assists high-threat, high-density Urban Area efforts to build, sustain, and deliver the capabilities necessary to prevent, prepare for, protect against, and respond to acts of terrorism.

3) ***Operation Stonegarden (OPSG):*** OPSG supports enhanced cooperation and coordination among Customs and Border Protection (CBP), United States Border Patrol (USBP), and federal, state, local, tribal, and territorial law enforcement agencies to improve overall border security. OPSG provides funding to support joint efforts to secure the United States' borders along routes of ingress/egress to and from international borders, to include travel corridors in states bordering Mexico and Canada, as well as states and territories with international water borders. State, local, tribal, and territorial (SLTT) law enforcement agencies utilize their inherent law enforcement authorities to support the border security mission and do not receive any additional authority as a result of participation in OPSG.

The 2018-2022 FEMA Strategic Plan creates a shared vision for reducing the risks posed by terrorism and sets an ambitious, yet achievable, path forward to unify and further professionalize emergency management across the country. HSGP supports the goals of Building a Culture of Preparedness and Readying the Nation for Catastrophic Disasters. We invite our stakeholders and partners to also adopt these priorities and join us in building a more prepared and resilient Nation, as preparedness is a shared responsibility and funding should support priorities that are most impactful and demonstrate the greatest return on investment.

For FY 2021, DHS is focused on the criticality of information sharing and collaboration to building a national culture of preparedness and protecting against terrorism and other emerging threats to our national security. DHS and its homeland security mission were born from the "failures among federal agencies and between the federal agencies and state and local authorities to share critical information related to the threat of terrorism" prior to the September 11, 2001, attacks.[1] The threat profile has changed in the past two decades – we now face continuous cyber threats by sophisticated actors, threats to soft targets and crowded places, threats from domestic violent extremists, and threats from new and emerging technologies. But information sharing and cooperation among state, local, and tribal authorities and federal agencies, including all DHS officials, is just as vital, and perhaps even more vital, today. Therefore, for FY 2021, we have identified five priority areas, tied to some of the most serious threats that DHS would like to see addressed by state and local

[1] Homeland Security Act of 2002: Report Together with Minority and Dissenting Views 222, Select Committee on Homeland Security: 107th Congress, U.S. House of Representatives (2002) (H. Rpt. 107-609).

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governments, that recipients will need to address with their HSGP funds. Perhaps most importantly, we will be focused on forging partnerships to strengthen information sharing and collaboration in each of these priority areas and looking for recipients to remove barriers to communication and cooperation with DHS and other federal agencies.

b. ***Objective***

The objective of the FY 2021 HSGP is to fund state, local, tribal, and territorial efforts to prevent terrorism and prepare the Nation for threats and hazards that pose the greatest risk to the security of the United States.

c. ***Priorities***

Given the evolving threat landscape, it is incumbent upon DHS/FEMA to continuously evaluate the national risk profile and set priorities that help ensure appropriate allocation of scarce security dollars. In assessing the national risk profile for FY 2021, five priority areas attract the most concern. Due to the unique threats that the nation faces in 2021, DHS/FEMA has determined that these five priorities should be addressed by allocating specific percentages of SHSP and UASI funds to each of these five areas, for a total of 30 percent per award. The following are the five priority areas for FY 2021, along with the corresponding percentage of SHSP and UASI funds that each recipient will be required to designate to each priority area in order to obtain a full allocation of SHSP and UASI funds:

1) Enhancing cybersecurity – 7.5 percent
2) Enhancing the protection of soft targets/crowded places – 5 percent
3) Enhancing information and intelligence sharing and analysis, and cooperation with federal agencies, including DHS – 5 percent
4) Combating domestic violent extremism – 7.5 percent
5) Addressing emergent threats (e.g., transnational criminal organizations, unmanned aircraft systems [UASs], weapons of mass destruction [WMD], etc.) – 5 percent

Failure by a recipient to propose investments and projects that align with the five priority areas and spending requirements will result in a recipient having a portion of their SHSP and UASI funds (up to 30 percent) placed on hold until they provide projects that sufficiently align to the National Priority Areas, and total at least the minimum percentage identified above of total SHSP and UASI funds per National Priority Area.

A state or high-risk urban area must allocate the remaining 70 percent of their funding to gaps identified through their Threat and Hazard Identification and Risk Assessment (THIRA) and Stakeholder Preparedness Review (SPR) process.

Likewise, there are several enduring security needs that crosscut the homeland security enterprise to which recipients should consider allocating funding across core capability gaps and national priorities. The following are enduring needs that help recipients implement a comprehensive approach to securing communities:

1) Effective planning;
2) Training and awareness campaigns;

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3) Equipment and capital projects; and
4) Exercises.

SHSP and UASI Funding Priorities

The table below provides a breakdown of the FY 2021 SHSP and UASI priorities (the focus of OPSG remains unique to border security), showing the core capabilities enhanced and lifelines supported, as well as examples of eligible project types for each area. A detailed description of allowable investments for each project type is included in the Preparedness Grants Manual. DHS/FEMA anticipates that in future years, national priorities will continue to be included and will be updated as the threats evolve and as capability gaps are closed. Applicants are strongly encouraged to begin planning to sustain existing capabilities through funding mechanisms other than DHS preparedness grants.

FY 2021 SHSP & UASI Funding Priorities

Priority Areas	Core Capabilities	Lifelines	Example Project Types
National Priorities			
Enhancing Cybersecurity	• Cybersecurity • Intelligence and information sharing • Planning • Public information and warning • Operational coordination • Screening, search, and detection • Access control and identity verification • Supply chain integrity and security • Risk management for protection programs and activities • Long-term vulnerability reduction • Situational assessment • Infrastructure systems • Operational communications	• Safety and Security	• Cybersecurity risk assessments • Migrating online services to the ".gov" internet domain • Projects that address vulnerabilities identified in cybersecurity risk assessments ○ Improving cybersecurity of critical infrastructure to meet minimum levels identified by the Cybersecurity and Infrastructure Security Agency (CISA) ○ Cybersecurity training and planning
Enhancing the Protection of Soft Targets/ Crowded Places	• Operational coordination • Public information and warning • Intelligence and information sharing • Interdiction and disruption • Screening, search, and detection • Access control and identity verification • Physical protective measures • Risk management for protection programs and activities	• Safety and Security	• Operational overtime • Physical security enhancements ○ Closed-circuit television (CCTV) security cameras ○ Security screening equipment for people and baggage ○ Lighting ○ Access controls ○ Fencing, gates, barriers, etc.

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Priority Areas	Core Capabilities	Lifelines	Example Project Types
Enhancing information and intelligence sharing and analysis, and cooperation with federal agencies, including DHS	• Intelligence and information sharing • Interdiction and disruption • Planning • Public information and warning • Operational coordination • Risk management for protection programs and activities	• Safety and Security	• Fusion center operations (Fusion Center project will be required under this investment, no longer as a stand-alone investment) • Information sharing with all DHS components; fusion centers; other operational, investigative, and analytic entities; and other federal law enforcement and intelligence entities • Cooperation with DHS officials and other entities designated by DHS in intelligence, threat recognition, assessment, analysis, and mitigation • Identification, assessment, and reporting of threats of violence • Joint intelligence analysis training and planning with DHS officials and other entities designated by DHS
Combating Domestic Violent Extremism	• Interdiction and disruption • Screening, search and detection • Physical protective measures • Intelligence and information sharing • Planning • Public information and warning • Operational coordination • Risk management for protection programs and activities	• Safety and Security	• Open source analysis of misinformation campaigns, targeted violence and threats to life, including tips/leads, and online/social media-based threats • Sharing and leveraging intelligence and information, including open source analysis • Execution and management of threat assessment programs to identify, evaluate, and analyze indicators and behaviors indicative of domestic violent extremists • Training and awareness programs (e.g., through social media, suspicious activity reporting [SAR] indicators and behaviors) to help prevent radicalization • Training and awareness programs (e.g., through social media, SAR indicators and behaviors) to educate the public on misinformation campaigns and resources to help them identify and report potential instances of domestic violent extremism
Addressing Emergent Threats, such as the activities of Transnational Criminal Organizations, open source threats, and threats from UAS and WMD	• Interdiction & disruption • Screening, search and detection • Physical protective measures • Intelligence and information sharing • Planning • Public Information and Warning • Operational Coordination	• Safety and Security	• Sharing and leveraging intelligence and information • UAS detection technologies • Enhancing WMD and/or improvised explosive device (IED) prevention, detection, response and recovery capabilities ○ Chemical/Biological/Radiological/ Nuclear/Explosive (CBRNE) detection, prevention, response, and recovery equipment
Enduring Needs			
Planning	• Planning	• Safety and Security	• Development of: ○ Security Risk Management Plans

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Priority Areas	Core Capabilities	Lifelines	Example Project Types
	• Risk management for protection programs and activities • Risk and disaster resilience assessment • Threats and hazards identification • Operational coordination • Community resilience		○ Threat Mitigation Plans ○ Continuity of Operations Plans ○ Response Plans • Efforts to strengthen governance integration between/among regional partners • Joint training and planning with DHS officials and other entities designated by DHS • Cybersecurity training and planning
Training & Awareness	• Long-term vulnerability reduction • Public information and warning • Operational coordination • Situational assessment • Community resilience	• Safety and Security	• Active shooter training • Intelligence analyst training • SAR and terrorism indicators/behaviors training • Security training for employees • Public awareness/preparedness campaigns • Joint training and planning with DHS officials and other entities designated by DHS • Cybersecurity training and planning
Equipment & Capital Projects	• Long-term vulnerability reduction • Infrastructure systems • Operational communications • Interdiction and disruption • Screening, search and detection • Access control and identity verification • Physical protective measures	• Safety and Security	• Protection of high-risk, high-consequence areas or systems that have been identified through risk assessments • Physical security enhancements ○ Security cameras (CCTV) ○ Security screening equipment for people and baggage ○ Lighting ○ Access Controls ▪ Fencing, gates, barriers, etc.
Exercises	• Long-term vulnerability reduction • Operational coordination • Operational communications • Community resilience	• Safety and Security	• Response exercises

For FY 2021, each SHSP and UASI recipient is required to submit an Investment Justification (IJ) for *each* of the five National Priority Areas identified above. Each of these five investments must also account for at least the relevant minimum percentage of the applicant's SHSP and UASI allocation. The fusion center project must be included under the Information and Intelligence Sharing IJ. State Administrative Agencies (SAAs) may submit complete project-level information at the time of application, including the five National Priority Area IJs, but are not required to do so. As a reminder, all SHSP- and UASI-funded projects must have a demonstrated nexus to preventing, preparing for, protecting against, and responding to acts of terrorism. However, such projects may simultaneously support enhanced preparedness for disasters unrelated to acts of terrorism.

DHS/FEMA also requires SHSP and UASI recipients (states, territories, and high-risk urban areas) to complete a THIRA/SPR and prioritize grant funding to support closing capability gaps or sustaining capabilities that address national priorities and/or support enduring needs.

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Additional information on the THIRA/SPR process, including other National Preparedness System (NPS) tools and resources, can be found at https://www.fema.gov/national-preparedness-system. Detailed information on THIRA/SPR timelines and deadlines can be found in the Preparedness Grants Manual.

OPSG Funding Priorities

The table below provides a breakdown of the FY 2021 OPSG funding priorities, which remain focused on and unique to border security.

FY 2021 OPSG Funding Priorities

Priority Areas	Core Capabilities	Lifelines	Example Project Types
National Priorities			
Enhancing information and intelligence sharing and analysis, and cooperation with federal agencies, including DHS	• Intelligence and information sharing	• Safety and Security	• Participation in the DHS/ICE 287(g) training program • Information sharing with all DHS components; fusion centers; other operational, investigative, and analytic entities; and other federal law enforcement and intelligence entities • Cooperation with DHS officials and other entities designated by DHS in intelligence, threat recognition, assessment, analysis, and mitigation • Identification, assessment, and reporting of threats of violence • Joint intelligence analysis training and planning with DHS officials and other entities designated by DHS
Addressing Emergent Threats, such as the activities of Transnational Criminal Organizations	• Interdiction & disruption • Screening, search and detection • Physical protective measures • Intelligence and information sharing	• Safety and Security	• Operational overtime for border security operations as directed by the applicable, USBP-approved operations order • Sharing and leveraging intelligence and information

For FY 2021, each OPSG applicant is required to clearly articulate and identify how the Concept of Operations addresses *each* of the two national priorities identified above.

11. Performance Metrics

Performance metrics for this program:

SHSP and UASI:

- Percentage of funding allocated by the recipient to core capabilities to build or sustain national priorities identified in the section above

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OPSG:

- Number of contacts that occurred as a result of OPSG deployments
  - Number of arrests that resulted from OPSG contacts
  - Value of drug seizures that resulted from OPSG contacts

B. Federal Award Information

1. Available Funding for the NOFO: **$1,120,000,000.00**

HSGP Programs	FY 2021 Allocation
SHSP	$415,000,000
UASI	$615,000,000
OPSG	$90,000,000
Total	**$1,120,000,000**

SHSP Allocations

For FY 2021, DHS/FEMA will award SHSP funds based on DHS/FEMA's relative risk methodology and statutory minimums pursuant to the *Homeland Security Act of 2002*, as amended. THIRA/SPR results do not impact grant allocation or award.

Each state and territory will receive a minimum allocation under the SHSP using thresholds established in the *Homeland Security Act of 2002*, as amended. All 50 States, the District of Columbia, and the Commonwealth of Puerto Rico will receive 0.35 percent of the total funds allocated for grants under Section 2003 and Section 2004 of the *Homeland Security Act of 2002*, as amended. Each of the four territories (American Samoa, Guam, the Northern Mariana Islands, and the U.S. Virgin Islands) will receive a minimum allocation of 0.08 percent of the total funds allocated for grants under Section 2003 and 2004 of the *Homeland Security Act of 2002*, as amended.

Each state must include a separate IJ for each of the five National Priority Areas identified in the Priorities section, above. **All projects related to the National Priority Area *must* be included in the IJ.** The funding level in each National Priority Area investment **must equal or exceed** the percentage for that respective National Priority Area, calculated as a percentage of the state's SHSP allocation in the table below.

FY 2021 SHSP ALLOCATIONS

State/Territory	FY 2021 Allocation	State/Territory	FY 2021 Allocation
Alabama	$4,602,500	Montana	$4,602,500
Alaska	$4,602,500	Nebraska	$4,602,500
American Samoa	$1,052,000	Nevada	$4,602,500
Arizona	$4,602,500	New Hampshire	$4,602,500
Arkansas	$4,602,500	New Jersey	$7,345,897
California	$59,220,807	New Mexico	$4,602,500
Colorado	$4,602,500	New York	$70,639,800

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State/Territory	FY 2021 Allocation	State/Territory	FY 2021 Allocation
Connecticut	$4,602,500	North Carolina	$5,280,222
Delaware	$4,602,500	North Dakota	$4,602,500
District of Columbia	$5,280,222	Northern Mariana Islands	$1,052,000
Florida	$9,701,894	Ohio	$6,428,138
Georgia	$5,491,278	Oklahoma	$4,602,500
Guam	$1,052,000	Oregon	$4,602,500
Hawaii	$4,602,500	Pennsylvania	$8,447,973
Idaho	$4,602,500	Puerto Rico	$4,602,500
Illinois	$14,427,260	Rhode Island	$4,602,500
Indiana	$4,602,500	South Carolina	$4,602,500
Iowa	$4,602,500	South Dakota	$4,602,500
Kansas	$4,602,500	Tennessee	$4,602,500
Kentucky	$4,602,500	Texas	$18,908,141
Louisiana	$4,602,500	U.S. Virgin Islands	$1,052,000
Maine	$4,602,500	Utah	$4,602,500
Maryland	$7,345,897	Vermont	$4,602,500
Massachusetts	$6,428,138	Virginia	$8,447,973
Michigan	$5,280,222	Washington	$6,428,138
Minnesota	$4,602,500	West Virginia	$4,602,500
Mississippi	$4,602,500	Wisconsin	$4,602,500
Missouri	$4,602,500	Wyoming	$4,602,500
Total			**$415,000,000**

UASI Allocations

Eligible candidates for the FY 2021 UASI program are identified in the table below. Eligibility has been determined through an analysis of relative risk of terrorism faced by the 100 most populous Metropolitan Statistical Areas (MSAs) in the United States, in accordance with the *Homeland Security Act of 2002*, as amended. Detailed information on MSAs is publicly available from the United States Census Bureau at https://www.census.gov/programs-surveys/metro-micro.html. THIRA/SPR results do not impact grant allocation or award.

The following table identifies the UASI allocations for each high-risk urban area based on DHS/FEMA's relative risk methodology pursuant to the *Homeland Security Act of 2002*, as amended.

In its application, each high-risk urban area, through the state, must include a separate IJ for each of the five National Priority Areas identified in the Priorities section, above. **All projects related to the National Priority Area *must* be included in the IJ.** The funding level in each National Priority Area investment **must equal or exceed** the percentage for that respective National Priority Area, calculated as a percentage of the urban area's UASI allocation in the table below.

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2021 UASI ALLOCATIONS

State/Territory	Urban Area	FY 2021 UASI Allocation
Arizona	Phoenix Area	$5,250,000
California	Anaheim/Santa Ana Area	$5,250,000
	Bay Area	$37,500,000
	Los Angeles/Long Beach Area	$68,000,000
	Riverside Area	$3,900,000
	Sacramento Area	$3,800,000
	San Diego Area	$16,900,000
Colorado	Denver Area	$3,900,000
District of Columbia	National Capital Region	$51,750,000
Florida	Miami/Fort Lauderdale Area	$14,750,000
	Orlando Area	$3,800,000
	Tampa Area	$3,800,000
Georgia	Atlanta Area	$6,250,000
Hawaii	Honolulu Area	$3,800,000
Illinois	Chicago Area	$68,000,000
Maryland	Baltimore Area	$4,250,000
Massachusetts	Boston Area	$16,900,000
Michigan	Detroit Area	$5,250,000
Minnesota	Twin Cities Area	$5,250,000
Missouri	St. Louis Area	$3,800,000
Nevada	Las Vegas Area	$5,250,000
New Jersey	Jersey City/Newark Area	$19,050,000
New York	New York City Area	$178,750,000
North Carolina	Charlotte Area	$3,800,000
Oregon	Portland Area	$3,800,000
Pennsylvania	Philadelphia Area	$16,900,000
Texas	Dallas/Fort Worth/Arlington Area	$16,900,000
	Houston Area	$24,600,000
	San Antonio Area	$3,800,000
Virginia	Hampton Roads Area	$3,800,000
Washington	Seattle Area	$6,250,000
Total		**$615,000,000**

OPSG Allocations

For FY 2021, DHS/FEMA will award OPSG funds based on risk and the anticipated effectiveness of the proposed use of grant funds upon completion of the application review process. The FY 2021 OPSG risk assessment is designed to identify the risk to border security and to assist with the distribution of funds for the grant program. Funding under OPSG is distributed based on the risk to the security of the border and the effectiveness of the proposed projects. Entities eligible for funding are the state, local, and tribal law

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enforcement agencies that are located along the border of the United States. DHS/FEMA will make final award determinations based upon a review of the anticipated effectiveness of the state's application as described in Section D, below. The THIRA/SPR process is not required for OPSG.

For the purposes of OPSG, the risk is defined as the potential for an adverse outcome assessed as a function of threats, vulnerabilities, and consequences associated with an incident, event, or occurrence.

Based upon ongoing intelligence analysis and extensive security reviews, DHS/CBP continues to focus the bulk of OPSG funds based upon risk analyses. The risk model used to allocate OPSG funds considers the potential risk that certain threats pose to border security and estimates the relative risk faced by a given area. In evaluating risk, DHS/CBP considers intelligence, situational awareness, criminal trends, and statistical data specific to each of the border sectors, and the potential impacts that these threats pose to the security of the border area. For vulnerability and consequence, DHS/CBP considers the expected impact and consequences of successful border events occurring in specific areas.

Threat and vulnerability are evaluated based on specific operational data from DHS/CBP. Threat components present in each of the sectors are used to determine the overall threat score. These components are terrorism, criminal aliens, drug trafficking organizations, and alien smuggling organizations.

Effectiveness of the proposed investments will be evaluated based on the recipient's investment strategy, budget, collaboration, and past performance.

2. Projected Number of Awards: **56**

3. Period of Performance: **36 months**

Extensions to the period of performance are allowed. For additional information on period of performance extensions, please refer to Section H of this NOFO and the Preparedness Grants Manual.
FEMA awards under this program only include one budget period, so it will be same as the period of performance. *See* 2 C.F.R. § 200.1 for definitions of "budget period" and "period of performance."

4. Projected Period of Performance Start Date(s): **10/01/2021**

5. Projected Period of Performance End Date(s): **09/30/2024**

6. Funding Instrument Type: **Grant**

C. Eligibility Information

1. Eligible Applicants

The SAA is the only entity eligible to submit HSGP applications to DHS/FEMA, including

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those applications submitted on behalf of UASI and OPSG applicants. All 56 states and territories, including any state of the United States, the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, Guam, American Samoa, and the Commonwealth of the Northern Mariana Islands, are eligible to apply for SHSP funds. Tribal governments may not apply directly for HSGP funding; however, funding may be available to tribes under the SHSP and OPSG through the SAA.

2. Applicant Eligibility Criteria

Eligible high-risk urban areas for the FY 2021 UASI program have been determined through an analysis of relative risk of terrorism faced by the 100 most populous MSAs in the United States. Subawards will be made by the SAAs to the designated high-risk urban areas.

In FY 2021, OPSG eligible subrecipients are local units of government at the county level or equivalent level of government and federally recognized tribal governments in states bordering Canada or Mexico and states and territories with international water borders. All applicants must have active ongoing USBP operations coordinated through a CBP sector office to be eligible for OPSG funding.

In FY 2021, OPSG subrecipients eligible to apply for and receive a subaward directly from the SAAs are divided into three Tiers. Tier 1 entities are local units of government at the county level or equivalent and federally recognized tribal governments that are on a physical border in states bordering Canada, states bordering Mexico, and states and territories with international water borders. Tier 2 eligible subrecipients are those not located on the physical border or international water but are contiguous to a Tier 1 county. Tier 3 eligible subrecipients are those not located on the physical border or international water but are contiguous to a Tier 2 eligible subrecipient. The tier structure is only applicable with regard to eligibility. OPSG funding allocations are based on the assessed border security risks as determined by the USBP.

An application submitted by an otherwise eligible non-federal entity (i.e., the applicant) may be deemed ineligible when the person that submitted the application is not: 1) a ***current employee, personnel, official, staff, or leadership*** of the non-federal entity; and 2) ***duly authorized to apply*** for an award on behalf of the non-federal entity at the time of application.

Further, the Authorized Organization Representative (AOR) must be a duly authorized current employee, personnel, official, staff, or leadership of the recipient and ***provide an email address unique to the recipient at the time of application and upon any change in assignment during the period of performance. Consultants or contractors of the recipient are not permitted to be the AOR of the recipient.***

3. Other Eligibility Criteria

a. ***National Incident Management System (NIMS) Implementation***

Prior to allocation of any federal preparedness awards, recipients must ensure and maintain adoption and implementation of NIMS. The list of objectives used for progress and

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achievement reporting is on FEMA's website at https://www.fema.gov/emergency-managers/nims/implementation-training.

Please see the Preparedness Grants Manual for more information on NIMS.

b. ***Emergency Management Assistance Compact (EMAC) Membership***
In support of the National Preparedness Goal (the Goal), SHSP recipients must belong to, be in, or act as a temporary member of EMAC, except for American Samoa and the Commonwealth of the Northern Mariana Islands, which are not required to belong to EMAC at this time. All assets supported in part or entirely with FY 2021 HSGP funding must be readily deployable and NIMS-typed when possible to support emergency or disaster operations per existing EMAC agreements. In addition, funding may be used for the sustainment of core capabilities that, while they may not be physically deployable, support national response capabilities, such as Geographic/Geospatial Information Systems (GIS), interoperable communications systems, capabilities as defined under the Mitigation Mission Area of the Goal, and fusion centers.

c. ***Law Enforcement Terrorism Prevention Activities (LETPA)***
Per section 2006 of the *Homeland Security Act of 2002*, as amended (6 U.S.C. § 607), DHS/FEMA is required to ensure that at least 25 percent of grant funding appropriated for grants awarded under HSGP's authorizing statute are used for LETPAs. DHS/FEMA meets this requirement, in part, by requiring all recipients allocate at least 25 percent of the combined HSGP funds allocated under SHSP and UASI towards LETPAs, as defined in 6 U.S.C. § 607. The LETPA allocation can be from SHSP, UASI, or both. The 25 percent LETPA allocation may be met by funding projects in any combination of the five National Priority Areas identified above and any other investments. The 25 percent LETPA allocation requirement is in addition to the 80 percent pass-through requirement to local units of government and tribes, referenced below.

The National Prevention Framework describes those activities that should be executed upon the discovery of intelligence or information regarding an imminent threat to the homeland, to thwart an initial or follow-on terrorist attack and provides guidance to ensure the Nation is prepared to identify, prevent, avoid, or stop a threatened or actual act of terrorism. Activities outlined in the National Prevention Framework are eligible for use as LETPA-focused funds. Also, where capabilities are shared with the protection mission area, the National Protection Framework activities are also eligible. All other terrorism prevention activities proposed for funding under LETPA must be approved by the FEMA Administrator.

4. Cost Share or Match
There is no cost share or match requirement for the FY 2021 HSGP.

D. Application and Submission Information

1. Key Dates and Times

a. ***Application Start Date:*** 02/25/2021

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b. ***Application Submission Deadline:*** 05/14/2021 at 05 PM ET

All applications **must** be received by the established deadline.

The Non-Disaster (ND) Grants System has a date stamp that indicates when an application is submitted. Applicants will receive an electronic message confirming receipt of their submission. For additional information on how an applicant will be notified of application receipt, see the subsection titled "Timely Receipt Requirements and Proof of Timely Submission" in Section D of this NOFO.

FEMA will not review applications that are received after the deadline or consider these late applications for funding. FEMA may, however, extend the application deadline on request for any applicant who can demonstrate that good cause exists to justify extending the deadline. Good cause for an extension may include technical problems outside of the applicant's control that prevent submission of the application by the deadline, other exigent or emergency circumstances, or statutory requirements for FEMA to make an award.

Applicants experiencing technical problems outside of their control must notify FEMA as soon as possible and before the application deadline. Failure to timely notify FEMA of the issue that prevented the timely filing of the application may preclude consideration of the award. "Timely notification" of FEMA means: prior to the application deadline and within 48 hours after the applicant became aware of the issue.

A list of FEMA contacts can be found in Section G of this NOFO, "DHS Awarding Agency Contact Information." For additional assistance using the ND Grants System, please contact the ND Grants Service Desk at (800) 865-4076 or NDGrants@fema.dhs.gov. The ND Grants Service Desk is available Monday through Friday, 9:00 AM – 6:00 PM Eastern Time (ET). For programmatic or grants management questions, please contact your Program Analyst or Grants Specialist. If applicants do not know who to contact or if there are programmatic questions or concerns, please contact the Centralized Scheduling and Information Desk (CSID) by phone at (800) 368-6498 or by e-mail at askcsid@fema.dhs.gov, Monday through Friday, 9 AM – 5 PM ET.

c. ***Anticipated Funding Selection Date:*** No later than 07/16/2021

d. ***Anticipated Award Date:*** No later than 09/30/2021

e. ***Other Key Dates:***

Event	Suggested Deadline for Completion
Obtaining DUNS Number	Four weeks before actual submission deadline
Obtaining a valid EIN	Four weeks before actual submission deadline
Creating an account with login.gov	Four weeks before actual submission deadline
Registering in SAM or Updating SAM registration	Four weeks before actual submission deadline
Registering in Grants.gov	Four weeks before actual submission deadline

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Starting application in Grants.gov	One week before actual submission deadline
Submitting the final application in ND Grants	By the submission deadline

2. Agreeing to Terms and Conditions of the Award

By submitting an application, applicants agree to comply with the requirements of this NOFO and the terms and conditions of the award, should they receive an award.

3. Address to Request Application Package

See the Preparedness Grants Manual for requesting and submitting an application.

Initial applications are processed through the Grants.gov portal. Final applications are completed and submitted through FEMA's ND Grants System. Application forms and instructions are available at Grants.gov. To access these materials, go to http://www.grants.gov.

Hard copies of the NOFO can be downloaded at Grants.gov or obtained via email from the Awarding Office points of contact listed in Section G of this NOFO, "DHS Awarding Agency Contact Information" or by TTY (800) 462-7585.

4. Steps Required to Obtain a Unique Entity Identifier, Register in the System for Award Management (SAM), and Submit an Application

Applying for an award under this program is a multi-step process and requires time to complete. Applicants are encouraged to register early as the registration process can take four weeks or more to complete. Therefore, registration should be done in sufficient time to ensure it does not impact your ability to meet required submission deadlines.

Please review the table above for estimated deadlines to complete each of the steps listed. Failure of an applicant to comply with any of the required steps before the deadline for submitting an application may disqualify that application from funding.

To apply for an award under this program, all applicants must:

a. Apply for, update, or verify their Data Universal Numbering System (DUNS) number from Dun & Bradstreet and Employer Identification Number (EIN) from the Internal Revenue Service;
b. In the application, provide a valid DUNS number, which is currently the unique entity identifier;
c. Have an account with login.gov;
d. Register for, update, or verify their SAM account and ensure the account is active before submitting the application;
e. Create a Grants.gov account;
f. Add a profile to a Grants.gov account;
g. Establish an AOR in Grants.gov;
h. Register in ND Grants
i. Submit an initial application in Grants.gov;

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j. Submit the final application in ND Grants, including electronically signing applicable forms; and

k. Continue to maintain an active SAM registration with current information at all times during which it has an active federal award or an application or plan under consideration by a federal awarding agency. As part of this, applicants must also provide information on an applicant's immediate and highest-level owner and subsidiaries, as well as on all predecessors that have been awarded federal contracts or federal financial assistance within the last three years, if applicable.

Specific instructions on how to apply for, update, or verify a DUNS number or SAM registration or establish an AOR are included below in the steps for applying through Grants.gov.

Applicants are advised that FEMA may not make a federal award until the applicant has complied with all applicable DUNS and SAM requirements. Therefore, an applicant's SAM registration must be active not only at the time of application, but also during the application review period and when FEMA is ready to make a federal award. Further, as noted above, an applicant's or recipient's SAM registration must remain active for the duration of an active federal award. If an applicant's SAM registration is expired at the time of application, expires during application review, or expires any other time before award, FEMA may determine that the applicant is not qualified to receive a federal award and use that determination as a basis for making a federal award to another applicant.

Per 2 C.F.R. § 25.110(c)(2)(ii), if an applicant is experiencing exigent circumstances that prevents it from receiving a DUNS number and completing SAM registration prior to receiving a federal award, the applicant must notify FEMA as soon as possible by contacting askcsid@fema.dhs.gov and providing the details of the circumstances that prevent completion of these requirements. If FEMA determines that there are exigent circumstances and FEMA has decided to make an award, the applicant will be required to obtain a DUNS number and complete SAM registration within 30 days of the federal award date.

5. Electronic Delivery

DHS is participating in the Grants.gov initiative to provide the grant community with a single site to find and apply for grant funding opportunities. DHS encourages or requires applicants to submit their applications online through Grants.gov, depending on the funding opportunity.

For this funding opportunity, FEMA requires applicants to submit initial applications through Grants.gov and a final application through ND Grants.

6. How to Register to Apply through Grants.gov

For information on how to register to apply through Grants.gov, please see the Preparedness Grants Manual.

7. How to Submit an Initial Application to FEMA via Grants.gov

Standard Form 424 (SF-424) is the initial application for this NOFO.

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Grants.gov applicants can apply online using a workspace. A workspace is a shared, online environment where members of a grant team may simultaneously access and edit different web forms within an application. For each Notice of Funding Opportunity, you can create individual instances of a workspace. Applicants are encouraged to submit their initial applications in Grants.gov at least seven days before the application deadline.

In Grants.gov, applicants need to submit the following forms:

- SF-424, Application for Federal Assistance
- Grants.gov Lobbying Form, Certification Regarding Lobbying

For further information on how to submit an initial application via Grants.gov, please see the Preparedness Grants Manual.

8. Submitting the Final Application in ND Grants

After submitting the initial application in Grants.gov, eligible applicants will be notified by FEMA and asked to proceed with submitting their complete application package in ND Grants. Applicants can register early with ND Grants and are encouraged to begin their ND Grants registration at the time of this announcement or, at the latest, seven days before the application deadline. Early registration will allow applicants to have adequate time to start and complete their applications.

Applicants needing assistance registering for the ND Grants system should contact ndgrants@fema.dhs.gov or (800) 865-4076. For step-by-step directions on using the ND Grants system and other guides, please see https://www.fema.gov/grants/guidance-tools/non-disaster-grants-management-system.

In ND Grants, applicants will be prompted to submit the standard application information and any program-specific information required as described in Section D.10 of this NOFO, "Content and Form of Application Submission.". The Standard Forms (SF) are auto generated in ND Grants, but applicants may access these forms in advance through the Forms tab under the SF-424 family on Grants.gov. Applicants should review these forms before applying to ensure they have all the information required.

For additional application submission requirements, including program-specific requirements, please refer to the subsection titled "Content and Form of Application Submission" under Section D of this NOFO.

9. Timely Receipt Requirements and Proof of Timely Submission

As application submission is a two-step process, the applicant with the AOR role who submitted the application in Grants.gov will receive an acknowledgement of receipt and a tracking number (GRANTXXXXXXXX) from Grants.gov with the successful transmission of its initial application. **This notification does not serve as proof of timely submission, as the application is not complete until it is submitted in ND Grants.** Applicants can also view the ND Grants Agency Tracking Number by accessing the Details tab in the submitted workspace section in Grants.gov, under the Agency Tracking Number column. Should the Agency Tracking Number not appear, the application has not yet migrated from Grants.gov

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into the ND Grants System. Please allow 24 hours for your ND Grants application tracking number to migrate.

All applications must be received in ND Grants by **5 PM ET** on the application deadline. Proof of timely submission is automatically recorded by ND Grants. An electronic date/time stamp is generated within the system when the application is successfully received by ND Grants. Additionally, the applicant(s) listed as contacts on the application will receive a system-generated email to confirm receipt.

10. Content and Form of Application Submission

a. ***Standard Required Application Forms and Information***

I. GRANTS.GOV

- **SF-424, Application for Federal Assistance**, initial application submitted through Grants.gov
- **Grants.gov Lobbying Form, Certification Regarding Lobbying**, submitted through Grants.gov

II. ND GRANTS

- **SF-424A, Budget Information (Non-Construction)**, submitted via the forms generated by ND Grants
  - **For construction under an award, submit SF-424C, Budget Information (Construction)**, submitted via the forms generated by ND Grants, in addition to or instead of SF-424A
- **SF-424B, Standard Assurances (Non-Construction)**, submitted via the forms generated by ND Grants
  - **For construction under an award, submit SF-424D, Standard Assurances (Construction)**, submitted via the forms generated by ND Grants, in addition to or instead of SF-424B
- **SF-LLL, Disclosure of Lobbying Activities**, submitted via the forms generated by ND Grants
- **Indirect Cost Agreement or Proposal**, submitted as an attachment in ND Grants if the budget includes indirect costs and the applicant is required to have an indirect cost rate agreement or proposal. If the applicant does not have or is not required to have an indirect cost rate agreement or proposal, please see Section D.13 of this NOFO, "Funding Restrictions and Allowable Costs," for further information regarding allowability of indirect costs and whether alternatives to an indirect cost rate agreement or proposal might be available, or contact the relevant FEMA staff identified in Section G of this NOFO, "DHS Awarding Agency Contact Information" for further instructions.

Generally, applicants have to submit either the non-construction forms (i.e., SF-424A and SF-424B) or construction forms (i.e., SF-424C and SF-424D), meaning that applicants that only have construction work and do not have any non-construction work need only submit the construction forms (i.e., SF-424C and SF-424D) and not the non-construction forms (i.e., SF-424A and SF-424B), and vice versa. However, applicants who have both construction and non-construction work under this program need to submit both the construction and non-construction forms.

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b. ***Program-Specific Required Forms and Information***

I. IJ DEVELOPMENT: SHSP AND UASI

As part of the FY 2021 HSGP application process for SHSP and UASI funds, applicants must develop formal IJs that address the proposed investments. Failure to fulfill of all of the terms contained in this section will be considered by DHS/FEMA in its evaluation of the effectiveness of the IJs submitted to meet the minimum percent spend requirement for each National Priority Area. Failure to sufficiently align projects to the National Priority Areas and meet the minimum percent spend requirement will result in funds being placed on hold until those issues are addressed.

FY 2021 SHSP and UASI applications must include one (1) IJ and at least one (1) respective project for each of the five National Priority Areas (Cybersecurity, Soft Targets/Crowded Places, Intelligence and Information Sharing, Countering Domestic Violent Extremism, and Emerging Threats) identified in this NOFO. Each of these five IJs must also meet or exceed the minimum percent spend requirement based on the applicant's SHSP and UASI allocation stated in this NOFO. **The SAA must submit one IJ per National Priority Area; all projects associated with a National Priority Area *must* be submitted in the same IJ and account for the relevant minimum spend requirement as a percentage of the SHSP or UASI allocation.** SAAs may submit complete project-level information at the time of application but are not required to do so at the time of application. However, any SHSP or UASI application that does not include an IJ for each National Priority Area that meets the minimum spend requirement will have that funding placed on hold (up to the National Priority Area, or up to 30 percent of the total award) until those IJs and project-level details that sufficiently address the National Priority Areas are received and approved by DHS/FEMA.

Each IJ must *demonstrate* how proposed investments:

- Support terrorism preparedness;
- Support closing capability gaps or sustaining capabilities identified in the community's THIRA/SPR process; and
- Support the overcoming of existing logistical, technological, legal, policy, and other impediments to collaborating, networking, sharing information, cooperating, and fostering a culture of national preparedness with federal, state, tribal, and local governments, as well as other regional, and nonprofit partners in efforts to prevent, prepare for, protect against, and respond to acts of terrorism, to meet its target capabilities, support the national security mission of DHS and other federal agencies, and to otherwise reduce the overall risk to the high-risk urban area, the state, or the Nation.

Each IJ must *explain* how the proposed investments will support the applicant's efforts to:

- Prevent a threatened or an actual act of terrorism;
- Prepare for all hazards and threats, while explaining the nexus to terrorism preparedness;
- Protect citizens, residents, visitors, and assets against the greatest threats and hazards, relating to acts of terrorism; and/or

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- Respond quickly to save lives, protect property and the environment, and meet basic human needs in the aftermath of an act of terrorism or other catastrophic incidents.

If not included in the application, SHSP and UASI recipients must submit complete project-level information for each SHSP and UASI IJ as part of the Biannual Strategy Implementation Report (BSIR) due by January 30, 2022. This includes IJs for the five National Priority Areas.

DHS/FEMA will evaluate the effectiveness of the projects submitted in support of the National Priority Areas, either at the time of application or as part of the December 2021 BSIR. DHS/FEMA will not reduce FY 2021 HSGP awards based on the effectiveness review but will work with recipients to ensure compliance with the National Priority Area requirements based on the results of the effectiveness review. Recipients and subrecipients will not be permitted to expend funding under the National Priority Areas until the effectiveness of the proposed projects has been reviewed and confirmed by FEMA.

II. Development of Investments and Projects: SHSP

- Applicants must propose at least five and may include up to ten investments.
- Within each investment, applicants must propose at least one project to describe the activities they plan to implement with SHSP funds. There is no limit to the number of projects that may be submitted.
- Required National Priority Area IJs must include the name of the priority in the investment name for easy identification.
- Of the proposed SHSP-funded investments, one single project, within the required Intelligence and Information Sharing National Priority Area IJ, must be in support of a designated fusion center. Recipients must coordinate with the fusion center when developing a fusion center project prior to submission. See additional information on how to develop the fusion center projects below and in the Preparedness Grants Manual.
- All emergency communications investments must describe how such activities align with needs identified in their Statewide Communication Interoperability Plan (SCIP). Recipients must coordinate with their Statewide Interoperability Coordinator (SWIC) and/or Statewide Interoperability Governing Body (SIGB) when developing an emergency communications investment prior to submission to ensure the project supports the statewide strategy to improve emergency communications and is compatible and interoperable with surrounding systems. The investment name must include the words "emergency communications" to easily identify any emergency communications investments.
- All requested funding must be associated with specific projects. For each project, several pieces of information must be provided to submit the project for consideration in the application, including:
  - Project name;
  - Project description;
  - Subrecipient name, if applicable;
  - Recipient type (e.g., state or local);
  - Project location (zip code of the primary location of the project);
  - Primary core capability the project supports;

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  - Whether the project activities are shareable and deployable; and
  - Which National Priority Area (if any) the project supports.
- Projects should describe how the proposed investment supports closing capability gaps or sustaining capabilities identified in the THIRA/SPR process.
- FEMA encourages states to use any DHS provided assessments, such as those performed by DHS's Protective Security Advisors and Cybersecurity Advisors, when developing their IJs.

III. NATIONAL PRIORITY AREA INVESTMENTS: SHSP

States are encouraged to review the Strategic Framework for Countering Terrorism and Targeted Violence when developing investments.

- **Cybersecurity IJ (7.5 percent)**
  At least one investment must be in support of the state's cybersecurity efforts. The investment must meet or exceed the FY 2021 national priority percentage for cybersecurity and will also be subject to DHS/FEMA's evaluation of the effectiveness of the proposed investments. Cybersecurity investments must support the security and functioning of critical infrastructure and core capabilities as they relate to preventing, preparing for, protecting against, or responding to acts of terrorism. Recipients and subrecipients of FY 2021 HSGP grant awards will be required to complete the 2021 Nationwide Cybersecurity Review (NCSR), enabling agencies to benchmark and measure progress of improving their cybersecurity posture. The Chief Information Officer (CIO), Chief Information Security Officer (CISO) or equivalent for each recipient should complete the NCSR. If there is no CIO or CISO, the most senior cybersecurity professional should complete the assessment. The NCSR is available at no cost to the user and takes approximately 2-3 hours to complete. The 2021 NCSR is estimated to be open from October – December 2021.

  The NCSR is an annual requirement for recipients and subrecipients of HSGP funds. Additionally, FEMA recognizes that some subawards will not be issued until after the NCSR has closed. In such cases, such subrecipients will be required to complete the first available NCSR offered after the subaward has been issued by the pass-through entity. Although not required by SLTTs that did not receive HSGP funds, all SLTT agencies with preparedness responsibilities are highly encouraged to participate and complete the NCSR to evaluate their cybersecurity posture. For detailed information and background on the NCSR, please see IB 439.

- **Soft Targets/Crowded Places IJ (5 percent)**
  Soft targets and crowded places are increasingly appealing to terrorists and other extremist actors because of their relative accessibility and the large number of potential targets. This challenge is complicated by the prevalent use of simple tactics and less sophisticated attacks. Segments of our society are inherently open to the general public, and by nature of their purpose do not incorporate strict security measures. Given the increased emphasis by terrorists and other extremist actors to leverage less sophisticated methods to inflict harm in public areas, it is vital that the public and private sectors

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collaborate to enhance security of locations such as transportation centers, parks, restaurants, shopping centers, special event venues, and similar facilities.

Given the increased risk to soft targets and crowded places, at least one investment must be in support of the state's efforts to protect soft targets/crowded places. Additionally, the proposed investment must meet or exceed the FY 2021 national priority percentage for soft targets/crowded places and will also be subject to DHS/FEMA's evaluation of the effectiveness of the proposed investments. Additional resources and information regarding securing soft targets and crowded places are available through the Cybersecurity and Infrastructure Security Agency. States are encouraged to engaged DHS' Protective Security Advisors' security assessments of soft targets to ensure that recommendations from those assessments are taken into consideration when allocating grant funding.

- **Information and Intelligence Sharing and Cooperation IJ (5 percent)**
  Effective homeland security operations rely on access to, analysis of, and the timely sharing of open source, unclassified, and classified information, suspicious activity reports, tips/leads, and actionable intelligence on indicators and behaviors to accurately identify, assess, and mitigate a wide array of threats against the United States, including terrorism, threats to life, targeted violence, and other threats within the DHS mission space. Accordingly, DHS works diligently to enhance intelligence collection, integration, analysis, and information sharing capabilities to ensure partners, stakeholders, and senior leaders receive actionable intelligence and information necessary to inform their decisions and operations. A critical and statutorily charged mission of DHS is to deliver intelligence and information to federal, state, local, and tribal governments and private sector partners. Cooperation and information sharing among state, federal, and local partners across all areas of the homeland security enterprise, including counterterrorism – including both international and domestic terrorism, cybersecurity, border security, transnational organized crime, immigration enforcement, economic security, and other areas is critical to homeland security operations and the prevention of, preparation for, protection against, and responding to acts of terrorism, and other threats to life and criminal acts of targeted violence.

  Given the importance of information sharing and collaboration to effective homeland security solutions, at least one investment must be in support of the state's efforts to enhance information sharing and cooperation with DHS and other federal agencies. As noted above, this requirement must include at least one dedicated fusion center project. Additional instructions on development of the fusion center project can be found below. Applicants must justify persuasively how they will contribute to the information sharing and collaboration purposes of the investment and a culture of national preparedness. Additionally, the proposed investment must meet or exceed the FY 2021 national priority percentage for information sharing and cooperation with DHS and will also be subject to DHS/FEMA's evaluation of the effectiveness of the proposed investments. Additional resources and information regarding collaboration and information sharing are available through the Department's Office of Intelligence and Analysis.

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- **Domestic Violent Extremism IJ (7.5 percent)**
  As stated in the October 2020 DHS Homeland Threat Assessment, domestic violent extremists, including ideologically motivated lone offenders and small groups, present the most persistent and lethal terrorist threat to the Homeland. These violent extremists capitalize on social and political tensions, which have resulted in an elevated threat environment. They utilize social media platforms and other technologies to spread violent extremist ideologies that encourage violence and influence action within the United States. The COVID-19 pandemic has further created an environment that may lead to accelerated mobilization to targeted violence and/or radicalization to domestic terrorism, including driving lawful protests to incite violence, intimidate targets, and promote their violent extremist ideologies.

  Given the rise of domestic violent extremism in recent years, at least one investment must be in support of the state's efforts to combat the rise, influence, and spread of domestic violent extremism. Additionally, the proposed investment must meet or exceed the FY 2021 national priority percentage for domestic violent extremism and will also be subject to DHS/FEMA's evaluation of the effectiveness of the proposed investments.

  Please note that there currently is not a "Domestic Violent Extremism" Investment Type option in the Grant Reporting Tool (GRT). Instead applicants should select the "Standard" Investment Type and clearly name the IJ as "Domestic Violent Extremism Priority Area" to ensure it is appropriately accounted for during FEMA's administrative and effectiveness reviews.

- **Emerging Threats IJ (5 percent)**
  The spread of rapidly evolving and innovative technology, equipment, techniques, and knowledge presents new and emerging dangers for homeland security in the years ahead. Terrorists, criminal actors, and foreign adversaries continue to utilize open source and other technologies to spread misinformation and sow discord in the United States. These actors also remain intent on acquiring WMD capabilities, and rogue nations and non-state actors are aggressively working to develop, acquire, and modernize WMDs that they could use against the Homeland. Meanwhile, biological and chemical materials and technologies with dual use capabilities are more accessible throughout the global market. Due to the proliferation of such information and technologies, rogue nations and non-state actors have more opportunities to develop, acquire, and use WMDs than ever before. Similarly, the proliferation of UASs, artificial intelligence, and biotechnology increase opportunities of threat actors to acquire and use these capabilities against the United States and its interests.

  Given the increased risk of these emerging threats, at least one investment must be in support of the state's efforts to address emerging threats. Additionally, the proposed investment must meet or exceed the FY 2021 national priority percentage for emerging threats and will also be subject to DHS/FEMA's evaluation of the effectiveness of the proposed investments. Additional resources and information regarding emerging threats are available through the Countering Weapons of Mass Destruction Office and the Cybersecurity and Infrastructure Security Agency.

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IV. DEVELOPMENT OF INVESTMENTS AND PROJECTS: UASI

- Applicants must propose at least five and may include up to ten investments.
- Within each investment, urban areas must propose at least one project to describe the activities they are planning to implement with UASI funds. There is no limit to the number of projects that may be submitted.
- Required National Priority Area IJs must include the name of the priority in the investment name for easy identification.
- Of the proposed projects, urban areas are required to propose one single project, as part of the required intelligence and information sharing IJ, in support of a designated fusion center within the urban area, if applicable. Recipients must coordinate with the fusion center when developing a fusion center project prior to submission. See additional information on how to develop fusion center investments below and in the Preparedness Grants Manual.
- All emergency communications investments must describe how such activities align with the needs identified in their SCIP. Recipients must coordinate with their SWIC and/or SIGB when developing an emergency communications investment prior to submission to ensure the project supports the statewide strategy to improve emergency communications and is compatible and interoperable with surrounding systems. The investment name must include the words "emergency communications" to easily identify any emergency communications investments.
- All requested funding must be associated with specific projects. For each project, several pieces of information must be provided to submit the project for consideration in the application, including:
  - Project name;
  - Project description
  - Subrecipient name, if applicable;
  - Recipient type (e.g., state or local);
  - Project location (zip code of the primary location of the project);
  - Primary core capability the project supports;
  - Whether the project activities are shareable and deployable; and
  - Which National Priority Area (if any) the project supports.
- Projects should describe how the proposed investment supports closing capability gaps or sustaining capabilities identified in the THIRA/SPR process.
- FEMA encourages states to use any DHS provided assessments, such as those performed by DHS's Protective Security Advisors and Cybersecurity Advisors, when developing their IJs.

V. PRIORITY INVESTMENTS: UASI

High-risk urban areas are encouraged to review the Strategic Framework for Countering Terrorism and Targeted Violence when developing investments.

- **Cybersecurity IJ (7.5 percent)**
  At least one investment must be in support of the urban area's cybersecurity efforts. The investment must meet or exceed the FY 2021 national priority percentage for cybersecurity and will also be subject to DHS/FEMA's evaluation of the effectiveness of the proposed investments. Cybersecurity investments must support the security and

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functioning of critical infrastructure and core capabilities as they relate to preventing, preparing for, protecting against, or responding to acts of terrorism. Recipients and subrecipients of FY 2021 HSGP awards will be required to complete the 2021 Nationwide Cybersecurity Review, enabling agencies to benchmark and measure progress of improving their cybersecurity posture. The CIO, CISO or equivalent for each recipient should complete the NCSR. If there is no CIO or CISO, the most senior cybersecurity professional should complete the assessment. The NCSR is available at no cost to the user and takes approximately 2- 3 hours to complete. The 2021 NCSR is estimated to be open from October – December 2021.

The NCSR is an annual requirement for recipients and subrecipients of HSGP funds. Additionally, FEMA recognizes that some subawards will not be issued until after the NCSR has closed. In such cases, such subrecipients will be required to complete the first available NCSR offered after the subaward has been issued by the pass-through entity. Although not required by SLTTs that did not receive HSGP funds, all SLTT agencies with preparedness responsibilities are highly encouraged to participate and complete the NCSR to evaluate their cybersecurity posture. For detailed information and background on the NCSR, please see IB 439.

- **Soft Targets/Crowded Places IJ (5 percent)**
  Soft targets and crowded places are increasingly appealing to terrorists and other extremist actors because of their relative accessibility and the large number of potential targets. This challenge is complicated by the prevalent use of simple tactics and less sophisticated attacks. Segments of our society are inherently open to the general public, and by nature of their purpose do not incorporate strict security measures. Given the increased emphasis by terrorists and other extremist actors to leverage less sophisticated methods to inflict harm in public areas, it is vital that the public and private sectors collaborate to enhance security of locations such as transportation centers, parks, restaurants, shopping centers, special event venues, and similar facilities.

  Given the increased risk to soft targets and crowded places, at least one investment must be in support of the urban area's efforts to protect soft targets/crowded places. Additionally, the proposed investment must meet or exceed the FY 2021 national priority percentage for soft targets/crowded places and will also be subject to DHS/FEMA's evaluation of the effectiveness of the proposed investments. Additional resources and information regarding securing soft targets and crowded places are available through the Cybersecurity and Infrastructure Security Agency.

- **Information and Intelligence Sharing and Cooperation IJ (5 percent)**
  Effective homeland security operations rely on access to, analysis of, and timely sharing of open source, unclassified, and classified information, suspicious activity reports, tips/leads, and actionable intelligence on indicators and behaviors to accurately identify, assess, and mitigate a wide array of threats against the United States, including terrorism, threats to life, targeted violence, and other threats within the DHS mission space. Accordingly, DHS works diligently to enhance intelligence collection, integration, analysis, and information sharing capabilities to ensure partners, stakeholders, and senior

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leaders receive actionable intelligence and information necessary to inform their decisions and operations. A critical and statutorily charged mission of DHS is to deliver intelligence and information to federal, state, local, and tribal governments and private sector partners. Cooperation and information sharing among state, federal, and local partners across all areas of the homeland security enterprise, including counterterrorism, – including both international and domestic terrorism, cybersecurity, transnational organized crime, economic security, border security, immigration enforcement, and other areas is critical to homeland security operations and the prevention of, preparation for, protection against, and responding to acts of terrorism, and other threats to life and criminal acts of targeted violence.

Given the importance of information sharing and collaboration to effective homeland security solutions, at least one investment must be in support of the urban area's efforts to enhance information sharing and cooperation with DHS and other federal agencies. As noted above, this requirement must include at least one dedicated fusion center project. Additional instructions on development of the fusion center project can be found below. Applicants must justify persuasively how they will contribute to the information sharing and collaboration purposes of the investment and a culture of national preparedness. Additionally, the proposed investment must meet or exceed the FY 2021 national priority percentage for information sharing and cooperation with DHS and will also be subject to DHS/FEMA's evaluation of the effectiveness of the proposed investments. Additional resources and information regarding collaboration and information sharing are available through the Department's Office of Intelligence and Analysis.

- **Domestic Violent Extremism IJ (7.5 percent)**
  As stated in the October 2020 DHS Homeland Threat Assessment, domestic violent extremists, including ideologically motivated lone offenders and small groups, present the most persistent and lethal terrorist threat to the Homeland. These violent extremists capitalize on social and political tensions, which have resulted in an elevated threat environment. They utilize social media platforms and other technologies to spread violent extremist ideologies that encourage violence and influence action within the United States. The COVID-19 pandemic has further created an environment that may lead to accelerated mobilization to targeted violence and/or radicalization to domestic terrorism, including driving lawful protests to incite violence, intimidate targets, and promote their violent extremist ideologies.

  Given the rise of domestic violent extremism in recent years, at least one investment must be in support of the urban area's efforts to combat the rise, influence, and spread of domestic violent extremism. Additionally, the proposed investment must meet or exceed the FY 2021 national priority percentage for domestic violent extremism and will also be subject to DHS/FEMA's evaluation of the effectiveness of the proposed investments.

  Please note that there currently is not a "Domestic Violent Extremism" Investment Type option in the GRT. Instead applicants should select the "Standard" Investment Type and clearly name the IJ as "Domestic Violent Extremism Priority Area" to ensure it is appropriately accounted for during FEMA's administrative and effectiveness reviews.

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- **Emerging Threats IJ (5 percent)**
  The spread of rapidly evolving and innovative technology, equipment, techniques, and knowledge presents new and emerging dangers for homeland security in the years ahead. Terrorists, criminal actors, and foreign adversaries continue to utilize open source and other technologies to spread misinformation and sow discord in the United States. These actors also remain intent on acquiring WMD capabilities, and rogue nations and non-state actors are aggressively working to develop, acquire, and modernize WMDs that they could use against the Homeland. Meanwhile, biological and chemical materials and technologies with dual use capabilities are more accessible throughout the global market. Due to the proliferation of such information and technologies, rogue nations and non-state actors have more opportunities to develop, acquire, and use WMDs than ever before. Similarly, the proliferation of UASs, artificial intelligence, and biotechnology increase opportunities of threat actors to acquire and use these capabilities against the United States and its interests.

  Given the increased risk of these emerging threats, at least one investment must be in support of the urban area's efforts to address emerging threats. Additionally, the proposed investment must meet or exceed the FY 2021 national priority percentage for emerging threats and will also be subject to DHS/FEMA's evaluation of the effectiveness of the proposed investments. Additional resources and information regarding emerging threats are available through the Countering Weapons of Mass Destruction Office and the Cybersecurity and Infrastructure Security Agency.

VI. DEVELOPMENT OF FUSION CENTER PROJECTS: SHSP AND UASI

If applicable, each applicant must identify a fusion center project that will:

- Indicate alignment to a designated Fusion Center;
- Provide both a brief narrative description and funding itemization for the proposed project activities that directly support the designated fusion center; and
- The descriptive narrative and the financial itemization should align improvement or sustainment requests with fusion center activities as they relate to the Fusion Center Performance Measures found in the Preparedness Grants Manual.

Sample Fusion Center Funding Itemization

A sample project description and funding itemization are below. For the itemized projects, clearly identify the anticipated fusion center performance improvement or sustainment as a result of the proposed funding.

The X Fusion enhancement project will fund:

- *Salaries, benefits, and training for X number of Fusion Center intelligence analysts*
- *Travel costs associated with fusion center analyst training*
- *This project will directly sustain the Center's current capabilities and performance and directly aligns with performance measures 2021.XXX*
- *We anticipate seeing an improvement in the quality and quantity of analytic production and responses to requests for information as a direct result of the funding of this project*

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The funding itemization for a fusion center project should include the amount and percent of each relevant solution area. As an example:

Solution Area and Amount of Proposed Funding		***Percent of Proposed Funding***
Planning:	*$10,000*	*2%*
Organization:	*$200,000*	*48%*
Equipment:	*$200,000*	*48%*
Training:	*$10,000*	*2%*
Exercises:	*$0*	*0%*
Total:	*$420,000*	*100%*

VII. COMPLETING IJS IN THE GRANT REPORTING TOOL (GRT): SHSP AND UASI

In the Related Documents section of the Grants.gov posting, applicants can find the IJ template and instructions for collecting the required information for investments and projects. Additionally, applicants should utilize the Project Worksheet located in Grants.gov posting to assemble the information required for each project, which will facilitate the input of that information into the GRT.

Applicants must ensure the appropriate National Priority Area "Investment Type" (*Overview Tab – Investment Information Section)* is selected for the corresponding National Priority Area (Cybersecurity, Soft Targets/Crowded Places, Information and Intelligence Sharing and Cooperation, and Emerging Threats). **Important note: there currently is not a "Domestic Violent Extremism" Investment Type option. Applicants should instead select the "Standard" Investment Type and clearly name the IJ as "Domestic Violent Extremism Priority Area" to ensure it is appropriately accounted for during FEMA's administrative and effectiveness reviews.** All non-National Priority Area IJs should have the "Standard" Investment Type option selected.

VIII. DEVELOPMENT OF CONCEPT OF OPERATIONS FOR OPSG

As part of the FY 2021 OPSG application process, each eligible local unit of government at the county or federally recognized tribal government level must develop a strategic plan called a Concept of Operations (CONOP)/Application, which is a formal proposal of action to address a specific situation and forms the basis for Operations Orders, in coordination with state and federal law enforcement agencies, to include, but not limited to CBP/USBP. CONOPs that are developed at the county level should be inclusive of city, county, tribal, and other local law enforcement agencies that are eligible to participate in OPSG operational activities, and the CONOP/Application should describe participating agencies in the Executive Summary.

CONOP/Application details should include the names of the agencies, points of contact, and individual funding requests. All CONOPs/Applications must be developed in collaboration with the local USBP sector office, the SAA, and the local unit of government. Requests for funding in CONOPs/Applications must be based on risks and the operational enforcement support requirements of its corresponding USBP Sector, as well as the national priorities identified below. USBP Sector offices will forward the CONOPs to USBP Headquarters for

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vetting and coordination. Applicants will forward corresponding OPSG Applications to the SAA for submission to FEMA. USBP Headquarters will reconcile all submitted CONOPs with the OPSG Applications. FEMA will review and evaluate all CONOPs and OPSG Applications and funding will be allocated based on the review and selection criteria identified in this NOFO.

OPSG Applicants will be required to clearly articulate and identify how the CONOPs will address the national priorities identified below.

- **Information and Intelligence Sharing and Cooperation**
  Effective border security operations rely on access to, analysis of, and the timely sharing of open source, unclassified, and classified information, suspicious activity reports, tips/leads, and actionable intelligence on indicators and behaviors to accurately identify, assess, and mitigate a wide array of threats against the United States, including terrorism, threats to life, targeted violence, and other threats within the DHS mission space. Accordingly, DHS works diligently to enhance intelligence collection, integration, analysis, and information sharing capabilities to ensure partners, stakeholders, and senior leaders receive actionable intelligence and information necessary to inform their decisions and operations. One critical, statutorily required mission of DHS is to deliver intelligence and information to federal, state, local, and tribal governments and private sector partners. Cooperation and information sharing among state, federal, and local partners across all areas of the homeland security enterprise, including both international and domestic terrorism, cybersecurity, transnational organized crime, economic security, border security, immigration enforcement, and other areas is critical to homeland security operations and the prevention of, preparation for, protection against, and responding to acts of terrorism, and other threats to life and criminal acts of targeted violence.

  Given the importance of information sharing and collaboration to effective homeland security solutions, the CONOP must support the recipient's efforts to enhance information sharing and cooperation with DHS and other federal agencies. Applicants must justify persuasively how they will contribute to the information sharing and collaboration purposes of the OPSG program and a culture of national preparedness. Additional resources and information regarding collaboration and information sharing are available through the Department's Office of Intelligence and Analysis.

- **Emerging Threats**
  The spread of rapidly evolving and innovative technology, equipment, techniques, and knowledge presents new and emerging dangers for homeland security in the years ahead. Terrorists, criminal actors, and foreign adversaries continue to utilize open source and other technologies to spread misinformation and sow discord in the United States. These actors also remain intent on remain intent on acquiring WMD capabilities, and rogue nations and non-state actors are aggressively working to develop, acquire, and modernize WMDs that they could use against the Homeland. Meanwhile, biological and chemical materials and technologies with dual use capabilities are more accessible throughout the global market. Due to the proliferation of such information and technologies, rogue nations and non-state actors have more opportunities to develop, acquire, and use WMDs

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than ever before. Similarly, the proliferation of UASs, artificial intelligence, and biotechnology increase opportunities of threat actors to acquire and use these capabilities against the United States and its interests.

Given the increased risk of these emerging threats, the CONOP must be in support of the recipient's efforts to address emerging threats. Additional resources and information regarding emerging threats are available through the Countering Weapons of Mass Destruction Office and the Cybersecurity and Infrastructure Security Agency.

IX. Detailed Budget

Applicants must provide budget summary worksheets for all funds requested at the time of application. The budget summary worksheets must be complete, reasonable, and cost-effective in relation to the proposed project and should provide the basis of computation of all project-related costs (including management and administrative costs) and any appropriate narrative. FEMA must be able to thoroughly evaluate the projects being submitted based on the information provided. FEMA must be able to determine how much funding is being passed through to subrecipients for each sub-program (UASI, SHSP, OPSG). Consequently, applicants must provide an appropriate level of detail within the budget summary worksheets to clarify what will be purchased and spent. Sample budget summary worksheets are available on the grants.gov posting for the HSGP in the Related Documents tab and may be used as a guide to assist applicants in the preparation of budgets and budget narratives.

11. Other Submission Requirements

Emergency Communications Investments

If an entity uses HSGP funding to support emergency communications investments, the applicant must describe in the investment how proposed communications investments align to needs identified in their SCIP. Effective project alignment will require advance coordination with the SWIC and consultation with governing bodies such as the SIGB or Statewide Interoperability Executive Committee (SIEC), as they serve as the primary steering group for the statewide interoperability strategy. Additionally, recipients should consult subject matter experts serving on governance bodies, such as broadband experts, chief information officers, representatives from utilities, or legal and financial experts, when developing proposals.

12. Intergovernmental Review

An intergovernmental review may be required. Applicants must contact their state's Single Point of Contact (SPOC) to comply with the state's process under Executive Order 12372 (See https://www.archives.gov/federal-register/codification/executive-order/12372.html; https://www.whitehouse.gov/wp-content/uploads/2020/04/SPOC-4-13-20.pdf).

13. Funding Restrictions and Allowable Costs

All costs charged to awards covered by this NOFO must comply with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements at 2 C.F.R. Part 200, unless otherwise indicated in the NOFO, the terms and conditions of the award, or the Preparedness Grants Manual. This includes, among other requirements, that costs must be

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incurred, and products and services must be delivered, within the period of performance of the award. *See* 2 C.F.R. § 200.403(h) (referring to budget periods, which for FEMA awards under this program is the same as the period of performance).

Federal funds made available through this award may be used for the purpose set forth in this NOFO, the Preparedness Grants Manual, and the terms and conditions of the award and must be consistent with the statutory authority for the award. Award funds may not be used for matching funds for any other federal awards, lobbying, or intervention in federal regulatory or adjudicatory proceedings. In addition, federal funds may not be used to sue the Federal Government or any other government entity. See the Preparedness Grants Manual for more information on funding restrictions and allowable costs.

a. ***Prohibitions on Expending FEMA Award Funds for Covered Telecommunications Equipment or Services***

Recipients and subrecipients of FEMA federal financial assistance are subject to the prohibitions described in section 889 of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (FY 2019 NDAA), Pub. L. No. 115-232 (2018) and 2 C.F.R. §§ 200.216, 200.326, 200.471, and Appendix II to 2 C.F.R. Part 200. Beginning August 13, 2020, the statute – as it applies to FEMA recipients, subrecipients, and their contractors and subcontractors – prohibits obligating or expending federal award funds on certain telecommunications and video surveillance products and contracting with certain entities for national security reasons.

Additional guidance is available in FEMA Policy #405-143-1 Prohibitions on Expending FEMA Award Funds for Covered Telecommunications Equipment or Services (Interim).

Effective August 13, 2020, FEMA recipients and subrecipients **may not** use any FEMA funds under open or new awards to:

(1) Procure or obtain any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology of any system;

(2) Enter into, extend, or renew a contract to procure or obtain any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology of any system; or

(3) Enter into, extend, or renew contracts with entities that use covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system.

I. REPLACEMENT EQUIPMENT AND SERVICES

FEMA grant funding may be permitted to procure replacement equipment and services impacted by this prohibition, provided the costs are otherwise consistent with the requirements of the NOFO and the Preparedness Grants Manual.

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II. DEFINITIONS

Per section 889(f)(2)-(3) of the FY 2019 NDAA and 2 C.F.R. § 200.216, covered telecommunications equipment or services means:

i. Telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation, (or any subsidiary or affiliate of such entities);
ii. For the purpose of public safety, security of Government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities);
iii. Telecommunications or video surveillance services provided by such entities or using such equipment; or
iv. Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the People's Republic of China.

Examples of the types of products covered by this prohibition include phones, internet, video surveillance, and cloud servers when produced, provided, or used by the entities listed in the definition of "covered telecommunications equipment or services." *See* 2 C.F.R. § 200.471.

b. *Pre-Award Costs*

Pre-award costs are allowable only with the prior written approval of DHS/FEMA and as included in the award agreement. To request pre-award costs, a written request must be included with the application, signed by the AOR of the entity. The letter must outline what the pre-award costs are for, including a detailed budget break-out of pre-award costs from the post-award costs, and a justification for approval.

c. *Management and Administration (M&A) Costs*

Management and administration (M&A) activities are those directly relating to the management and administration of HSGP funds, such as financial management and monitoring. A maximum of up to five percent of HSGP funds awarded may be retained by the state, and any funds retained are to be used solely for M&A purposes associated with the HSGP award. Subrecipients may also retain a maximum of up to five percent of the funding passed through by the state solely for M&A purposes associated with the HSGP award.

Recipients or subrecipients may apply or credit M&A funding toward the recipient's requirement to allocate funding toward the five National Priority Areas. For example, if a recipient spends $5,000 to manage or administer its funding dedicated toward its enhancing cybersecurity investment, the recipient may credit that funding toward its requirement to allocate at least 7.5 percent of its award to the enhancing cybersecurity National Priority Area.

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A state's HSGP funds for M&A calculation purposes includes the total of its SHSP, UASI, and OPSG awards. While the SAA may retain up to five percent of this total for M&A, the state must still ensure that all subrecipient award amounts meet the mandatory minimum pass-through requirements that are applicable to each HSGP program. To meet this requirement, the percentage of SHSP and UASI funds passed through to local or tribal jurisdictions must be based on the state's total HSGP award prior to withholding any M&A.

In retaining these funds, states may retain a maximum of 2.5 percent of the OPSG allocation, which must be withheld from the pass-through to each subrecipient county or tribe in an equal percentage. The SAA may also retain additional funding from its SHSP award to manage and administer the OPSG award, but that additional amount is also capped at an amount equal to 2.5 percent of the OPSG award. Examples applying this principle:

SAA 1:
SHSP: $1,000,000 OPSG: $2,500,000 UASI: $2,500,000
M&A Maximum: $300,000 (5 percent of $6,000,000)
Maximum M&A for SHSP = $50,000
Maximum M&A for OPSG = $125,000. Of that amount, $62,500 (2.5 percent) may be retained from the OPSG allocation, and the other $62,500 would come from the SHSP allocation. Any amount used to manage and administer OPSG that is charged to SHSP may be above and beyond the $50,000 available to manage the SHSP allocation.
Maximum M&A for UASI = $125,000

SAA 2:
SHSP: $3,500,000 OPSG: $1,000,000
M&A Maximum: $225,000 (5 percent of $4,500,000)
Maximum M&A for SHSP = $175,000
Maximum M&A for OPSG = $50,000. Of that amount, $25,000 (2.5 percent) may be retained from the OPSG allocation, and the other $25,000 would come from the SHSP allocation. Any amount used to manage and administer OPSG that is charged to SHSP may be above and beyond the $175,000 available to manage the SHSP allocation.

HSGP recipients are also reminded that any M&A charged to a recipient's or subrecipient's UASI funding must be directly allocable to administration of the UASI grant program and cannot be used to cover M&A costs that are directly allocable to SHSP or OPSG funding. Similarly, any M&A charged to a recipient's or subrecipient's SHSP or OPSG funding cannot be used to cover M&A costs directly allocable to UASI funding.

Additionally, if a state/territory receives Nonprofit Security Grant Program (NSGP) funding, it may use SHSP M&A funding to cover M&A costs related to the management of NSGP-State awards, and UASI M&A funding to cover M&A costs related to the management of NSGP-Urban Area awards.

Please note, IB 365: Management and Administration Costs in the Homeland Security Grant Program and DHS/FEMA Policy 207-087-1 **do not apply to awards made in FY 2021 under this NOFO**. Please also reference IB 416 for additional clarification on OPSG M&A,

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but to the extent that there is any conflict between IB 416 and this NOFO, the requirements of this NOFO will apply to FY 2021 awards made under this NOFO.

d. ***Indirect Facilities & Administrative (F&A) Costs***

Indirect costs are allowable under this program as described in 2 C.F.R. Part 200, including 2 C.F.R. § 200.414. Applicants with a current negotiated indirect cost rate agreement that desire to charge indirect costs to an award must provide a copy of their negotiated indirect cost rate agreement at the time of application. Not all applicants are required to have a current negotiated indirect cost rate agreement. Applicants that are not required by 2 C.F.R. Part 200 to have a negotiated indirect cost rate agreement but are required by 2 C.F.R. Part 200 to develop an indirect cost rate proposal must provide a copy of their proposal at the time of application. Applicants who do not have a current negotiated indirect cost rate agreement (including a provisional rate) and wish to charge the de minimis rate must reach out to the FEMA Grants Management Specialist for further instructions. Applicants who wish to use a cost allocation plan in lieu of an indirect cost rate must also reach out to the FEMA Grants Management Specialist for further instructions. Post-award requests to charge indirect costs will be considered on a case-by-case basis and based upon the submission of an agreement or proposal as discussed above or based upon on the de minimis rate or cost allocation plan, as applicable.

f. ***Funds Transfer Restriction***

The recipient is prohibited from transferring funds between programs (includes SHSP, UASI, and OPSG). Recipients can submit an investment/project where funds come from multiple funding sources (e.g., SHSP and UASI), however, recipients are not allowed to divert funding from one program to another due to the risk-based funding allocations, which were made at the discretion of DHS/FEMA.

e. ***Other Direct Costs***

I. **PLANNING**

Planning costs are allowed under this program. Please see the Preparedness Grants Manual for more information.

II. **ORGANIZATION**

Organization costs are allowed under this program. Please see the Preparedness Grants Manual for more information.

III. **EQUIPMENT**

Equipment costs are allowed under this program. Please see the Preparedness Grants Manual for more information.

- **General Purpose Equipment**

HSGP allows expenditures on general purpose equipment if it aligns to and supports one or more core capabilities identified in the Goal and has a nexus to terrorism preparedness. General purpose equipment, like all equipment funded under the HSGP, must be sharable

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through the EMAC[2] and allowable under 6 U.S.C. § 609, and any other applicable provision of the *Homeland Security Act of 2002*, as amended. Examples of such general-purpose equipment may include:

- Law enforcement vehicles;
- Emergency medical services (EMS) equipment and vehicles;
- Fire service equipment and vehicles, to include hose, pump accessories, and foam concentrate for specialized CBRNE response;
- Interoperability of data systems, such as computer aided dispatch (CAD) and record management systems (RMS); and
- Office equipment for staff[3] engaged in homeland security program activity.

- **Controlled Equipment**
  For decades, the federal government has provided equipment to state, local, and tribal law enforcement agencies (LEAs) through federal grants. Some federal grant programs have assisted LEAs as they carry out their critical missions to keep the American people safe. The equipment acquired by LEAs through these programs includes administrative equipment, such as office furniture and computers. Some federal grant programs also may include military and military-styled equipment, firearms, and tactical vehicles provided by the federal government, including property covered under 22 C.F.R. Part 121 and 15 C.F.R. Part 774 (collectively, "controlled equipment").

  However, not all equipment that is considered controlled equipment is allowable under the HSGP. As discussed further below, there are certain "prohibited equipment" that are not allowable under HSGP. And for the procurement of certain controlled equipment that is allowable under the HSGP, there are additional submission requirements and reviews that must be met before DHS/FEMA will permit funding to be used for this purpose.

  DHS/FEMA will continue to collaborate with federal agency partners to ensure that there is a consistent and reasonable approach to the restrictions placed on controlled equipment expenditures while continuing to support these investments when there is a justifiable need. Further, DHS/FEMA will continue to maintain an awareness of the evolving policy developments related to controlled equipment expenditures and keep grant recipients up to date on future developments.

  Grant funds under this program may not be used for the purchase of equipment not approved by DHS/FEMA. The purchase of weapons and weapons accessories, including ammunition, is not allowed with HSGP funds. Grant funds under this program must also comply with IB 426 and may not be used for the purchase of the following equipment: 1) firearms; 2)

[2] Except for American Samoa and the Commonwealth of the Northern Mariana Islands, which are not required to belong to EMAC at this time.
[3] This applies to all homeland security personnel and is not limited to M&A staff, and costs are to be captured outside the cap on M&A costs

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ammunition; 3) grenade launchers; 4) bayonets; or 5) weaponized aircraft, vessels, or vehicles of any kind with weapons installed.

IV. TRAINING

Training costs are allowed under this program. Please see the Preparedness Grants Manual for more information.

V. EXERCISES

Exercise costs are allowed under this program. Please see the Preparedness Grants Manual for more information.

VI. PERSONNEL

Personnel hiring, overtime, and backfill expenses are permitted under this grant to perform allowable HSGP planning, organization, training, exercise, and equipment activities. Under OPSG, overtime costs are allowable only in so far as they meet the intent of the program. All recipients and subrecipients of HSGP funds, including SHSP, UASI, and OPSG allocations, may not use more than 50 percent of their awards to pay for personnel activities unless a waiver is approved by FEMA. For more information on the 50 percent personnel cap, please see FEMA IB 421b, Clarification on the *Personnel Reimbursement for Intelligence Cooperation and Enhancement of Homeland Security Act of 2008* (Public Law 110-412) – the PRICE Act. Please see the Preparedness Grants Manual for more information.

VII. OPERATIONAL OVERTIME

Operational overtime costs are allowed under this program. Prior to use of funds for operational overtime, recipients must receive approval from DHS/FEMA. Operational overtime costs are also subject to the 50 percent personnel cap. Please see the Preparedness Grants Manual for more information.

VIII. TRAVEL

Domestic travel costs are allowed under this program, as provided for in this NOFO and in the Preparedness Grants Manual. International travel is not an allowable cost under this program unless approved in advance by DHS/FEMA.

IX. CONSTRUCTION AND RENOVATION

Construction and renovation costs to achieve capability targets related to preventing, preparing for, protecting against, or responding to acts of terrorism are allowed under this program. For construction and renovation costs to be allowed, they must be specifically approved by DHS/FEMA in writing prior to the use of any program funds. Applicants must use the Environmental Planning and Historical Preservation (EHP) approval process. Limits on the total amount of grant funding that may be used for construction or renovation may apply. Additionally, recipients are required to submit SF-424C and SF-424D. Please see the Preparedness Grants Manual for more information.

X. MAINTENANCE AND SUSTAINMENT

Maintenance- and sustainment-related costs, such as maintenance contracts, warranties, repair or replacement costs, upgrades, and user fees, are allowable. Please see the

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Preparedness Grants Manual for more information.

XI. CRITICAL EMERGENCY SUPPLIES

Critical emergency supplies are allowed under this program. Please see the Preparedness Grants Manual for more information.

XII. SECURE IDENTIFICATION

Secure Identification costs are allowed under this program. Please see the Preparedness Grants Manual for more information.

Allowable Cost Matrix

The following matrix provides allowable cost activities that fall under each of the cost categories noted above. Recipients and subrecipients must follow all applicable requirements in 2 C.F.R. Part 200 *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*. HSGP funds may be used to cover the costs for evaluating the impact of these grants on the state or urban area's core capabilities and capability gaps. This list is not exhaustive, therefore, if there are any questions regarding allowable costs, please contact the appropriate HQ FEMA Preparedness Officer. For additional information on allowable costs, see the Preparedness Grants Manual.

Allowable Program Activities	SHSP	UASI	OPSG
Allowable Planning Costs			
Developing hazard/threat-specific annexes	Y	Y	N
Developing and implementing homeland security support programs and adopting ongoing DHS/FEMA national initiatives	Y	Y	N
Developing related terrorism and other catastrophic event prevention activities	Y	Y	N
Developing and enhancing plans and protocols	Y	Y	N
Developing or conducting assessments	Y	Y	N
Hiring of full- or part-time staff or contract/consultants to assist with planning activities	Y	Y	N
Materials required to conduct planning activities	Y	Y	N
Travel/per diem related to planning activities	Y	Y	Y
Overtime and backfill costs (in accordance with operational Cost Guidance)	Y	Y	Y
Issuance of Western Hemisphere Travel Initiative-compliant Tribal identification cards	Y	N	N
Activities to achieve planning inclusive of people with disabilities and others with access and functional needs and limited English proficiency.	Y	Y	N
Coordination with Citizen Corps Councils for public information/education and development of volunteer programs	Y	Y	N
Update governance structures and processes and plans for emergency communications	Y	Y	N
Development, and review and revision of continuity of operations plans	Y	Y	N
Development, and review and revision of the THIRA/SPR continuity of operations plans	Y	Y	N
Allowable Organizational Activities **Note:** Personnel hiring, overtime, and backfill expenses are permitted under this grant only to the extent that such expenses are for the allowable activities within the scope of the grant.			
Program management	Y	Y	N
Development of whole community partnerships	Y	Y	N
Structures and mechanisms for information sharing between the public and private sector	Y	Y	N

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Allowable Program Activities	SHSP	UASI	OPSG
Implementing models, programs, and workforce enhancement initiatives	Y	Y	N
Tools, resources, and activities that facilitate shared situational awareness between the public and private sectors	Y	Y	N
Operational support	Y	Y	N
Utilization of standardized resource management concepts	Y	Y	N
Responding to an increase in the threat level under the National Terrorism Advisory System (NTAS), or needs in resulting from a National Special Security Event	Y	Y	N
Reimbursement for select operational expenses associated with increased security measures at critical infrastructure sites incurred (up to 50 percent of the allocation)	Y	Y	Y
Overtime for information, investigative, and intelligence sharing activities (up to 50 percent of the allocation)	Y	Y	Y
Hiring of new staff positions/contractors/consultants for participation in information/intelligence analysis and sharing groups or fusion center activities (up to 50 percent of the allocation).	Y	Y	Y
Cost of migrating online services to the ".gov" domain	Y	Y	N
Allowable Equipment Categories			
Personal Protective Equipment	Y	Y	Y
Allowable Equipment Categories			
Explosive Device Mitigation and Remediation Equipment	Y	Y	N
CBRNE Operational Search and Rescue Equipment	Y	Y	N
Information Technology	Y	Y	Y
Cybersecurity Enhancement Equipment	Y	Y	N
Interoperable Communications Equipment	Y	Y	Y
Detection	Y	Y	Y
Decontamination	Y	Y	N
Medical countermeasures	Y	Y	Y
Power (e.g., generators, batteries, power cells)	Y	Y	Y
CBRNE Reference Materials	Y	Y	N
CBRNE Incident Response Vehicles	Y	Y	N
Terrorism Incident Prevention Equipment	Y	Y	Y
Physical Security Enhancement Equipment	Y	Y	Y
Inspection and Screening Systems	Y	Y	Y
Animal Care and Foreign Animal Disease	Y	Y	N
CBRNE Prevention and Response Watercraft	Y	Y	N
CBRNE Prevention and Response Unmanned Aircraft	Y	Y	N
CBRNE Aviation Equipment	Y	Y	N
CBRNE Logistical Support Equipment	Y	Y	N
Intervention Equipment (e.g., tactical entry, crime scene processing)	Y	Y	Y
Critical emergency supplies	Y	Y	N
Vehicle acquisition, lease, and rental	N	N	Y
Other Authorized Equipment	Y	Y	Y
Allowable Training Costs			
Overtime and backfill for emergency preparedness and response personnel attending DHS/FEMA-sponsored and approved training classes	Y	Y	N
Overtime and backfill expenses for part-time and volunteer emergency response personnel participating in DHS/FEMA training	Y	Y	N
Training workshops and conferences	Y	Y	Y
Activities to achieve training inclusive of people with disabilities and others with access and functional needs and limited English proficiency	Y	Y	N
Full- or part-time staff or contractors/consultants	Y	Y	Y
Travel	Y	Y	Y

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Allowable Program Activities	SHSP	UASI	OPSG
Supplies	Y	Y	N
Instructor certification/re-certification	Y	Y	N
Coordination with Citizen Corps Councils in conducting training exercises	Y	Y	N
Interoperable communications training	Y	Y	N
Activities to achieve planning inclusive of people with limited English proficiency	Y	Y	N
Immigration enforcement training	Y	Y	Y
Allowable Exercise Related Costs			
Design, Develop, Conduct, and Evaluate an Exercise	Y	Y	N
Full- or part-time staff or contractors/consultants	Y	Y	N
Overtime and backfill costs, including expenses for part-time and volunteer emergency response personnel participating in DHS/FEMA exercises	Y	Y	N
Implementation of HSEEP	Y	Y	N
Activities to achieve exercises inclusive of people with disabilities and others with access and functional needs	Y	Y	N
Travel	Y	Y	N
Supplies	Y	Y	N
Interoperable communications exercises	Y	Y	N
Allowable Exercise Related Costs			
Activities to achieve planning inclusive of people with limited English proficiency	Y	Y	N
Allowable M&A Costs			
Hiring of full- or part-time staff or contractors/consultants to assist with the management of the respective grant program, application requirements, and compliance with reporting and data collection requirements	Y	Y	Y
Development of operating plans for information collection and processing necessary to respond to DHS/FEMA data calls	Y	Y	Y
Overtime and backfill costs	Y	Y	Y
Travel	Y	Y	Y
Meeting related expenses	Y	Y	Y
Authorized office equipment	Y	Y	Y
Recurring expenses such as those associated with cell phones and faxes during the period of performance of the grant program	Y	Y	N
Leasing or renting of space for newly hired personnel during the period of performance of the grant program	Y	Y	N
LETPA Costs			
Integration and interoperability of systems and data, such as CAD and RMS, to facilitate the collection,	Y	Y	N
Maturation, enhancement, and sustainment of designated state and major Urban Area fusion centers	Y	Y	N
Coordination between fusion centers and other operational analytic, and investigative efforts	Y	Y	N
Implementation, maintenance, and sustainment of the Nationwide Suspicious Activity Reporting Initiative	Y	Y	N
Implementation of the "If You See Something, Say Something®" campaign	Y	Y	N
Increase physical security, through law enforcement personnel and other protective measures, by implementing preventive and protective measures at critical	Y	Y	N
Building and sustaining preventive radiological and nuclear detection capabilities	Y	Y	N

E. Application Review Information

1. Application Evaluation Criteria

a. *Programmatic Criteria*

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I. Risk Methodology

The risk methodology determines the relative risk of terrorism faced by a given area considering the potential risk of terrorism to people, critical infrastructure, and economic security. The analysis includes, but is not limited to, threats from violent domestic extremists, international terrorist groups, and individuals inspired by terrorists abroad. See the Preparedness Grants Manual for additional information on the risk methodology.

NOTE: The THIRA/SPR process is separate from the risk methodology and its results do not affect grant allocations.

The Risk Methodology is used to inform allocations under HSGP. For more information on the SHSP, UASI, and OPSG allocation processes, please see Section B.1 of this NOFO, "Available Funding for the NOFO."

II. Application Evaluation Criteria

FEMA will evaluate the FY 2021 HSGP applications for completeness, adherence to programmatic guidelines, and anticipated effectiveness of the proposed investments. FEMA's review will include verification that each IJ and project:

- Aligns with at least one core capability identified in the Goal;
- Demonstrates how investments support closing capability gaps or sustaining capabilities identified in the THIRA/SPR process; and
- Supports a NIMS-typed resource and whether those assets are deployable/shareable to support emergency or disaster operations per existing EMAC agreements.

In addition to the above, FEMA will evaluate whether proposed projects are: 1) both feasible and effective at reducing the risks for which the project was designed; and 2) able to be fully completed within the three-year period of performance. FEMA will use the information provided in the application and after the submission of the first BSIR to determine the feasibility and effectiveness of a grant project. To that end, IJs should include:

- An explanation of how the proposed project(s) will achieve objectives as identified in the SPR, including expected long-term impact where applicable, and which core capability gap(s) it helps to close and how;
- A summary of the status of planning and design efforts accomplished to date (e.g., included in a capital improvement plan); and
- A project schedule with clear milestones.

Recipients are expected to conform, as applicable, with accepted engineering practices, established codes, standards, modeling techniques, and best practices, and participate in the development of case studies demonstrating the effective use of grant funds, as requested.

FEMA will also review any submitted National Priority Area-aligned IJs and projects to ensure they meet the minimum spend requirement. Further information on how the National Priority Area IJs and projects will be reviewed for effectiveness is included in the Review and Selection Process section below.

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b. ***Financial Integrity Criteria***

Prior to making a federal award, FEMA is required by 31 U.S.C. § 3354, as amended by the Payment Integrity Information Act of 2019, Pub. L. No. 116-117 (2020); 41 U.S.C. § 2313; and 2 C.F.R. § 200.206 to review information available through any Office of Management and Budget (OMB)-designated repositories of governmentwide eligibility qualification or financial integrity information, including whether the applicant is suspended or debarred. FEMA may also pose additional questions to the applicant to aid in conducting the pre-award risk review. Therefore, application evaluation criteria may include the following risk-based considerations of the applicant:

i. Financial stability.
ii. Quality of management systems and ability to meet management standards.
iii. History of performance in managing federal award.
iv. Reports and findings from audits.
v. Ability to effectively implement statutory, regulatory, or other requirements.

c. ***Supplemental Financial Integrity Criteria and Review***

Prior to making a federal award where the anticipated total federal share will be greater than the simplified acquisition threshold, currently $250,000:

i. FEMA is required to review and consider any information about the applicant, including information on the applicant's immediate and highest-level owner, subsidiaries, and predecessors, if applicable, that is in the designated integrity and performance system accessible through the System for Award Management (SAM), which is currently the Federal Awardee Performance and Integrity Information System (FAPIIS).

ii. An applicant, at its option, may review information in FAPIIS and comment on any information about itself that a federal awarding agency previously entered.

iii. FEMA will consider any comments by the applicant, in addition to the other information in FAPIIS, in making a judgment about the applicant's integrity, business ethics, and record of performance under federal awards when completing the review of risk posed by applicants as described in 2 C.F.R. § 200.206.

2. Review and Selection Process

a. ***SHSP and UASI***

All proposed investments will undergo a federal review by DHS/FEMA to verify compliance with all administrative and eligibility criteria identified in the NOFO. The federal review will be conducted by FEMA HQ Preparedness Officers. FEMA HQ Preparedness Officers will use a checklist to verify compliance with all administrative and eligibility criteria identified in the NOFO. Recipients must be able to demonstrate how investments support closing capability gaps or sustaining capabilities identified in the THIRA/SPR process. IJs will be reviewed at both the investment and project level.

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Emergency communications investments will be jointly reviewed by FEMA and the DHS Office of Emergency Communications (OEC) to verify compliance with SAFECOM guidance. FEMA and OEC will coordinate directly with the recipient on any compliance concerns and will provide technical assistance as necessary to help ensure full compliance.

Additional Effectiveness Evaluation Criteria for the National Priority Areas

FEMA will evaluate the FY 2021 HSGP IJs and projects submitted in support of the National Priority Areas for anticipated effectiveness. FEMA's review will include verification that each IJ or project meets the National Priority Area required spend percentages.

Cybersecurity investments will be reviewed by DHS/FEMA, CISA, and other DHS components as appropriate, for compliance with purposes and requirements of the priority investment area. Proposed investments will be reviewed for effectiveness using the criteria set forth in this NOFO.

Soft Targets/Crowded Places investments will be reviewed by DHS/FEMA, CISA, and other DHS components as appropriate, for compliance with purposes and requirements of the priority investment area. Proposed investments will be reviewed for effectiveness using the criteria set forth in this NOFO.

Information Sharing and Cooperation Investments will be reviewed by DHS/FEMA, DHS Office of Intelligence and Analysis, and other DHS components as appropriate, for compliance with purposes and requirements of the priority investment area. Proposed investments will be reviewed for effectiveness using the criteria set forth in this NOFO.

For additional information on Fusion Center requirements, please see the Preparedness Grants Manual.

Domestic violent extremism investments will be reviewed by DHS/FEMA, DHS Office of Intelligence and Analysis, and other DHS components as appropriate, for compliance with purposes and requirements of the priority investment area. Proposed investments will be reviewed for effectiveness using the scoring criteria set forth in this NOFO.

Emerging threats investments will be reviewed by DHS/FEMA, DHS Countering Weapons of Mass Destruction Office, and other DHS components as appropriate, for compliance with purposes and requirements of the priority investment area. Proposed investments will be reviewed for effectiveness using the criteria set forth in this NOFO.

FEMA will determine whether the proposed approach is clear, logical, and reasonable to address the priority areas of interest and contribute to a culture of national preparedness. This part considers factors such as the objectives and strategies proposed to address the priority area, how the objectives and strategies overcome legal, political, or practical obstacles to reduce overall risk, the process and criteria to select additional relevant projects, and the approach to monitor awards to satisfy the funding percentage allocations.

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For applicants that elect to submit IJs and project-level details for the National Priority Areas at the time of application, effectiveness will be evaluated prior to award. If the projects are found to not sufficiently align with the National Priority Area(s), applicants may have funds placed on hold (up to 30 percent) until the projects are revised to satisfactorily address the National Priority Areas.

For applicants that elect to submit IJs and project-level details for the National Priority Areas as part of the December 2021 BSIR, they will have funds placed on hold in the amount of 30 percent (the sum of all National Priority Area). The hold will be released only after their December 2021 BSIR submission has been reviewed, and projects related to the National Priority Areas deemed in alignment by DHS/FEMA.

SAAs are still required to meet pass-through requirements even if funds are on hold related to the National Priority Areas.

To that end, IJs should include:

- How the proposed investment addresses the National Priority Area;
- An explanation of how the proposed projects were selected and will achieve objectives and strategies to build or sustain the core capability gaps identified in the SPR, including expected long-term impact where applicable;
- A summary of laws, policies and practices that can be enhanced, eliminated, or otherwise changed in order to achieve the goals of the project and foster a culture of national preparedness; and
- A summary of the collaboration efforts to prevent, prepare for, protect against, and respond to acts of terrorism as well as anticipated outcomes of the project.

For FY 2021 SHSP and UASI investments and projects related to the National Priority Areas, effectiveness will be evaluated based on the following five factors:

- Investment Strategy (30%): Proposals will be evaluated based on the quality and extent to which applicants describe an effective strategy that demonstrates that proposed projects support the program objective of preventing, preparing for, protecting against, and responding to acts of terrorism, to meet its target capabilities, and otherwise reduce the overall risk to the high-risk urban area, the state, or the Nation.
- Budget (10%): Proposals will be evaluated based on the extent to which applicants describe a budget plan for each investment demonstrating how the applicant will maximize cost effectiveness of grant expenditures.
- Impact/Outcomes (30%): Proposals will be evaluated on how this investment helps the jurisdiction close capability gaps identified in its SPR and addresses the relevant National Priority Area outlined in this NOFO. Further, proposals will be evaluated on their identification and estimated improvement of core capability(ies), the associated standardized target(s) that align with their proposed investment, and the ways in which the applicant will measure and/or evaluate improvement.

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- Collaboration (30%): Proposals will be evaluated based on the degree to which the proposal adequately details how the recipient will use investments and other means to overcome existing logistical, technological, legal, policy, and other impediments to collaborating, networking, sharing information, cooperating, and fostering a culture of national preparedness with federal, state, tribal, and local governments, as well as other regional and nonprofit partners. Collaboration should improve efforts to prevent, prepare for, protect against, and respond to acts of terrorism, to meet target capabilities, support the national security mission of DHS and other federal agencies, and to otherwise reduce the overall risk to the high-risk urban area, the state, or the Nation. In evaluating applicants under this factor FEMA will consider the information provided by the applicant and may also consider relevant information from other sources.
- Past Performance (additional consideration): Proposals will be evaluated based on the applicants demonstrated capability to execute the proposed investments. In evaluating applicants under this factor FEMA will consider the information provided by the applicant and may also consider relevant information from other sources.

b. *OPSG*

Applications will be reviewed by the SAA and USBP Sector Headquarters for completeness and adherence to programmatic guidelines and evaluated for anticipated feasibility, need, and impact of the Operations Orders. For more information on Operations Orders and other requirements of OPSG, see the Preparedness Grants Manual.

DHS/FEMA will verify compliance with all administrative and eligibility criteria identified in the NOFO and required submission of Operations Orders and Inventory of Operations Orders by the established due dates. DHS/FEMA and USBP will use the results of both the risk analysis and the federal review by DHS/FEMA to make recommendations for funding to the Secretary of Homeland Security.

FY 2021 OPSG funds will be allocated competitively based on risk-based prioritization using the OPSG Risk Assessment described above. Final funding allocations are determined by the Secretary of Homeland Security, who may consider information and input from various law enforcement offices or subject-matter experts within the Department. Factors considered include, but are not limited to threat, vulnerability, miles of the border, and other border-specific law enforcement intelligence, as well as the feasibility of FY 2021 Operations Orders to designated localities within border states and territories.

F. Federal Award Administration Information

1. Notice of Award

Before accepting the award, the AOR and recipient should carefully read the award package. The award package includes instructions on administering the grant award and the terms and conditions associated with responsibilities under federal awards. **Recipients must accept all conditions in this NOFO and the Preparedness Grants Manual as well as any specific terms and conditions in the Notice of Award to receive an award under this program.**

See the Preparedness Grants Manual for information on Notice of Award.

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2. Pass-Through Requirements

Awards made to the SAA for HSGP carry additional pass-through requirements. Pass-through is defined as an obligation on the part of the SAA to make funds available to local units of government, combinations of local units, tribal governments, or other specific groups or organizations. Four requirements must be met to pass-through grant funds:

- The SAA must make a firm written commitment to passing through grant funds to subrecipients;
- The SAA's commitment must be unconditional (i.e., no contingencies for the availability of SAA funds);
- There must be documentary evidence (i.e., award document, terms, and conditions) of the commitment; and
- The award terms must be communicated to the subrecipient.

Timing and Amount

The SAA must pass-through at least 80 percent of the funds awarded under the SHSP and UASI to local or tribal units of government within 45 calendar days of receipt of the funds. "Receipt of the funds" occurs either when the SAA accepts the award or 15 calendar days after the SAA receives notice of the award, whichever is earlier.

SAAs are sent notification of HSGP awards via the GPD's ND Grants system. If an SAA accepts its award within 15 calendar days of receiving notice of the award in the ND Grants system, the 45-calendar days pass-through period will start on the date the SAA accepted the award. Should an SAA not accept the HSGP award within 15 calendar days of receiving notice of the award in the ND Grants system, the 45-calendar days pass-through period will begin 15 calendar days after the award notification is sent to the SAA via the ND Grants system.

It is important to note that the period of performance start date does not directly affect the start of the 45-calendar days pass-through period. For example, an SAA may receive notice of the HSGP award on September 20, 2021, while the period of performance dates for that award are October 1, 2021, through September 30, 2024. In this example, the 45-day pass-through period will begin on the date the SAA accepts the HSGP award or October 5, 2021 (15 calendar days after the SAA was notified of the award), whichever date occurs first. The period of performance start date of October 1, 2021 would not affect the timing of meeting the 45-calendar day pass-through requirement.

Other SHSP and UASI Pass-Through Requirements

The signatory authority of the SAA must certify in writing to DHS/FEMA that pass-through requirements have been met. A letter of intent (or equivalent) to distribute funds is not considered sufficient. The pass-through requirement does not apply to SHSP awards made to the District of Columbia, Guam, American Samoa, the U.S. Virgin Islands, or the Commonwealth of the Northern Mariana Islands. The Commonwealth of Puerto Rico is required to comply with the pass-through requirement, and its SAA must also obligate at least 80 percent of the funds to local units of government within 45 calendar days of receipt of the funds.

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Under SHSP, the SAA may retain more than 20 percent of funding for expenditures made by the state on behalf of the local unit(s) of government. This may occur only with the written consent of the local unit of government, specifying the amount of funds to be retained and the intended use of funds. States shall review their written consent agreements yearly and ensure that they are still valid. If a written consent agreement is already in place from previous fiscal years, DHS/FEMA will continue to recognize it for FY 2021, unless the written consent review indicates the local government is no longer in agreement. If modifications to the existing agreement are necessary, the SAA should contact their assigned FEMA HQ Preparedness Officer.

Additional OPSG Requirements

The recipient is prohibited from obligating or expending funds provided through this award until each unique and specific county-level or equivalent Operational Order/Fragmentary Operations Order budget has been reviewed and approved through an official electronic mail notice issued by DHS/FEMA removing this special programmatic condition.

3. Administrative and National Policy Requirements

In addition to the requirements of in this section and in this NOFO, FEMA may place specific terms and conditions on individual awards in accordance with 2 C.F.R. Part 200.

In addition to the information regarding DHS Standard Terms and Conditions and Ensuring the Protection of Civil Rights, see the Preparedness Grants Manual for additional information on administrative and national policy requirements, including the following:

- EHP Compliance
- FirstNet
- NIMS Implementation
- SAFECOM

a. *DHS Standard Terms and Conditions*

All successful applicants for DHS grant and cooperative agreements are required to comply with DHS Standard Terms and Conditions, which are available online at DHS Standard Terms and Conditions.

The applicable DHS Standard Terms and Conditions will be those in effect at the time the award was made. What terms and conditions will apply for the award will be clearly stated in the award package at the time of award.

b. *Ensuring the Protection of Civil Rights*

As the Nation works towards achieving the National Preparedness Goal, it is important to continue to protect the civil rights of individuals. Recipients and subrecipients must carry out their programs and activities, including those related to the building, sustainment, and delivery of core capabilities, in a manner that respects and ensures the protection of civil rights for protected populations.

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Federal civil rights statutes, such as Section 504 of the Rehabilitation Act of 1973 and Title VI of the Civil Rights Act of 1964, along with FEMA regulations, prohibit discrimination on the basis of race, color, national origin, sex, religion, age, disability, limited English proficiency, or economic status in connection with programs and activities receiving federal financial assistance from FEMA.

The DHS Standard Terms and Conditions include a fuller list of the civil rights provisions that apply to recipients. These terms and conditions can be found in the DHS Standard Terms and Conditions. Additional information on civil rights provisions is available at https://www.fema.gov/about/offices/equal-rights.

Monitoring and oversight requirements in connection with recipient compliance with federal civil rights laws are also authorized pursuant to 44 C.F.R. Part 7.

c. ***EHP Compliance***

As a federal agency, FEMA is required to consider the effects of its actions on the environment and historic properties to ensure that all activities and programs funded by FEMA, including grant-funded projects, comply with federal EHP laws, Executive Orders, regulations, and policies, as applicable.

Recipients and subrecipients proposing projects that have the potential to impact the environment, including, but not limited to, the construction of communication towers, modification or renovation of existing buildings, structures, and facilities, or new construction including replacement of facilities, must participate in the FEMA EHP review process. The EHP review process involves the submission of a detailed project description along with any supporting documentation requested by FEMA in order to determine whether the proposed project has the potential to impact environmental resources or historic properties.

In some cases, FEMA is also required to consult with other regulatory agencies and the public in order to complete the review process. Federal law requires EHP review to be completed before federal funds are released to carry out proposed projects. FEMA may not be able to fund projects that are not incompliance with applicable EHP laws, Executive Orders, regulations, and policies.

DHS and FEMA EHP policy is found in directives and instructions available on the FEMA.gov EHP page, the FEMA website page that includes documents regarding EHP responsibilities and program requirements, including implementation of the National Environmental Policy Act and other EHP regulations and Executive Orders.

The GPD EHP screening form is located at https://www.fema.gov/media-library/assets/documents/90195. Additionally, all recipients under this funding opportunity are required to comply with the FEMA GPD EHP Policy Guidance, FEMA Policy #108-023-1, available at https://www.fema.gov/media-library/assets/documents/85376.

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d. ***NIMS Implementation***

In expending funds under this program, recipients that are state, local, tribal, or territorial governments must ensure and maintain adoption and implementation of NIMS. The state, local, tribal, or territorial government must show adoption of NIMS during any point of the period of performance. The list of objectives used for progress and achievement reporting is at https://www.fema.gov/emergency-managers/nims/implementation-training.

Emergency management and incident response activities require carefully managed resources (personnel, teams, facilities, equipment, and/or supplies) to meet incident needs. Using standardized resource management concepts such as typing, credentialing, and inventorying, promote a strong national mutual aid capability needed to support delivery of core capabilities. Additional information on resource management, NIMS resource typing definitions, job titles, and position qualifications is on FEMA's website at https://www.fema.gov/emergency-managers/nims/components.

FEMA developed the National Incident Management System Guideline for the National Qualification System to describe national credentialing standards and to provide written guidance regarding the use of those standards. This guideline describes credentialing and typing processes and identifies tools which Federal Emergency Response Officials and emergency managers at all levels of government may use both routinely and to facilitate multijurisdictional coordinated responses.

Although state, local, tribal, and private sector partners (including nongovernmental organizations) are not required to credential their personnel in accordance with these guidelines, FEMA strongly encourages them to do so to leverage the federal investment in the Federal Information Processing Standards 201 infrastructure and to facilitate interoperability for personnel deployed outside their home jurisdiction.

Additional information about NIMS in general is available at https://www.fema.gov/emergency-managers/nims.

e. ***Emergency Communications Investments***

If an entity uses HSGP funding to support emergency communications investments, the following requirements shall apply to all such grant-funded communications investments in support of the emergency communications priorities and recognized best practices:

- The signatory authority for the SAA must certify in writing to DHS/FEMA their compliance with the *SAFECOM Guidance*. The certification letter should be coordinated with the SWIC for each state and must be uploaded to ND Grants at the time of the first Program Performance Report (PPR) submission.
- All states and territories must designate a full-time SWIC who has the authority and resources to actively improve interoperability with emergency management and response agencies across all levels of government, to include establishing statewide plans, policies, and procedures, and coordinating decisions on communications investments funded through federal grants. Note that the designated full-time SWIC may also be the state's or territory's cybersecurity point of contact. SWIC status

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information will be maintained by CISA and will be verified by FEMA GPD through programmatic monitoring activities.

- By the period of performance end date, all states and territories must update the SCIP, with a focus on communications resilience/continuity, to include assessment and mitigation of all potential risks identified in the SCIP: natural disasters, accidental damage (human failures), intentional damage (sabotage, terrorism), cybersecurity, etc. Following the initial update, the SCIP should be updated on an annual basis. SCIP status information will be maintained by CISA and will be verified by FEMA GPD through programmatic monitoring activities.

All states and territories must test their emergency communications capabilities and procedures (as outlined in their operational communications plans) in conjunction with regularly planned exercises (separate/addition emergency communications exercises are not required) and must submit an After Action Report/Improvement Plan (AAR/IP) to the Homeland Security Exercise and Evaluation Program's (HSEEP) electronic message inbox at hseep@fema.gov within 90 days of exercise completion. Exercises should be used to both demonstrate and validate skills learned in training and to identify gaps in capabilities. Resilience and continuity of communications should be tested during training and exercises to the greatest extent possible. Further, exercises should include participants from multiple jurisdictions, disciplines, and levels of government and include emergency management, emergency medical services, law enforcement, interoperability coordinators, public health officials, hospital officials, officials from colleges and universities, and other disciplines and private sector entities, as appropriate. Findings from exercises should be used to update programs to address gaps in emergency communications as well as emerging technologies, policies, and partners. Recipients are encouraged to increase awareness and availability of emergency communications exercise opportunities across all levels of government.

States, territories, and other eligible grant recipients are advised that HSGP funding may be used to support communications planning (including the cost of hiring a SWIC, participation in governance bodies and requirements delineated above), training, exercises, and equipment costs. Costs for transitioning to the FirstNet network may also be eligible. More information regarding FirstNet can be found in the Preparedness Grants Manual.

4. Reporting

Recipients are required to submit various financial and programmatic reports as a condition of award acceptance. Future awards and funds drawdown may be withheld if these reports are delinquent.

See the Preparedness Grants Manual for information on reporting requirements, as well as the above section, "Emergency Communications Investments," specific reporting requirements for emergency communications investments.

5. Monitoring and Oversight

Per 2 C.F.R. § 200.337, FEMA, through its authorized representatives, has the right, at all reasonable times, to make site visits or conduct desk reviews to review project accomplishments and management control systems to review award progress and to provide

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any required technical assistance. During site visits or desk reviews, FEMA will review recipients' files related to the award. As part of any monitoring and program evaluation activities, recipients must permit FEMA, upon reasonable notice, to review grant-related records and to interview the organization's staff and contractors regarding the program. Recipients must respond in a timely and accurate manner to FEMA requests for information relating to the award.

See the Preparedness Grants Manual for information on monitoring and oversight.

G. DHS Awarding Agency Contact Information

1. Contact and Resource Information

a. ***Program Office Contact***

FEMA has assigned state-specific Preparedness Officers for the HSGP. If you do not know your Preparedness Officer, please contact CSID by phone at (800) 368-6498 or by email at askcsid@fema.dhs.gov, Monday through Friday, 9:00 AM – 5:00 PM ET.

b. ***Centralized Scheduling and Information Desk (CSID)***

CSID is a non-emergency comprehensive management and information resource developed by FEMA for grants stakeholders. CSID provides general information on all FEMA grant programs and maintains a comprehensive database containing key personnel contact information at the federal, state, and local levels. When necessary, recipients will be directed to a federal point of contact who can answer specific programmatic questions or concerns. CSID can be reached by phone at (800) 368-6498 or by e-mail at askcsid@fema.dhs.gov, Monday through Friday, 9 AM – 5 PM ET.

c. ***GPD Award Administration Division***

GPD's Award Administration Division (AAD) provides support regarding financial matters and budgetary technical assistance. Additional guidance and information can be obtained by contacting the AAD's Help Desk via e-mail at ASK-GMD@fema.dhs.gov.

d. ***Equal Rights***

The FEMA Office of Equal Rights (OER) is responsible for compliance with and enforcement of federal civil rights obligations in connection with programs and services conducted by FEMA and recipients of FEMA financial assistance. All inquiries and communications about federal civil rights compliance for FEMA grants under this NOFO should be sent to FEMA-CivilRightsOffice@fema.dhs.gov.

e. ***Environmental Planning and Historic Preservation***

GPD's EHP Team provides guidance and information about the EHP review process to recipients and subrecipients. All inquiries and communications about GPD projects under this NOFO or the EHP review process, including the submittal of EHP review materials, should be sent to gpdehpinfo@fema.dhs.gov.

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2. Systems Information

a. ***Grants.gov***

For technical assistance with Grants.gov, call the customer support hotline 24 hours per day, 7 days per week (except federal holidays) at (800) 518-4726 or e-mail at support@grants.gov.

b. ***Non-Disaster (ND) Grants***

For technical assistance with the ND Grants system, please contact the ND Grants Helpdesk at ndgrants@fema.gov or (800) 865-4076, Monday through Friday, 9:00 AM – 6:00 PM ET. User resources are available at https://www.fema.gov/grants/guidance-tools/non-disaster-grants-management-system

c. ***Payment and Reporting System (PARS)***

FEMA uses the Payment and Reporting System (PARS) for financial reporting, invoicing, and tracking payments. FEMA uses the Direct Deposit/Electronic Funds Transfer (DD/EFT) method of payment to recipients. To enroll in the DD/EFT, recipients must complete a Standard Form 1199A, Direct Deposit Form. If you have questions about the online system, please call the Customer Service Center at (866) 927-5646 or email ask-GMD@fema.dhs.gov.

d. ***Supplemental Information: Reporting Systems***

In addition to ND Grants, the following information systems are used for the submission of required reports:

- **GRT**: Information on the GRT can be found in the Preparedness Grants Manual.
- **Unified Reporting Tool (URT):** Information on the URT can be found in the Preparedness Grants Manual.

H. Additional Information

GPD has developed the Preparedness Grants Manual to guide applicants and recipients of grant funding on how to manage their grants and other resources. Recipients seeking guidance on policies and procedures for managing preparedness grants should reference the Preparedness Grants Manual for further information. Examples of information contained in the Preparedness Grants Manual include:

- Actions to Address Noncompliance
- Audits
- Case Studies and Use of Grant-Funded Resources During Real-World Incident Operations
- Community Lifelines
- Conflicts of Interest in the Administration of Federal Awards and Subawards
- Disability Integration
- National Incident Management System
- Payment Information
- Period of Performance Extensions
- Procurement Integrity

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- Record Retention
- Whole Community Preparedness
- Other Post-Award Requirements

1. Termination Provisions

FEMA may terminate a federal award in whole or in part for one of the following reasons. FEMA and the recipient must still comply with closeout requirements at 2 C.F.R. §§ 200.344-200.345 even if an award is terminated in whole or in part. To the extent that subawards are permitted under this NOFO, pass-through entities should refer to 2 C.F.R. § 200.340 for additional information on termination regarding subawards.

a. ***Noncompliance***

If a recipient fails to comply with the terms and conditions of a federal award, FEMA may terminate the award in whole or in part. If the noncompliance can be corrected, FEMA may first attempt to direct the recipient to correct the noncompliance. This may take the form of a Compliance Notification. If the noncompliance cannot be corrected or the recipient is non-responsive, FEMA may proceed with a Remedy Notification, which could impose a remedy for noncompliance per 2 C.F.R. § 200.339, including termination. Any action to terminate based on noncompliance will follow the requirements of 2 C.F.R. §§ 200.341-200.342 as well as the requirement of 2 C.F.R. § 200.340(c) to report in FAPIIS the recipient's material failure to comply with the award terms and conditions. See also the section on Actions to Address Noncompliance in this NOFO or in the Preparedness Grants Manual.

b. ***With the Consent of the Recipient***

FEMA may also terminate an award in whole or in part with the consent of the recipient, in which case the parties must agree upon the termination conditions, including the effective date, and in the case of partial termination, the portion to be terminated.

c. ***Notification by the Recipient***

The recipient may terminate the award, in whole or in part, by sending written notification to FEMA setting forth the reasons for such termination, the effective date, and in the case of partial termination, the portion to be terminated. In the case of partial termination, FEMA may determine that a partially terminated award will not accomplish the purpose of the federal award, so FEMA may terminate the award in its entirety. If that occurs, FEMA will follow the requirements of 2 C.F.R. §§ 200.341-200.342 in deciding to fully terminate the award.

2. Period of Performance Extensions

Extensions to the period of performance (POP) for this program are allowed. Extensions to the POP identified in the award will only be considered through formal, written requests to the recipient's FEMA Preparedness Officer and must contain specific and compelling justifications as to why an extension is required. Recipients are advised to coordinate with the FEMA Preparedness Officer as needed when preparing an extension request. Please see the Preparedness Grants Manual for more information.

EXHIBIT G

LOS ANGELES COUNTY/DEPARTMENT OF AUDITOR-CONTROLLER

SHARED SERVICES DIVISION

GRANT PAYMENT REQUEST

SECTION A: SUBMITTING YOUR REQUEST

Please submit Grant Payment Request Form along with **legible** supporting documents to:

Grants@auditor.lacounty.gov

In the event e-mail is not available, you can mail your Grant payment request to (please do **not** fax or send duplicates):

Department of Auditor-Controller
Shared Services Division / Attn: Grants Unit
3470 Wilshire Blvd., Suite 812
Los Angeles, CA 90010

1. Grant Name & Year:

SECTION B: SUB-RECIPIENT'S INFORMATION

1. Sub-recipient's Name: (reimbursement check will be made payable to a payee entered here)	**3.** Taxpayer ID #:	**4.** Contact's Name:
2. Mailing Address (please let us know where you want your check delivered, including attention line if necessary):		**4.** Contact's phone:
		4. Contact's e-mail:

SECTION C: DETAIL PAYMENT REQUEST INFORMATION

1. SOLUTION AREA (e.g. equipment, training, planning, exercise, organization)	2. PROJECT # (e.g. 011.22)	4. EHP required? (Environmental & Historic Preservation)		5. VENDOR'S INVOICE # (Maximum of 5 invoices)	6. PURCHASE METHOD (including Training)			7.CLAIM AMOUNT (indicate the amount per each line)
		No	Yes (attach State Approval)		If Competitive, indicate the # of bids.	Non-Competitive Bid	Sole Source	
				8. TOTAL				$ -

SECTION D: SUB-RECIPIENT'S CERTIFICATION

I certify that (please use the checkbox):

☐ **1.** I am the duly authorized officer of the claimant herein and this claim is in all respect true and correct. All expenditures were made in accordance with applicable laws, rules, regulations and grant conditions and assurances.

☐ **2.** All instructions for this form were followed and all the supporting documentation (per instructions) is included with this claim.

3. _____ _____
AUTHORIZED SIGNATURE DATE

4. _____ _____
AUTHORIZED PRINTED NAME AUTHORIZED TITLE

5. AUTHORIZED CONTACT INFORMATION **(If different from Section B)**:

PHONE # _____

E-MAIL: _____

SECTION E: FOR SSD USE ONLY

STAMP WITH RECEIVED DATE HERE:

ASSIGNED INVOICE NO.:

NOTE: This Form is intended for Internal SSD review purpose only.

Revised on December 2019

COUNTY OF LOS ANGELES
DEPARTMENT OF AUDITOR-CONTROLLER / SHARED SERVICES DIVISION

INSTRUCTIONS TO COMPLETE THE GRANT PAYMENT REQUEST

Purpose of these instructions:

To assist sub-recipients in completing the Grant Payment Request. We appreciate your participation in this program, for questions or suggestions please use our e-mail below to contact us. **Please do not send these instructions to us, they are to be used for your guidance only.**

SECTION A: GENERAL INSTRUCTIONS FOR SUBMISSION OF GRANT PAYMENT REQUEST

In numeral **1** of this section, please enter the name and year of the grant program that you are submitting for payment. In addition, please help us expedite the process of your Homeland Security claims by:

- Completing the Grant payment request correctly and according to these instructions.
- Submitting your Grant payment request using our e-mail --> **Grants@auditor.lacounty.gov** (please do **not** fax documents).
- Sending your Grant payment request only once (we do not require original documents and duplicates will slow down our process).
- Using the checkboxes to ensure all the required supporting documents and files accompany your Grant payment request. Supporting documents are flagged for your convenience with a checkbox within the corresponding areas.
- Ensuring that all documents attached to your Grant payment requests are legible.
- Submitting Grant payment request timely. We do **not** guarantee the process of Grant payment requests that are submitted late or too close to the final due date. Reimbursable expenditures need to be charged within the performance period of the grant and submitted to us as soon as they are incurred.

SECTION B: SUB-RECIPIENT'S INFORMATION

The following numerals provide the instructions to fill in the corresponding numeral in the form:

1. Please enter the name of the agency requesting for payment. The name of the agency should be typed according to its signed agreement and as you need it to appear in the payee line of the reimbursement check.

2. Please enter the complete address (street number and name, city, zip code) and attention line where you will need to receive the reimbursement check. Please note that this is not necessary for L.A. County departments.

3. Please enter the tax ID of the governmental entity requesting payment. Please leave blank for L.A. County departments.

4. Please enter the information of the person that can assist us with detail claim questions.

SECTION C: DETAIL PAYMENT REQUEST INFORMATION:

In order to expedite your Grant payment request, in this area's grid, include a **maximum of five (5) invoices or reimbursements charges (one charge or one invoice per line)**. The invoices or charges need to share the same solution area, project #.

The following numerals provide the instructions to fill in the corresponding numeral in the form:

1. Enter the solution area corresponding to the claim. This information is found in the latest budget of the grant. Examples of solution areas are: equipment, training, planning or exercise.

2. Enter the project # corresponding to the claim. This information is found in the latest budget of the grant. An example of Item # is 17.020.

4. Check with an X under either yes or no according to the claim's Environmental & Historical Preservation (EHP) requirements from the State. EHP approval needs to be obtained from the State **prior** to the start of the project on certain equipment items (see AEL description) or training/exercise projects. Please attach the following:

a) ☐ **State EHP Approval:** if required by the state for your claim.

SECTION C: (Continued)

5. If the expenditures that you are claiming were purchased thru a vendor or contractor, please enter the invoice # in the grid area. Please note that you are responsible for following acceptable purchasing policies and for documenting your procurement process. Additionally please include the following documentation with your claim:

a) ☐ **Copy of the invoice**: Please attach an invoice that provides sufficient information to be used as a cross reference with the items described in your grant line item and AEL #. When the invoice includes items that are not being claimed or that belong to different claims or grants, please circle and designate on the invoice the items that you are requesting for reimbursement. Each item circled must have a project #, a funding source, and a total. Purchase orders and price quotes will not be accepted in the place of the invoice.

b) ☐ **Copy of the purchase order**

c) ☐ **Print out of the corresponding AEL # (Authorized Equipment List number).** The AEL listing can be found at: https://www.rkb.us/fema_grants.cfm

d) ☐ **Proof of payment of the invoice:** The proof of payment for L.A. County Departments is the printout from e-CAPS showing that the check cleared the bank. The proof of payment for **other** than L.A. County Department is the corresponding copy of the bank's cleared check .

e) ☐ **Calculations for use tax paid:** When use tax is paid, clearly show the calculations of the use tax in the invoice included in your claim.

f) ☐ **Proof of payment of the use tax**: Please provide official documents which authenticate the remittance of the use tax to the state, the amount and the reference to the invoice being claimed.

g) ☐ **Federal Debarment Listing:** Please provide a screen print out of the queried Federal Debarment Listing at http://www.sam.gov/portal/public/SAM. (you will need a username and a password; if you don't please create an account) . The listing needs to be queried **prior** to the selection of the vendor.

6. If you are claiming services, supplies, training related costs, or any other type of items purchased thru a vendor or contractor or government agency, please indicate with an X the method that you used to acquire the items (do **not** leave blank or mark more than one). Please note that competitive bid, non-competitive bid or sole source are the only valid purchasing methods.

a) ☐ **Competitive Bid:** for projects that received more than one bid. Please indicate number of bids received (must be more than one).

b) ☐ **Non-Competitive Bid:** for single bid purchases of $250,000 or more (effective June 21, 2018) to a single vendor or a single project, please attach the approval from the State. The approval needs to be requested from the State **prior** to the start of the project.

c) ☐ **Sole Source:** for non-bid purchases of $250,000 or more effective (June 21, 2018) to a single vendor or a single project, please attach the approval from the State. The approval needs to be requested from the State **prior** to the start of the project.

7. Enter the amount of your claim after you verify that your budget is sufficient to cover your request. When the amount of the budget is not sufficient, please let your Program Coordinator know of the possible need for budget modification.

8. Enter the "Total Amount" by adding the subtotal claims included in each line.

SECTION D: SUB-RECIPIENT'S CERTIFICATION

The following numerals provide the instructions to fill in the corresponding numeral in the form:

1. Please read and check the box provided if you are an authorized signor.

2. Please read and check the box provided if you are an authorized signor.

3. Please sign the Grant payment request if you are an authorized signor of your agency.

4 & 5. When the authorized person is the same as the contact person in Section B you do not need to enter the authorized contact information. If the authorized person and the contact person in Section B are different, please enter all the fields in this area as requested.

ADDITIONAL ITEMS THAT YOU NEED TO ATTACH TO YOUR GRANT PAYMENT REQUEST:

For Equipment Claims:

a) ☐ **Equipment Inventory Listing (Print out & Excel File):** Please include both the printout of the listing and the corresponding excel file with your claim. The excel file is used to submit your claim with the state and the printout as backup document for audits. If there is no serial # for your equipment please assign a valid ID tag, or write "Consumable" (if it applies) or write N/A. please do NOT leave the corresponding space blank. [*1] Please refer to the **Instructions to Equip Inty Tab for completion procedures of Equipment Inventory.**

Additionally, please enter the appropriate CBRNE Mission (Chemical, Biological, Radiological, Nuclear, or Explosive) in the column titled "Equipment Description & Quantity". This only applies to vehicles with AEL # 12VE-00-MISS (Vehicle Specialized Mission:CBRNE).

You need to inform us of any changes on the items above [*1]. This applies to each piece of equipment added in the Inventory Listing, including when the items are disposed and/or no longer useful. We will update the master inventory listing (per grant requirement) according to the information you give us. Please make sure that you include all the attachments that are necessary to provide us with the requested information.

For Training Claims:

a) ☐ **State Sole Source Approval:** If you are claiming training related costs thru a Non-Competitive Bid or Sole Source training provider, regardless the purchased amount, please attach the State's approval (effective December 03, 2018). The approval needs to be requested from the State prior to the start of the project.

b) ☐ **State-Sponsored Training Reporting Form (with the tracking request #):** Please add this form along with the Training Request Form Training Officer (POC), which you completed at the website, to the claim's backup documentation. All the backup documentation submitted for the training claim needs to agree with the training period and the detail description on the Training Reporting Form and the line item of the Grant. Training request #'s must be obtained from the State prior to the start of the project.

c) ☐ **Receipts and paid invoices:** please include the complete copy of the receipts and paid invoices with your claim for itemized costs such as air plane tickets, hotel stays, instructor's fees, workshop cost, facilities fees, consulting services, etc. Additionally, you will need to include the documents requested in numeral 5 under Section C.

If you are including **personnel cost** with your training claim, please add the following:

d) ☐ **Personnel List (Print out & Excel File):** Please include both the printout of the listing and the corresponding excel file with your claim. The excel file is used to submit your claim with the state and the printout as backup document for audits.

e) ☐ **Documents that certify completion of the training:** please attach supporting documents that show the class name, dates of training, # of hours of the training class, printed name and signature of individual taking the class and approval signature from supervisor or trainer (attach the information for backfilled positions also). Examples of documents that certify completion of training are:

- Attendance sheets (signed by employee and instructor)
- Sign in sheets (same as above)
- Signed training certificates

f) ☐ **Summary Listing of Charges:** Please use the **Training Summary Sheet** form provided in this claim packet that **clearly** shows the breakdown of the training charges per employee and that match the total claimed. This form includes the following: employee name, assignment, job title, date, salary, hours claimed, regular rate, overtime rate, employee benefits rate, claim amount per employee, clear calculations of amount claimed per employee and total (equal to the amount claimed).

Please ensure that the Training Summary Sheet is verified/approved by an authorized signatory, with printed name and title, and dated.

g) ☐ **Backup for the Benefits Rate:** If you are adding benefits to your claim, please make sure that you include the official calculation for the rate used.

h) ☐ **Timecards:** Include a printout of the corresponding timecards. Manual timecards need to indicate the # of hours charged per day to the grant, supervisor's signature, employee name and signature. Automatic system generated timecards need to be approved and include the name of the employee and hours charged per day to the grant.

i) ☐ **Explanation of timekeeping codes:** When the supporting documentation (timesheet, payroll register, etc.) includes timekeeping codes please provide a printout with the explanation of the usage as detailed as possible.

j) ☐ **Payroll register:** The payroll register needs to clearly support and explain the amount claimed per employee. It also needs to show the salary, hourly rate, employee benefits and overtime rate.

k) ☐ **Roster of backfilled positions:** When you are claiming overtime for a backfilled position, please attach the backfilled roster to your claim. The roster needs to include the name of the backfilling employees, a short description of duties performed, the corresponding employee whose duties were covered and the dates accordingly. Please make sure that the roster is signed and that you include documentation corresponding to the employee covered by the backfilling position.

For Planning Claims:

a) ☐ **Deliverable (or final product):** Please include with your claim the final product of the planning activity (deliverable) that was identified in the grant award.

b) ☐ **Signed Certificate of Completion:** The certificate of completion can be an e-mail confirming that the planning activity was completed.

c) ☐ **Invoices:** If your planning claim includes charges invoiced by vendors, please see requirements and documents you need to attach to your claim form under Section C (numeral 5 and numeral 6).

d) ☐ **Supporting Documentation for Personnel Cost:** When your planning claim includes personnel cost, please see d) to i) under Training Claim (supporting documents needed) and add to the documentation.

For Exercise Claims:

a) ☐ **Proof of State Approval of After Action Report (AAR):** In order for your AAR to be approved you have to submit it to the State using the ODP Portal (see link below), within 90 days after completion of the exercise. You need to notify the State when the AAR is uploaded so they can proceed with the approval process.

https://hseep.dhs.gov/DHS_SSO/

b) ☐ **Invoices:** If your exercise claim includes charges invoiced by vendors please see requirements and documents you need to attach to your claim form under Section C (numeral 5 and numeral 6).

c) ☐ **Supporting Documentation for Personnel Cost:** When your exercise claim includes personnel cost, please see d) to i) under Training Claim (supporting documents needed) and add to the documentation.

For Organization Claims: Please see above b) and c) under Exercise Claims

GRANT PROPERTY AND EQUIPMENT INVENTORY LISTING

GRANT NAME:
SUB-RECIPIENT: _____
DATE OF REPORT: _____

Grant Year	Project Number	AEL No.	Description of Property	Serial # or Other ID #	SAFECOM Consult (Yes/No/NA)	Source of Property (SHSP or EMPG Grant Program)	Department (Title Holder)	Vendor Name	Invoice Number	Acquisition Date	Acquisition Cost	% of FED Participation	Location	Use & Condition (N=New, D=Deployed, O=Out of Service, L=Lost,	Disposition Date	Disposition Sale Price

N:Grants/Subrecipient Monitoring/Forms/Propery & Equipment Inventory Listing
Revised 12/2019

Equipment Inventory Listing
Procedures for Completion

OBJECTIVE: To provide an equipment inventory listing that links the State Homeland Security Workbook, to the Equipment Ledger and to the Equipment Listing to simplify the tracking and accountability; and to eliminate duplication and confusion.

Field	Date Element	Procedure
(1)	Grant Name	SHSP or EMPG
(2)	Sub-Recipient	Name of your agency
(3)	Date of Report	Date report completed {1}
(4)	Grant Year	Grant Year of funds used to purchase equipment
(5)	Project #	Project Number (from Grant Workbook Project Sheets)
(7)	AEL No.	Authorized Equip Listing No (from Grant Workbook)
(8)	Description	Description of the equipment
(9)	Serial # or Other ID #	Serial # or Other identification # used
(10)	Safecom consult	Fill out either by Yes, No, or N/A
(11)	Source of Property	Funding source, i.e, SHSP, EMPG, etc.
(12)	Title Holder	Name of agency (City/Department)
(13)	Vendor Name	Name of the vendor
(14)	Invoice Number	Invoice number
(15)	Acquisition Date	Date equipment acquired
(16)	Acquisition Cost	Cost of the individual equipment item
(17)	% of Fed Part	Fed participation in the cost of equipment
(18)	Location	Location of equipment
(19)	Use & Condition	Use & condition {2}
(20)	Disposition data	Date of disposition
(21)	Sale Price	Sale price, If applicable, or N/A for not applicable

The Equipment Inventory Listing must be completed in its entirety to meet the objective of the form.

Note {1}: This date should be the date the physical inventory of equipment was taken and the results reconciled with the equipment records (at least once every two years).

{2} Indicate: N = New, D = Deployed, O = Out of Service, L = Lost & S = Stolen

Distribution
Copy maintained in sub-recipient file
Copy forwarded to Shared Services Division

Training Summary Sheet

Grant Name _____
Jurisdiction Name: _____
Training Provider: _____
OHS Approved Course Title: _____
Non-SLGCP Course Title & OHS Tracking No. _____
(requires pre-approval thru OEM)
Date of Course: _____
Class/ Exercise Duration/Hours: _____

	EMP NO.	EMPLOYEE NAME	ASSIGNMENT	TITLE	TRAINING REQUEST # (for Training only)	TRAINING START DATE	TRAINING END DATE	SALARY	OT HOURS	REG RATE	OT RATE	OT PAY	Are you claiming for Employee Benefits?	Employee Benefits Rate	CLAIM TOTAL
1											$ -	$ -			$ -
2															
3															
4															
5															
6															
7															
8															
9															
10															
	GRAND TOTAL														**$ -**

Approved by: _____
Authorized Signature

_____ _____
Print Name and Title Date

CALIFORNIA GOVERNOR'S OFFICE OF EMERGENCY SERVICES (Cal OES)

PLANNING ROSTER													
Project	Planning Activity	Solution Area Sub-Category	Discipline	Funding Source	Total Cost	Total Claimed	Cash Request Number	Final Product					
					-	-							
	GRAND TOTAL						**$**						

Approved by:

Authorized Signature

Print Name and Title

Date

CALIFORNIA GOVERNOR'S OFFICE OF EMERGENCY SERVICES (Cal OES)

EXERCISE ROSTER												
Project	Exercise Title	Funding Source	Solution Area Sub-Category	Discipline	Cash Request Number	Total Cost	Total Claimed	Conducted By	Date of Exercise	Exercise Type	Exercise Role	Date AAR entered into HSEEP
						-	-					
	GRAND TOTAL						**$**					

Approved by:

_____
Authorized Signature

_____ _____
Print Name and Title Date

8. Notes on Personnel Cost:

In general, costs associated with:

- Work performed under contract for a specific deliverable DOES NOT count against the personnel cap, however,
- Work performed under contract for an undefined period, such as for personnel costs supporting operational activities, including general planning, training or exercise activities DO count against the personnel cap; and
- Work performed by all non-contractor personnel, including for full- or part-time staff and operational overtime DO count against the personnel cap.

The following examples would not count towards the personnel cap:

- Vendor installation of a radio tower;
- Vendor training on new equipment purchased;
- Contractor hired to create an Emergency Operations Plan;
- Contractor hired to provide deliveries of ICS 400; and
- Contractor hired to assist with planning, training, evaluating, and reporting the effectiveness of a specific exercise.

The following examples would count towards the personnel cap:

- Contractor hired to be the State's WMD training instructor with no specific deliverables under contract;
- Contractor hired to facilitate unidentified number of exercises throughout the performance period;
- Contractor hired to be the part-time auditor of Homeland Security Grants throughout the year; and
- Contractor hired to be an intelligence analyst.

CALIFORNIA GOVERNOR'S OFFICE OF EMERGENCY SERVICES (Cal OES)

Project	Employee Name	Project / Deliverable	Funding Source	Discipline	Solution Area	Solution Area Sub Category	Dates of Payroll Period	Total Salary & Benefits charged for this Reporting Period	Total Project Hours	REIMB Request #	Total Cost Charged to Grant
								-	-	N/A	-

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SAMPLE COPY

Subrecipient Monitoring Instrument

Subrecipient Monitoring Instrument

PROJECT TITLE

Los Angeles County State Homeland Security Program
Monitoring Reports

A. FINANCIAL REPORTING REQUIREMENTS

Objective

To determine that the Subrecipient implemented corrective action to address findings noted in its Single Audit that is related to the Homeland Security Grant.

Verification	Yes	No	Comment
1. Was a Single Audit completed for Grant Year 2014-15 and 2015-16?			
2. If yes, did the Subrecipient forward a copy to the Homeland Security Grant Administrator (HSGA) by March 30th of the year following the audit?			
3. Did the Single Audit(s) identify findings related to the Homeland Security Grant? If yes, please continue. If no, please mark N/A and continue to Section B.			
4. Did the Subrecipient develop a corrective action plan that addresses the finding(s)?			
5. Did the Subrecipient send a copy of a corrective action plan to the HSGA?			
6. Did the Subrecipient implement the corrective action plan?			

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B. TRAINING

Objective

To determine that the Training expenditures were appropriately documented and that the activities aligned with the project' s goals and objectives. If the Training activities involved employees, determine if the Subrecipient appropriately documented the Training expenditures using employee timecards, sign-in sheets, and certificates of training. If the Training activities involved using consultants or contractors, determine if the Subrecipient followed the appropriate procurement procedures to hire the consultants or contractors. Use Worksheets 1 and 3 (See Attachment E – Subrecipient Monitoring Worksheets).

Verification	Yes	No	Comments
1. Did the Subrecipient receive funding for Training expenditures? If yes, then continue. If no, continue to next section.			
2. Did the Subrecipient receive prior approval from the State either via email or other documentation and did it include the training course name and number?			
3. If the Training expenditures relate to the use of employees, did the Subrecipient appropriately document the Training expenditures using employee timecards, sign-in sheets and certificates of training?			
4. If Training expenditures relate to the use of consultants/contractors, did the Subrecipient follow proper procurement procedures to hire the consultants or contractors?			
5. Did the Subrecipient accurately report the Training expenditures in their accounting records?			
6. For Projects with overtime expenditures for Training:			
a. Did the Subrecipient maintain employee timecards to appropriately document the overtime expenditures?			
b. Did the Subrecipient accurately report the overtime expenditures in their accounting records?			

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B. TRAINING (Continued)

Verification	Yes	No	Comments
7. For Projects with backfill expenditures for Training:			
a. Does the Subrecipient have documentation that the backfill expenditures were approved by the State?			
b. Did the Subrecipient appropriately document the backfill expenditures using employee timecards and sign-in sheets?			
c. Did the Subrecipient accurately report the expenditures in their accounting records?			
8. Were employee timecards utilized in Training activities signed and dated by the employee and direct supervisor?			
9. Were the Training expenditures consistent with the State approved grant award and/or post award modification(s)?			
10. Ensure the Subrecipient corrected areas of noncompliance that remain outstanding and were reported as findings in prior Grant Year monitoring reports submitted by HSGA:			
a. If the Project prior Grant Year monitoring report finding was resolved, explain resolution, and indicate such in the current report as resolved.			
b. If the Project prior Grant Year report finding is not resolved, indicate why it has not been resolved and what the Subrecipient is doing to resolve the prior year finding and indicate such in the current report.			

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C. PLANNING

Objective

To determine that the Planning expenditures were appropriately documented and that the activities aligned with the project's goals and objectives. If the Planning activities involved employees, determine if the Subrecipient appropriately documented the Planning expenditures using employee timecards and sign-in sheets. If the Planning activities involved using consultants or contractors, determine if the Subrecipient followed the appropriate procurement policies. Use Worksheets 1 and 3 (See Attachment E – Subrecipient Monitoring Worksheets).

Verification	Yes	No	Comments
1. Did the Subrecipient receive funding for Planning expenditures? If yes, continue. If no, continue to next section.			
2. Did the Subrecipient appropriately document the Planning expenditures providing copies of the support documentation that indicated the efforts made to produce the final product and a copy of the product produced?			
3. If Planning expenditures relate to the use of employees, did the Subrecipient use employee timecards and sign-in sheets?			
4. If Planning expenditures relate to the use of consultants/contractors, did the Subrecipient follow proper procurement procedures to hire the consultants or contractors?			
5. Did the Subrecipient accurately report the Planning expenditures in their accounting records?			
6. For Projects with overtime expenditures for Planning:			
a. Did the Subrecipient maintain employee timecards to appropriately document the overtime expenditures?			

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C. PLANNING (Continued)

Verification	Yes	No	Comments
b. Did the Subrecipient accurately report the overtime expenditures in their accounting records?			
7. For Projects with backfill expenditures for Planning:			
a. Does the Subrecipient have documentation that the backfill expenditures were approved by the State?			
b. Did the Subrecipient appropriately document the backfill expenditures using employee timecards and sign-in sheets?			
c. Did the Subrecipient accurately report the backfill expenditures in their accounting records?			
8. Were the employee timecards utilized in Planning activities signed and dated by the employee and direct supervisor?			
9. Were the Planning expenditures consistent with the State approved grant award and/or post award modification(s)?			
10. Ensure the Subrecipient corrected area of noncompliance that remain outstanding and were reported as findings in prior Grant Year monitoring reports submitted to HSGA:			
a. If the project prior Grant Year monitoring report finding was resolved, explain resolution, and indicate such in the current report as resolved.			
b. If the project prior Grant Year monitoring report finding is not resolved, indicate why it has not been resolved and what the Subrecipient is doing to resolve the prior year finding and indicate such in the current report.			

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D. EQUIPMENT

Objective

To determine that the project Equipment expenditures are supported by invoices and that a listing of the Equipment/property is maintained by the Subrecipient. To determine that the purchases are aligned with the project's goals and objectives. Use Worksheets 2 and 3 (See Attachment E – Subrecipient Monitoring Worksheets).

Verification	Yes	No	Comments
1. Did the Subrecipient receive funding for Equipment expenditures? If yes, continue. If no, continue to next section.			
2. Did the Subrecipient maintain invoices to support the Equipment expenditures?			
3. Did the Subrecipient follow proper procurement procedures to purchase the Equipment and were the items listed in the federal "Authorized Equipment List" and/or "Standardized Equipment List"?			
4. Did the Subrecipient accurately report the Equipment expenditures in their accounting records?			
5. Did the Subrecipient maintain an Equipment inventory that listed the following: a) Description of Equipment, b) Serial number or other identification number, c) AEL number, d) Fund/source/grant year, e) Title holder, f) 100 percent of federal participation. If no, then identify percentage, g) Acquisition date, h) Acquisition cost, i) Quantity, j) Equipment location, k) Use and condition of Equipment, l) Disposal date and sale price of the Equipment			
6. Did the Subrecipient conduct an inventory of Equipment purchased with Cal/OES grant funds at least once every two years?			

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D. EQUIPMENT (Continued)

Verification	Yes	No	Comments
7. Was the Equipment physically inspected to ensure: a. The Equipment existed and agreed to inventory listing?			
b. The Equipment worked and adequately trained staff are available to operate the Equipment?			
8. Did the Subrecipient maintain Equipment in a secure location?			
9. For property other than Equipment, i.e. supplies, did the Subrecipient have controls and accountability to safeguard and ensure that the items are used and solely for authorized purposes?			
10. For Equipment disposal, if any: a. Was the disposition consistent with federal regulations? b. What is the status of the proceeds received from the disposal?			
11. Did the Subrecipient have a policy for damaged, destroyed, lost or stolen Equipment including but not limited to informing the Cal/OES, steps to replace the Equipment and an investigative process?			
12. Were the Equipment expenditures consistent with State approval grant award and/or post award modification(s)?			
13. Ensure the Subrecipient corrected areas of noncompliance that remain outstanding and were reported as findings in prior Grant Year monitoring reports maintained by HSGA: a. If the project prior Grant Year monitoring report finding was resolved, explain resolution, and indicate such in the current report as resolved.			
b. If the project prior Grant Year monitoring report finding is not resolved, indicate why it has not been resolved and what the Subrecipient is doing to resolve the prior year finding and indicate such in the current report.			

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E. EXERCISE

Objective

To determine that the Exercise expenditures were appropriately documented and the activities align with project's goals and objectives. If the Exercise activities involved employees, determine if the Subrecipient appropriately documented the Exercise expenditures using timecards and sign-in sheets. If the Exercise activities involved using consultants or consultants, determine if the Subrecipient followed the appropriate procurement procedure. Use Worksheets 1 and 3 (See Attachment E – Subrecipient Monitoring Worksheets).

Verification	Yes	No	Comments
1. Did the Subrecipient receive funding for Exercise expenditures? If yes, continue. If no, continue to next section.			
2. Did the Subrecipient receive prior approval from the State either via email or other documentation and did it include the Exercise course name and number?			
3. If the Exercise expenditures relate to the use of employees, did the Subrecipient appropriately document the Exercise expenditures using employee timecards, sign-in sheets, and certificates for Exercise?			
4. If the Exercise expenditures relate to the use of consultants/ contractors, did the Subrecipient follow proper procurement procedures to hire the consultants or contractors?			
5. Did the Subrecipient accurately report the Exercise expenditures in their accounting records?			
6. For Projects with overtime expenditures for Exercise:			
a. Did the Subrecipient maintain employee timecards to appropriately document the overtime expenditures?			
b. Did the Subrecipient accurately report the overtime expenditures in their accounting records?			
c. Did the Subrecipient accurately report the backfill expenditures in their accounting records?			
7. For Projects with backfill expenditures for Exercise:			
a. Does the Subrecipient have documentation that the backfill expenditures were approved by the State?			
b. Did the Subrecipient appropriately document the backfill expenditures using employee timecards and sign-in sheets?			

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E. EXERCISE (Continued)

Verification	Yes	No	Comments
8. Were the employee timecards utilized in the Exercise activities signed and dated by the employee and direct supervisor?			
9. Were the Exercise expenditures consistent with the State approved grant award and/or post award modifications?			
10. Ensure the Subrecipient corrected areas of noncompliance that remain outstanding and were reported as findings in prior Grant Year monitoring reports:			
a. If the Project prior Grant Year monitoring report finding was resolved, explain resolution and indicate such in the current report as resolved.			
b. If the Project prior Grant Year monitoring report finding is not resolved, indicate why it has not been resolved and what the Subrecipient is doing to resolve the prior year finding and indicate such in the current report.			

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F. ORGANIZATION

Objective

To determine that the Organization expenditures were appropriately documented and that the activities align with the project's goals and objectives. If the Organization activities involved employees, determine if the Subrecipient appropriately documented the Organization expenditures using employee timecards and sign-in sheets. If the Organization activities involved using consultants or contractors, determine if the Subrecipient followed the appropriate procurement policies. Use Worksheets 1 and 3 (See Attachment E – Subrecipient Monitoring Worksheets).

Verification	Yes	No	Comments
1. Did the Subrecipient receive funding for Organization expenditures? If so, continue. If no, continue to next section.			
2. If the Organization expenditures relate to the use of employees, did the Subrecipient document the expenditures using employee timecards, sign-in sheets, or with other support documentation that substantiated the expense?			
3. If the Organization expenditures relate to the use of consultants or contractors, did the Subrecipient follow proper procurement procedures to hire the consultants or contractors?			
4. Did the Subrecipient accurately report the Organization expenditures in their accounting records?			
5. For Projects with overtime expenditures for Organization:			
a. Did the Subrecipient maintain employee timecards to appropriately document the overtime expenditures?			
b. Did the Subrecipient accurately report the overtime expenditures in their accounting records.?			

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F. ORGANIZATION (Continued)

Verification	Yes	No	Comments
6. For Projects with backfill expenditures for Organization:			
b. Does the Subrecipient have documentation that the backfill expenditures were approved by the State?			
c. Did the Subrecipient appropriately document the backfill expenditures using employee timecards and other payroll documentation?			
7. Were employee timecards utilized in Organization activities signed and dated by the employee and direct supervisor?			
8. Were the Organization expenditures consistent with the State approved grant award and/or post award modification(s)?			
9. Ensure that the Subrecipient corrected areas of noncompliance that remain outstanding and were reported as findings in prior Grant Year monitoring reports maintained by HSGA:			
a. If the Project prior Grant Year monitoring report finding was resolved, explain resolution and indicate such in the current report as resolved.			
b. If the Project prior Grant Year monitoring report finding is not resolved, indicate why it has not been resolved and what the Subrecipient is doing to resolve the prior year finding and indicate such in the current report.			

Meridian Rapid Defense Group Sales LLC
177 E. Colorado Blvd
Suite 200
Pasadena CA 91105
United States

Quote

#QUO-S-11762

05/20/2025

GSA Contract #47QSWA19D001F

Bill To
City of Glendora
Marc Archibald
150 Glendora Ave
Glendora CA 91741
United States

Ship To
City of Glendora
Marc Archibald
150 Glendora Ave
Glendora CA 91741
United States

Date	Expires	Shipping Method	Sales Rep
05/20/2025	08/18/2025	Freight Out	John O Joly

Item		Price Level	Quantity	Rate	Amount
T1000	Archer T-1000 Drop Deck Trailer	GSA	1	34,247.85	$34,247.85
AB1200	Archer 1200 Barrier	GSA	3	6,513.75	$19,541.25
AMHA003-2	Archer Manual Hauler 2.0	GSA	1	1,925.18	$1,925.18
AACN4F022	Archer Arrestor Cable – 4 ft.	GSA	4	574.18	$2,296.72
ACP003ADA	3 Channel ADA Cable Protector (1 Piece)	GSA	8	287.09	$2,296.72
F	Freight Charges		1	5,209.20	$5,209.20

Subtotal	$65,516.92
Tax (10.75%)	$6,483.08
Total	$72,000.00

Notes:

Payment Terms:
Due to high demand, Meridian is requesting a 50% deposit to ensure timely delivery of your product.

Wire Transfer Instructions:
Meridian Rapid Defense Group Sales LLC
Account Number: 568605235
Bank Name: Chase Bank, N.A.
Wire Routing : 021000021
ACH Routing : 322271627

Check Remittance:
530 New Los Angeles Ave #115-345
Moorpark, CA 93021

QUO-S-11762

May 20, 2025

Marc Archibald
Support Services Supervisor
Glendora Police Department

This is a sole source letter to certify that the Archer 1200 Barrier, the Archer 1200 Trailer Barrier Kit, the Archer Beam Gate and the Archer Rapid Gate are exclusive MERIDIAN products that are manufactured and sold by Meridian Rapid Defense Group LLC ("MERIDIAN"). MERIDIAN is the creator, manufacturer, and patent holder of these products. MERIDIAN is the sole manufacturer and supplier for the U.S. and internationally. MERIDIAN does not permit any 3rd party distributors to supply its products and technologies.

The Archer 1200 is manufactured in US with 700 lbs. of American made steel and has been tested to MASH, ASTM, PAS 68, and IWA14. No other product on the market meets this standard except the Archer 1200 Barrier.

We are glad to make ourselves available to provide further technical information on materials and the proper use of the above-listed items. MERIDIAN provides the in-field training of the equipment to ensure the safety and effectiveness of the Archer 1200 Barrier.

The following items detail the unique, and one of its kind, characteristics of the Archer 1200 Barrier:

- No other product on the market provides unanchored stopping power certified to US DOD and PAS 68 standards. Unbolted units stop a vehicle traveling 30 mph within 14 feet; no other product on the market meets this standard.
- No other product on the market is rated for armor-piercing NATO ammunition up to .50 cal. ballistic rounds.
- No other barrier on the market is designed as a non-electric and non-hydraulic unit.
- The Archer 1200 Barrier has easily deployable wheels that are self-contained on the barrier and effortlessly positioned. No other product on the market has this unique characteristic.
- No other product on the market can be installed as a complete barrier system with MERIDIAN's 4-foot and 10-foot Arrestor Cables.
- MERIDIAN's unique, one-of-a-kind barriers can be deployed at any desired length, as unit can be "daisy chained" together. This cannot be achieved with any other product on the market.
- MERIDIAN's unique products are transported and positioned using a specially designed Drop Deck Trailer.
- A remaining unique feature of the Archer 1200 Barrier is that the unit allows for the installation of directional or informational signage.

Please feel free to contact me with any specific questions or additional requests for information.
Many thanks,

J. Eric Alms

Eric Alms
President
Cell: (213) 400-9811 ealms@meridian-barrier.com

REALLOCATION OF PREVIOUSLY APPROVED STATE HOMELAND SECURITY PROGRAM SUBRECIPIENT AGREEMENT FOR GRANT YEAR 2021 FUNDS TO MERIDIAN VEHICLE BARRIERS

GLENDORA POLICE DEPARTMENT

CITY COUNCIL MEETING

JUNE 24, 2025

MARC ARCHIBALD, SUPPORT SERVICES SUPERVISOR

EXECUTIVE SUMMARY

The State Homeland Security Grant Program (SHSGP) provides funding for specialized equipment that strengthens event management and enhances law enforcement's ability to prevent and respond to terrorism.

In Grant Year 2021, the City of Glendora received $72,000 to improve public safety infrastructure. Per FEMA's Authorized Equipment List (AEL #14SW-01-WALL), funds were to be used to purchase barriers, including fencing and jersey barriers, to support crowd control and security at large public events.

LEGISLATIVE HISTORY/PREVIOUS ACTIONS

The City of Glendora was awarded $72,000 through the SHSGP to enhance public safety infrastructure. The original project, law enforcement bollards, exceeded $300,000 and was not feasible.

To maximize the grant's impact, staff recommended reallocating funds to expand the City's FLOCK ALPR camera system.

On March 25, 2025, the City Council approved a two-year agreement with FLOCK Safety Systems to implement additional ALPR units.

DISCUSSION

Due to Federal delays in approving the Environmental and Historic Preservation (EHP) form for the ALPR project, staff is requesting to reallocate the $72,000 SHSGP grant to purchase mobile vehicle barriers to avoid losing the funds.

Homeland Security Grant guidelines permit reallocating funds to other eligible equipment. Staff has coordinated with the grant administrator, and the change has received conditional approval pending Council authorization.

Mobile barriers offer a flexible, effective alternative to fixed bollards, allowing deployment at various locations citywide by a single person. They support secure event perimeters, enhance pedestrian safety, and enable rapid street closures.

FISCAL IMPACT

The total cost, including acquisition, transport, and storage, is $72,000 will be funded using the Homeland Security Grant in Grant Fund 280 included in FY2024-25 Mid-Cycle Budget. No City match is required.





RECOMMENDATION

THAT CITY COUNCIL:

1. Approve the reallocation of the 2021 State Homeland Security Program grant funds from Flock ALPR cameras to Meridian barriers with proprietary trailer and equipment.
2. Authorize the Purchase of 3 vehicle barriers and deployment equipment from Meridian Rapid Defense Group based in Pasadena, CA for $72,000, including taxes and fees.

STAFF REPORT

TO:	**Mayor and Council Members**	**DATE:**	**June 24, 2025**
FROM:	**Police Department**	**DISTRICT(S):**	**Citywide**

SUBJECT: **Approval of the State Homeland Security Program (SHSP) Subrecipient Agreement for Grant Year 2023 with the County of Los Angeles, and Authorization to Enter into Agreements with Flock Group, Inc. and Axon Enterprise, Inc. for the Acquisition and Development of Additional Stationary and Mobile Automated License Plate Reader (ALPR) Systems**

RECOMMENDATION

That the City Council:

1. Approve the 2023 State Homeland Security Program Subrecipient Agreement with County of Los Angeles;
2. Approve a two-year agreement with Flock Group, Inc., for the use of eleven (11) additional automated license plate readers in the amount of $71,050;
3. Approve a 31-month agreement with Axon Enterprises, Inc., for the expansion of our existing Fleet 3 cameras, activating the existing automated license plate readers technology in eighteen (18) patrol vehicles in the amount of $33,278.94; and
4. Approve an increase in estimate revenues and a supplemental appropriation in the FY2024-25 Midcycle Budget from Grants Fund 280 in the amount of $100,000.

STRATEGIC FOCUS AREAS

Goal 4: Enhance and Modernize the Organization (EMO)

EXECUTIVE SUMMARY

The State Homeland Security Grant Program (SHSGP) was created to support the acquisition of specialized equipment aimed at improving event and incident management while enhancing Law Enforcement's capacity to disrupt, deter, respond to, and recover from terrorist activities. Modern law enforcement practices incorporate technology to enhance efficiency in serving the community, with ALPR being a key tool. ALPR technology alerts law enforcement to stolen vehicles, wanted individuals, and missing persons, providing valuable crime-fighting tools without extra personnel.

The City of Glendora was awarded funding in the amount of $100,000 through the SHSGP for the enhancement of public safety infrastructure. Among the approved equipment under this grant is the Automated License Plate Readers (ALPR) system (03OE-01-ALPR). ALPR systems utilize imaging technology combined with optical character recognition software to capture and process license plate information and can be fixed, portable, or vehicle-mounted. Staff is proposing working with Flock Group, Inc., for the use of 11 additional automated license plate readers in the amount of $71,050 and Axon Enterprises, Inc., for the expansion of the three existing Fleet cameras and activating automated license plate readers technology in 18 patrol vehicles in the amount of $33,279.

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

On May 25, 2021, the City Council approved entering into a two-year agreement to implement the ALPR systems in the City of Glendora with Flock Safety.

On December 12, 2023, City Council approved entering into a Five-Year Master Services Agreement with Flock to continue use of Flock ALPR systems in the City deploying 30 cameras throughout the city.

On March 25, 2025, City Council approved using 2021 SHSGP funds for expansion of FLOCK. Due to federal delays in approving the Environmental and Historic Preservation (EHP) form for the ALPR project, staff proposed reallocating the $72,000 SHSGP grant to purchase mobile vehicle barriers instead of the ALPR cameras, which was presented in a separate agenda item.

DISCUSSION

The City of Glendora was awarded funding through the SHSGP for the enhancement of public safety infrastructure in the amount of $100,000. To maximize the impact of the SHSGP funds, staff recommends utilizing the grant award for the expansion of the FLOCK camera system throughout the City. The City of Glendora has partnered with Flock since 2021, strategically deploying 30 cameras throughout the city. FLOCK cameras provide automated license plate recognition (ALPR) technology, enhancing law enforcement's ability to monitor and investigate criminal activity effectively. This system has proven instrumental in crime prevention and resolution, making it a valuable investment for the community's safety. Staff recommends adding 12 cameras, to 11 locations that will enhance preventive policing measures throughout the community.

Grant funds will also allow for the purchase of Axon's Fleet 3 Automated License Plate Reader (ALPR) system to enhance patrol vehicles with advanced plate-reading capabilities, supplementing the stationary ALPR cameras, with mobile ALPR. The system will turn each vehicle into a mobile ALPR unit, allowing officers to automatically scan license plates while on routine patrol, without diverting their attention from other duties. Fleet 3 offers eight times the plate-reading capacity of traditional systems, can scan plates at high speeds across multiple lanes, and integrates with existing body-worn camera and evidence management platforms. Additionally, this solution is more cost-effective, providing broad fleet coverage at a lower overall investment without any additional hardware purchases as we already possess the hardware. The goal of this purchase is to give police officers better tools to proactively prevent and solve crime, improve efficiency on the street, and enhance public safety in a responsible and transparent manner.

Ensuring efficient and effective law enforcement services remains a top priority for the City of Glendora. Deploying stationary and mobile cameras capable of identifying stolen vehicles, individuals with criminal arrest warrants linked to license plates, suspect vehicles, and other investigations with known vehicle, is a vital tool in modern crime prevention and community caretaking. One key advantage of this technology is its role in combating "burglary crews" from outside the City — groups that break into homes and vehicles, targeting the community. These criminals often use stolen vehicles to conceal their identities while committing crimes. By identifying stolen vehicles and intercepting or apprehending suspects as they enter Glendora, law enforcement can significantly reduce the likelihood of criminal activity. Additionally, this technology has proven effective within the City of Glendora and other jurisdictions, helping recover stolen vehicles, locate missing persons, and apprehend offenders in real time.

ALPR technology is designed to detect and capture specific vehicle-related data, including:

- **License Plates** – Identifying and recording alphanumeric plate information.
- **Vehicles** – Detecting the presence of a vehicle and associated characteristics.

To protect privacy and avoid misuse, Flock does **not** detect, record, or analyze the following:

- **Facial Recognition** – The system does not identify individuals through facial imaging.
- **People** – It does not track pedestrians or human movement.
- **Gender & Race** – No biometric or demographic profiling is conducted.

Prohibited Uses

Data and services are restricted from being used for:

- **Immigration Enforcement** – The system cannot be utilized for identifying or tracking individuals based on immigration status or shared with immigration officials.
- **Commercial Purposes** – Data cannot be used for marketing, advertising, or business-related activities.
- **Non-Law Enforcement Use** – Agencies must ensure that all searches and data access are directly related to active law enforcement investigations.
- **Personal Use** – Individuals, including law enforcement personnel, are prohibited from using the system for personal inquiries.
- **Other Unauthorized Activities** – Any actions that violate applicable laws, regulations, or agency policies are strictly prohibited.

The City of Glendora has partnered with Flock since 2021. FLOCK cameras provide automated license plate recognition (ALPR) technology, enhancing law enforcement's ability to monitor and investigate criminal activity effectively. This system has proven instrumental in crime prevention and resolution, making it a valuable investment for the community's safety.

In 2024, the Glendora Police Department utilized Flock technology in 53 cases to identify potential suspect vehicles, aiding in investigations and enhancing public safety efforts. The system has already been employed in eight cases to date in 2025, demonstrating its continued role in assisting law enforcement with identifying vehicles connected to criminal activity. By leveraging Flock's advanced data capabilities, officers can efficiently gather critical information while ensuring compliance with legal and privacy regulations.

As a Flock Safety customer, the Police Department for the City of Glendora has access to camera networks in other cities, expanding our investigative reach by allowing investigators to search databases for vehicles linked to cases in our community. Flock's closed network is comprised of over 155 law enforcement agencies between Los Angeles, Orange, and Riverside Counties. For example, a neighboring city with Flock technology assisted our Police Department in a missing person investigation in Glendora. The system captured the missing person's vehicle entering the neighboring city, providing crucial information that helped investigators in their efforts to locate the individual.

Flock enables secure and controlled data sharing with partner agencies on a case-by-case basis, ensuring that all users adhere to standardized access regulations and regular audits. To maintain data integrity and security, any violations of these regulations may result in the suspension or revocation of an agency's access to the system. Data access is strictly governed by a right-to-know and need-to-know basis, requiring a valid and documented search reason. These measures help ensure that data is used responsibly and solely for legitimate purposes. Additionally, all data is managed under strict policy guidelines and will never be sold, shared, or distributed to external third parties.

Flock is the sole manufacturer and developer of the Flock Safety Camera. Flock is the only company that is compatible for expansion with our current system as it is propriety software. They offer ALPR services through a leasing model, which features an all-inclusive cost structure, covering both equipment and ongoing services without additional expenses.

The Glendora Police Department has utilized Axon's body worn camera (BWC) and in-car video systems since 2022. Our current Axon Fleet 3 in-car video system hardware is equipped with the ALPR cameras. This feature was not included in our original purchase and therefore not activated, even though we possess the technology. Our patrol fleet is comprised 18 units with in-car video system. Utilizing the technology will expand our ALPR camera network by an additional 18 mobile cameras when activated. This technology will allow for additional safety for our officers by providing timely notifications when they are in close proximity to a vehicle that is wanted, stolen, or listed in association with a missing person.

Axon also enables secure and controlled data staring with partner agencies to create a law enforcement network. Any third party willing to sign Axon's Partner API Terms of Use may use the Search API to support third-party integrations must follow the Department of Justice guidelines and is strictly governed by a right-to-know and need-to-know basis, requiring a valid and documented search reason.

Axon is the sole manufacturer and developer of the Axon Fleet System. Axon is the only company that that is compatible for expansion with our current fleet system as it is propriety software. They offer ALPR services through a leasing model, which features an all-inclusive cost structure, covering both our existing equipment and ongoing services without additional expenses.

The City's Purchasing Policy provides an exception to the formal bidding process due to the technical nature of this equipment and the proprietary software to operate and maintain the equipment.

FISCAL IMPACT

The proposed agreements will be funded using the Homeland Security Grant in Grant Fund 280. The increase in estimated revenues and the supplemental appropriation in the amount of $100,000 will cover two years of the agreement with Flock, including the implementation and subscription costs of $71,050 as well as 27 months of the $33,278.34 31-month agreement with Axon. The remaining four months of the agreement with Axon as well as any ongoing subscription costs to continue the expanded program with Flock and Axon, will be considered during future budget processes as part of the Information Technology Fund 553 budget.

ENVIRONMENTAL DETERMINATION

There is no CEQA impacts associated with the recommendations in this report.

Prepared By	Marc S. Archibald, Support Services Supervisor
Concurs With	Not Applicable
Reviewed By	Michael Randazzo, Chief of Police
Certified to Availability of Funds	Marie Ricci, Deputy City Manager
Approved By	Adam Raymond, City Manager
Legal Review	Danny Aleshire, City Attorney
CEQA Review	Not Applicable

ATTACHMENTS:

A. Subrecipient Agreement – SHSGP GY2023
B. Flock Master Services Agreement with Exhibits
C. Flock Safety Sole Source Letter
D. Axon Quote
E. Axon Sole Source Letter
F. SHSGP GY2023 - Presentation

Attachments

A. Subrecipient Agrement - SHSGP GY2023.pdf

B. Flock Master Services Agrement with Exhibits.pdf

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E. Axon Sole Source Letter.pdf

F. SHSGP GY2023 - Presentation.pdf

State Homeland Security Program
Subrecipient Agreement
Grant Year 2023

Between the

County of Los Angeles

and the

City of Glendora

SUBRECIPIENT AGREEMENT
BETWEEN THE
COUNTY OF LOS ANGELES
AND
THE CITY OF GLENDORA

THIS AGREEMENT ("Agreement") is made and entered into by and between the County of Los Angeles, a political subdivision of the State of California (the "County of Los Angeles"), and the City of Glendora, a public agency (the "Subrecipient").

W I T N E S S E T H

WHEREAS, the U.S. Department of Homeland Security Title 2 Code of Federal Regulations (CFR) through the Office of Grants and Training (G&T), has provided financial assistance for the State Homeland Security Program (SHSP), Assistance Listings Number (formerly Catalog of Federal Domestic Assistance Number) 97.067 - Homeland Security Grant Program directly to the California Governor's Office of Emergency Services (Cal OES) for the 2023 SHSP, Federal Award Identification No. 037-00000, Federal Award dated October 18, 2023 with a performance period of September 1, 2023 to May 31, 2026. This Federal Award is not a R&D award; and

WHEREAS, the Cal OES provides said funds to the County of Los Angeles, Unique Entity ID (UEI) #MKQ9AQH7R2S5, as its Subgrantee, and the Chief Executive Office (CEO) is responsible for managing and overseeing the SHSP funds that are distributed to other specified jurisdictions within Los Angeles County; and

WHEREAS, this financial assistance is being provided to the Subrecipient in order to address the unique equipment, training, organization, exercise and planning needs of the Subrecipient, and to assist the Subrecipient in building effective prevention and protection capabilities to prevent, respond to, and recover from threats or acts of terrorism; and

WHEREAS, the County of Los Angeles as Subgrantee has obtained approval of the 2023 SHSP grant from Cal OES in the total amount of $9,481,457; and

WHEREAS, the CEO now wishes to distribute 2023 SHSP grant funds to the Subrecipient in the amount of $100,000, as further detailed in this Agreement; and

WHEREAS, the CEO is authorized to enter into subrecipient agreements with cities providing for re-allocation and use of these funds; and to execute all future amendments, modifications, extensions, and augmentations relative to the subrecipient agreements, as necessary; and

WHEREAS, the County of Los Angeles and Subrecipient are desirous of executing this Agreement, and the County of Los Angeles Board of Supervisors on September 10, 2024 authorized the CEO to prepare and execute this Agreement.

NOW, THEREFORE, the County of Los Angeles and Subrecipient agree as follows:

SECTION I

INTRODUCTION

§101. Parties to this Agreement

The parties to this Agreement are:

A. County of Los Angeles, a political subdivision of the State of California, having its principal office at Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, CA 90012; and

B. City of Glendora, a public agency, having its principal office at _____ ____116 E. Foothill Blvd., Glendora, CA 91741_____.

§102. Representatives of the Parties and Service of Notices

A. The representatives of the respective parties who are authorized to administer this Agreement and to whom formal notices, demands and communications must be given are as follows:

1. The representative of the County of Los Angeles is, unless otherwise stated in this Agreement:

Craig Hirakawa
County of Los Angeles - Chief Executive Office
500 West Temple Street, Room 796
Los Angeles, CA 90012
Phone: (213) 974-1127
CHirakawa@ceo.lacounty.gov

Kasey Dizon
County of Los Angeles - Chief Executive Office
500 West Temple Street, Room 796
Los Angeles, CA 90012
Phone: (213) 974-1764
KDizon@ceo.lacounty.gov

2. The representative of Subrecipient is:

Name and Title:	Mike Randazzo, Chief of Police
Organizational UEI #:	076191600
Address:	150 S. Glendora Ave.
City/State/Zip:	Glendora, CA 91741
Phone:	626.914.8262
Email:	mrandazzo@glendorapd.org

With a copy to:

Name and Title:	Marc Archibald, Support Services Supervisor
Organization:	Glendora Police Department
Address:	150 S. Glendora Ave.
City/State/Zip:	Glenodra, CA 91741
Phone:	626.914.8265
Email:	marchibald@glendorapd.org

B. Formal notices, demands and communications to be given hereunder by either party must be made in writing and may be effected by personal delivery, regular U.S. Postal mail service and/or e-mail. In the event of personal delivery or email, the message will be deemed communicated upon receipt by the County of Los Angeles. In the event of mail service, the message will be deemed communicated as of the date of mailing.

C. If the name and/or title of the person designated to receive the notices, demands or communications or the address of such person is changed, written notice must be given, in accord with this section, within five (5) business days of said change.

§103. Independent Party

Subrecipient is acting hereunder as an independent party, and not as an agent or employee of the County of Los Angeles. An employee of Subrecipient is not, and

will not be deemed, an employee of the County of Los Angeles by virtue of this Agreement, and Subrecipient must so inform each employee organization and each employee who is hired or retained under this Agreement. Subrecipient must not represent or otherwise hold out itself or any of its directors, officers, partners, employees, or agents to be an agent or employee of the County of Los Angeles by virtue of this Agreement.

§104. Conditions Precedent to Execution of This Agreement

Subrecipient must provide the following signed documents to the County of Los Angeles, unless otherwise exempted:

A. Certification and Disclosure Regarding Lobbying, attached hereto as Exhibit A and made a part hereof, in accordance with §411.A.14 of this Agreement. Subrecipient must also file a Disclosure Form at the end of each calendar quarter in which there occurs any event requiring disclosure or which materially affects the accuracy of the information contained in any Disclosure Form previously filed by Subrecipient.

B. Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion Lower Tier Covered Transactions, attached hereto as Exhibit B and made a part hereof, as required by Executive Order 12549 in accordance with §411.A.12 of this Agreement.

C. Certification Regarding Drug-Free Workplace, attached hereto as Exhibit C and made a part hereof, in accordance with §411.A.13 of this Agreement.

D. Certification of Grant Assurances, attached hereto as Exhibit D and made a part hereof, in accordance with §411.C of this Agreement.

SECTION II

TERM AND SERVICES TO BE PROVIDED

§201. Performance Period

The performance period of this Agreement is from September 1, 2023 to February 28, 2026, unless the County of Los Angeles, with Cal OES approval, provides written notification to the Subrecipient that the performance period has been extended, in which case the performance period will be so extended by such written notification, as provided in §503, below.

§202. Use of Grant Funds

A. Subrecipient and the County of Los Angeles have previously completed a mutually approved budget/expenditure plan, hereinafter "Budget," for the 2023 SHSP, which has been approved by Cal OES. This information is contained in a copy of the Final Grant Award Letter and Project Worksheet, attached hereto as Exhibit E.

   Any request by Subrecipient to modify the Budget must be made in writing with the appropriate justification and submitted to CEO for approval. If during the County of Los Angeles review process, additional information or documentation is required, the Subrecipient will have ten (10) business days to comply with the request. If the Subrecipient does not comply with the request, CEO will issue written notification indicating that the requested modification will not be processed. Modifications must be approved in writing by the County of Los Angeles and Cal OES during the term of this Agreement. Upon approval, all other terms of this Agreement will remain in effect.

   Subrecipient must utilize grant funds in accordance with all Federal regulations and State Guidelines.

B. Subrecipient agrees that grant funds awarded will be used to supplement existing funds for program activities, and will not supplant (replace) non-Federal funds.

C. Subrecipient must review the Federal Debarment Listing at https://www.sam.gov/search/ prior to the purchase of equipment or services to ensure the intended vendor is not listed and also maintain documentation that the list was verified.

D. Prior to the purchase of equipment or services utilizing a sole source contract or the receipt of single bid response of $250,000.00 or more, justification must be presented to CEO, who upon review will request approval from Cal OES. Such approval in writing must be obtained prior to the commitment of funds.

E. Subrecipient must provide any certifications or reports requested by the County of Los Angeles to the CEO indicating Subrecipient's performance under this Agreement, including progress on meeting program goals. Reports must be in the form requested by the County of Los Angeles, and must be provided by the fifteenth (15th) of the following month. Subrecipient is required to complete any survey requests requested by the County of Los Angeles. Subrecipient must also submit completed Project Claims for reimbursement immediately or a minimum on a quarterly basis, and no later than the date stated in §201, above.

F. Subrecipient must provide an electronic copy of their Annual Single Audit Report, as required by Title 2 Code of Federal Regulations (C.F.R) Part 200, to the County of Los Angeles within 30 calendar days after receipt of the auditor's

report(s). In the event the Subrecipient does not meet the Single Audit Threshold expenditure amount in a fiscal year, the Subrecipient must provide the County of Los Angeles a copy of a letter sent to State Controller's Office noting the Single Audit Threshold was not met, and its exempt status within nine months after the end of the Subrecipient's fiscal year, unless otherwise approved by the County of Los Angeles.

G. Subrecipient may be monitored by the County of Los Angeles on an annual basis to ensure compliance with Cal OES grant program requirements. The County of Los Angeles anticipates that said monitoring may include, at a minimum, one on-site visit during the term of this Agreement. Monitoring will utilize a Review Instrument (sample attached hereto as Exhibit H, and subject to periodic revisions) to evaluate compliance.

H. Subrecipient must provide Corrective Action Plan(s) to CEO within thirty (30) days of any audit finding.

I. Subrecipient use of the Los Angeles Regional Interoperable Communication System's Motorola Solutions, Incorporated Land Mobile Radio System Contract to purchase equipment is unallowable unless the Subrecipient can clearly demonstrate to CEO it meets one of the four federal exceptions to necessitate a noncompetitive procurement before issuance of any contract, amendment, or purchase order.

J. Subrecipient shall not use grant funds to purchase, extend, or renew any Telecommunications and Video Surveillance services and equipment as substantial or essential component of any system, or as critical technology as part of any system which the Secretary of Defense, in consultation with Director of National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an owned, controlled by, or connected to the People's Republic of China such as and not limited to Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities); or Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities).

K. Any equipment acquired pursuant to this Agreement must be authorized in the G&T Authorized Equipment List (AEL) available online at https://www.fema.gov/authorized-equipment-list and the Funding Guidelines of the 2023 SHSP Notice of Funding Opportunity, incorporated by reference, and attached hereto as Exhibit F. Subrecipient must provide the CEO a copy of its most current procurement guidelines and follow its own procurement requirements as long as they meet or exceed the minimum Federal requirements and any added Cal OES requirements. Federal procurement requirements for the 2023 SHSP can be found at Title 2 CFR Part 200.313.

Any equipment acquired or obtained with Grant Funds:

1. Will be made available under the California Disaster and Civil Defense Master Mutual Aid Agreement in consultation with representatives of the various fire, emergency medical, hazardous materials response services, and law enforcement agencies within the jurisdiction of the applicant;

2. Will be consistent with needs as identified in the State Homeland Security Strategy and will be deployed in conformance with that plan;

3. Will be made available pursuant to applicable terms of the California Disaster and Civil Defense Master Mutual Aid Agreement and deployed with personnel trained in the use of such equipment in a manner consistent with the California Law Enforcement Mutual Aid Plan or the California Fire Services and Rescue Mutual Aid Plan.

L. Equipment acquired pursuant to this Agreement will be subject to the requirements of Title 2 CFR Part 200.313. For the purposes of this subsection, "Equipment" is defined as tangible nonexpendable property, having a useful life of more than one year which costs $5,000.00 or more per unit. Items costing less than $5,000.00, but acquired under the "Equipment" category of the Grant must also be listed on any required Equipment Listing.

1. Equipment must be used by Subrecipient in the program or project for which it was acquired as long as needed, whether or not the project or program continues to be supported by Federal funds. When no longer needed for the original program or project, the Equipment may be used in other activities currently or previously supported by a Federal agency.

2. Subrecipient must make Equipment available for use on other like projects or programs currently or previously supported by the Federal Government, providing such use will not interfere with the work on the projects or program for which it was originally acquired. First preference for other use must be given to other programs or projects supported by the awarding agency.

3. An Equipment Listing must be maintained listing each item of Equipment acquired with SHSP funds. The Equipment Listing must be kept up to date at all times. Any changes must be recorded in the Listing within ten (10) business days and the updated Listing is to be forwarded to the County of Los Angeles Auditor-Controller (A-C) Shared Services Division. The Equipment Property Records must be maintained that include: (a) a description of the property, (b) a serial number or other identification number, (c) the source of property, (d) who holds title, (e) the acquisition date, (f) and cost of the property, (g) percentage of Federal participation in the cost of the property, (h) the location, (i) use and condition of the

property, (j) and any ultimate disposition data including the date of disposal and sale price of the property. Records must be retained by the subrecipient pursuant to Title 2, Part 200.313 (d) (1) of the CFR.

4. All Equipment obtained under this Agreement must have an appropriate identification decal affixed to it, and, when practical, must be affixed where it is readily visible.

5. A physical inventory of the Equipment must be taken by the Subrecipient and the results reconciled with the Equipment Listing at least once every two years or prior to any site visit by State or Federal auditors or County of Los Angeles monitors. The Subrecipient is required to have on file a letter certifying as to the accuracy of the Equipment Listing in the frequency as above, and provide to the CEO when requested.

M. Any Planning paid pursuant to this Agreement must conform to the guidelines as listed in Exhibit F or subsequent grant year programs.

N. Any Organization activities paid pursuant to this Agreement must conform to the guidelines as listed in Exhibit F.

O. Any Training paid pursuant to this Agreement must conform to the guidelines as listed in Exhibit F, and must be first submitted to CEO and then pre-authorized by Cal OES. A catalog of federally approved and sponsored training courses is available at https://www.firstrespondertraining.gov/frts/.

P. Any Exercise paid pursuant to this Agreement must conform to the guidelines as listed in Exhibit F. Detailed Homeland Security Exercise and Evaluation Program Guidance is available at https://www.fema.gov/hseep.

Q. Any Personnel activities paid pursuant to this Agreement must conform to the guidelines as listed in Exhibit F.

R. Subrecipient must provide to CEO a spending plan detailing the required steps and timeframes required to complete the approved projects within the grant timeframe. Subrecipient must submit the spending plan to CEO prior to final execution of this Agreement.

S. Pursuant to this Agreement, indirect costs are not reimbursable.

SECTION III

PAYMENT

§301. Payment of Grant Funds and Method of Payment

A. The County of Los Angeles will reimburse Subrecipient up to the maximum grant amount of $100,000 as expenditures are incurred and paid by Subrecipient and all documentation is reviewed and approved by County of Los Angeles. All expenditures must be for the purchase of equipment, exercises, training, organization, and planning as described in Section II of this Agreement. The grant amount represents the amount allocated to Subrecipient in the 2023 SHSP Grant Award Letter from Cal OES.

B. Subrecipient must submit reimbursement requests to the County of Los Angeles A-C Shared Services Division requesting payment as soon as a Project is completed and expenses are incurred and paid with the required supporting documentation; submission can be sent immediately or at a minimum on a quarterly basis, and no later than the date stated in §201, above. Each reimbursement request must be accompanied by the Reimbursement Form (sample attached hereto as Exhibit G, and subject to periodic revisions). All appropriate back-up documentation must be attached to the reimbursement form, including the method of procurement, bid documentation, purchase orders, invoices, report of goods received, and proof of payment.

   For Training reimbursements, Subrecipient must include a copy of the class roster verifying training attendees, proof that prior approval was obtained from Cal OES and that a Cal OES Feedback number has been assigned to the course, and timesheets and payroll registers for all training attendees.

   For Exercise reimbursements, Subrecipient must enter the After Action Report (AAR) and Improvement Plan on the State Office of Domestic Preparedness secure portal within sixty (60) days following completion of the exercise and submit proof of prior State approval of the AAR with the reimbursement request.

   For Planning reimbursements, Subrecipient must include a copy of the final tangible product.

C. The County of Los Angeles may, at its discretion, reallocate unexpended grant funds to another subrecipient. Said reallocation may occur upon approval by the County of Los Angeles of a Subrecipient reimbursement submission, inquiry from the County of Los Angeles to the Subrecipient regarding fund utilization, or by written notification from the Subrecipient to the County of Los Angeles that a portion of the grant funds identified in

§301.A., above, will not be utilized. As provided in §503, below, any increase or decrease in the grant amount specified in §301.A., above, may be effectuated by a written notification by the County of Los Angeles to the Subrecipient.

D. Payment of reimbursement request will be withheld by the County of Los Angeles until the County of Los Angeles has determined that Subrecipient has turned in all supporting documentation and completed the requirements of this Agreement.

E. It is understood that the County of Los Angeles makes no commitment to fund this Agreement beyond the terms set forth herein.

F. Funding for all periods of this Agreement is subject to continuing Federal appropriation of grant funds for this program. In the event of a loss or reduction of Federal appropriation of grant funds for this program, the Agreement may be terminated, or appropriately amended, immediately upon notice to Subrecipient of such loss or reduction of Federal grant funds.

   County of Los Angeles will make a good-faith effort to notify Subrecipient, in writing, of such non-appropriation at the earliest time.

SECTION IV

STANDARD PROVISIONS

§401. Construction of Provisions and Titles Herein

All titles or subtitles appearing herein have been inserted for convenience and do not, and will not be deemed to, affect the meaning or construction of any of the terms or provisions hereof. The language of this Agreement will be construed according to its fair meaning and not strictly for or against either party.

§402. Applicable Law, Interpretation and Enforcement

Each party's performance hereunder must comply with all applicable laws of the United States of America, the State of California, and the County of Los Angeles. This Agreement will be enforced and interpreted, as applicable, under the laws of the United States of America, the State of California and the County of Los Angeles.

If any part, term or provision of this Agreement is held void, illegal, unenforceable, or in conflict with any law of a Federal, State or Local Government having jurisdiction over this Agreement, the validity of the remainder of the Agreement will not be affected thereby.

Applicable Federal or State requirements that are more restrictive will be followed.

§403. Integrated Agreement

This Agreement sets forth all of the rights and duties of the parties with respect to the subject matter hereof, and replaces any and all previous agreements or understandings, whether written or oral, relating thereto. This Agreement may be amended only as provided for herein.

§404. Breach

If any party fails to perform, in whole or in part, any promise, covenant, or agreement set forth herein, or should any representation made by it be untrue, any aggrieved party may avail itself of all rights and remedies, at law or equity, in the courts of law. Said rights and remedies are cumulative of those provided for herein except that in all events, no party may recover more than once, suffer a penalty or forfeiture, or be unjustly compensated.

§405. Prohibition Against Assignment or Delegation

Subrecipient may not do any of the following, unless it has first obtained the written permission of the County of Los Angeles:

A. Assign or otherwise alienate any of its rights hereunder, including the right to payment; or

B. Delegate, subcontract, or otherwise transfer any of its duties hereunder.

§406. Permits

Subrecipient and its officers, agents and employees must obtain and maintain all permits and licenses necessary for Subrecipient's performance hereunder and must pay any fees required therefor. Subrecipient further certifies that it will immediately notify the County of Los Angeles of any suspension, termination, lapse, non-renewal or restriction of licenses, certificates, or other documents.

§407. Nondiscrimination and Affirmative Action

Subrecipient must comply with the applicable nondiscrimination and affirmative action provisions of the laws of the United States of America, the State of California, and the County of Los Angeles. In performing this Agreement, Subrecipient must not discriminate in its employment practices against any employee or applicant for employment because of such person's race, religion,

national origin, ancestry, sex, sexual orientation, age, physical handicap, mental disability, marital status, domestic partner status or medical condition.

Subrecipient must comply with Executive Order 11246, entitled "Equal Employment Opportunity," as amended by Executive Order 11375, and as supplemented in Department of Labor regulations (41 CFR Part 60).

If required, Subrecipient must submit an Equal Employment Opportunity Plan to the Department of Justice Office of Civil Rights in accordance with guidelines listed at https://www.justice.gov/crt.

Any subcontract entered into by the Subrecipient relating to this Agreement, to the extent allowed hereunder, will be subject to the provisions of this §407 of this Agreement.

§408. Indemnification

Each of the parties to this Agreement is a public entity. This indemnity provision is written in contemplation of the provisions of Section 895.2 of the Government Code of the State of California, which impose certain tort liability jointly upon public entities, solely by reason of such entities being parties to an agreement, and the parties agree that this indemnity provision will apply and will be enforceable regardless of whether Section 895 et seq. is deemed to apply to this Agreement. The parties hereto, as between themselves, consistent with the authorization contained in Government Code Sections 895.4 and 895.6 agree to each assume the full liability imposed upon it or upon any of its officers, agents, or employees by law, for injury caused by a negligent or wrongful act or omission occurring in the performance of this Agreement, to the same extent that such liability would be imposed in the absence of Government Code Section 895.2.

To achieve the above-stated purpose, each party agrees to indemnify and hold harmless the other party for any liability arising out of its own negligent acts or omissions in the performance of this Agreement (i.e., the Subrecipient agrees to indemnify and hold harmless the County of Los Angeles for liability arising out of the Subrecipient's negligent or wrongful acts or omissions and the County of Los Angeles agrees to indemnify and hold harmless the Subrecipient for liability arising out of the County of Los Angeles' negligent or wrongful acts or omissions). Each party further agrees to indemnify and hold harmless the other party for liability that is imposed on the other party solely by virtue of Government Code Section 895.2. The provisions of Section 2778 of the California Civil Code are made a part hereof as if fully set forth herein. Subrecipient certifies that it has adequate self-insured retention of funds to meet any obligation arising from this Agreement.

§409. Conflict of Interest

A. The Subrecipient covenants that none of its directors, officers, employees, or agents may participate in selecting, or administrating, any subcontract supported (in whole or in part) by Federal funds where such person is a director, officer, employee or agent of the subcontractor; or where the selection of subcontractors is or has the appearance of being motivated by a desire for personal gain for themselves or others such as family business, etc.; or where such person knows or should have known that:

    1. A member of such person's immediate family, or domestic partner or organization has a financial interest in the subcontract;

    2. The subcontractor is someone with whom such person has or is negotiating any prospective employment; or

    3. The participation of such person would be prohibited by the California Political Reform Act, California Government Code §87100 et seq. if such person were a public officer, because such person would have a "financial or other interest" in the subcontract.

B. Definitions:

    1. The term "immediate family" means domestic partner and/or those persons related by blood or marriage, such as husband, wife, father, mother, brother, sister, son, daughter, father in law, mother in law, brother in law, sister in law, son in law, daughter in law.

    2. The term "financial or other interest" means:

        a. Any direct or indirect financial interest in the specific contract, including but not limited to, a commission or fee, a share of the proceeds, prospect of a promotion or of future employment, a profit, or any other form of financial reward.

        b. Any of the following interests in the subcontractor ownership: partnership interest or other beneficial interest of five percent or more; ownership of five percent or more of the stock; employment in a managerial capacity; or membership on the board of directors or governing body.

C. The Subrecipient further covenants that no officer, director, employee, or agent may solicit or accept gratuities, favors, or anything of monetary value from any actual or potential subcontractor, supplier, a party to a sub agreement, (or persons who are otherwise in a position to benefit from the actions of any officer, employee, or agent).

D. The Subrecipient may not subcontract with a former director, officer, or employee within a one-year period following the termination of the relationship between said person and the Subrecipient.

E. Prior to obtaining the County of Los Angeles' approval of any subcontract, the Subrecipient must disclose to the County of Los Angeles any relationship, financial or otherwise, direct or indirect, of the Subrecipient or any of its officers, directors or employees or their immediate family with the proposed subcontractor and its officers, directors or employees.

F. For further clarification of the meaning of any of the terms used herein, the parties agree that references are made to the guidelines, rules, and laws of the County of Los Angeles, State of California, and Federal regulations regarding conflict of interest.

G. The Subrecipient warrants that it has not paid or given and will not pay or give to any third person any money or other consideration for obtaining this Agreement.

H. The Subrecipient covenants that no member, officer or employee of Subrecipient may have interest, direct or indirect, in any contract or subcontract or the proceeds thereof for work to be performed in connection with this project during his/her tenure as such employee, member or officer or for one year thereafter.

I. The Subrecipient must incorporate the foregoing subsections of this Section into every agreement that it enters into in connection with this grant and must substitute the term "subcontractor" for the term "Subrecipient" and "sub subcontractor" for "Subcontractor".

§410. Restriction on Disclosures

Any reports, analyses, studies, drawings, information, or data generated as a result of this Agreement are to be governed by the California Public Records Act (California Government Code Sec. 6250 et seq.).

§411. Statutes and Regulations Applicable To All Grant Contracts

A. Subrecipient must comply with all applicable requirements of State, Federal, and County of Los Angeles laws, executive orders, regulations, program and administrative requirements, policies and any other requirements governing this Agreement. Subrecipient must comply with applicable State and Federal laws and regulations pertaining to labor, wages, hours, and other conditions of employment. Subrecipient must comply with new, amended, or revised laws, regulations, and/or procedures that apply to the performance of this Agreement.

These requirements include, but are not limited to:

1. CFR

   Subrecipient must comply with Title 2 CFR Part 200.

2. Single Audit Act

   Since Federal funds are used in the performance of this Agreement, Subrecipient must, as applicable, adhere to the rules and regulations of the Single Audit Act (31 USC Sec. 7501 et seq.), 2 CFR Part 200 and any administrative regulation or field memos implementing the Act.

3. Americans with Disabilities Act

   Subrecipient hereby certifies that, as applicable, it will comply with the Americans with Disabilities Act 42, USC §§12101 et seq., and its implementing regulations. Subrecipient will provide reasonable accommodations to allow qualified individuals with disabilities to have access to and to participate in its programs, services and activities in accordance with the provisions of the Americans with Disabilities Act. Subrecipient will not discriminate against persons with disabilities nor against persons due to their relationship to or association with a person with a disability. Any subcontract entered into by Subrecipient, relating to this Agreement, to the extent allowed hereunder, will be subject to the provisions of this paragraph.

4. Political and Sectarian Activity Prohibited

   None of the funds, materials, property or services provided directly or indirectly under this Agreement may be used for any partisan political activity, or to further the election or defeat of any candidate for public office. Neither may any funds provided under this Agreement be used for any purpose designed to support or defeat any pending legislation or administrative regulation. None of the funds provided pursuant to this Agreement may be used for any sectarian purpose or to support or benefit any sectarian activity.

   Subrecipient must file a Disclosure Form at the end of each calendar quarter in which there occurs any event requiring disclosure or which materially affects the accuracy of any of the information contained in any Disclosure Form previously filed by Subrecipient. Subrecipient must require that the language of this Certification be included in the award documents for all sub-awards at all tiers and that all subcontractors certify and disclose accordingly.

5. Records Inspection

   At any time during normal business hours and as often as either the County of Los Angeles, the U.S. Comptroller General or the Auditor General of the State of California may deem necessary, Subrecipient must make available for examination all of its records with respect to all matters covered by this Agreement. The County of Los Angeles, the U.S. Comptroller General and the Auditor General of the State of California have the authority to audit, examine and make excerpts or transcripts from records, including all Subrecipient's method of procurement, invoices, materials, payrolls, records of personnel, conditions of employment and other data relating to all matters covered by this Agreement.

   Subrecipient agrees to provide any reports requested by the County of Los Angeles regarding performance of this Agreement.

6. Records Maintenance

   Records, in their original form, must be maintained in accordance with requirements prescribed by the County of Los Angeles with respect to all matters specified in this Agreement. Original forms are to be maintained on file for all documents specified in this Agreement. Such records must be retained for a period five (5) years after termination of this Agreement and after final disposition of all pending matters. "Pending matters" include, but are not limited to, an audit, litigation or other actions involving records. The County of Los Angeles may, at its discretion, take possession of, retain and audit said records. Records, in their original form pertaining to matters covered by this Agreement, must at all times be retained within the County of Los Angeles unless authorization to remove them is granted in writing by the County of Los Angeles.

7. Subcontracts and Procurement

   Subrecipient must, as applicable, comply with the Federal, State and County of Los Angeles standards in the award of any subcontracts. For purposes of this Agreement, subcontracts include but are not limited to purchase agreements, rental or lease agreements, third party agreements, consultant service contracts and construction subcontracts.

   Subrecipient must, as applicable, ensure that the terms of this Agreement with the County of Los Angeles are incorporated into all Subcontractor agreements. The Subrecipient must submit all Subcontractor agreements to the County of Los Angeles for review prior to the release of any funds to the Subcontractor. The Subrecipient must withhold funds to any Subcontractor agency that fails to comply with the terms and conditions of this Agreement and their respective Subcontractor agreement.

8. Labor

Subrecipient must, as applicable, comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed requirements for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System Personnel Administration (5 CFR 900, Subpart F).

Subrecipient must, as applicable, comply with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7); the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874); the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements; and the Hatch Act (5 USC §§1501-1508 and 7324-7328).

Subrecipient must, as applicable, comply with the Federal Fair Labor Standards Act (29 U.S.C. §201) regarding wages and hours of employment.

None of the funds may be used to promote or deter union/labor organizing activities. CA Gov't Code Sec. 16645 et seq.

9. Civil Rights

Subrecipient must, as applicable, comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352), which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681- 1683, and 1685- 1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of disabilities; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to non-discrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; 0) the requirements of any other nondiscrimination statute(s) that may apply to the application; and (k) P.L. 93-348 regarding the protection of human

subjects involved in research, development, and related activities supported by this award of assistance.

10. Environmental

Subrecipient must, as applicable, comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646), which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

Subrecipient must, as applicable, comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93- 523); (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93205); and (i) Flood Disaster Protection Act of 1973 §102(a) (P.L. 93-234).

Subrecipient must, as applicable, comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

Subrecipient must, as applicable, comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.), which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.

Subrecipient must, as applicable, comply with the Federal Water Pollution Control Act (33 U.S.C. §1251 et seq.), which restores and maintains the chemical, physical and biological integrity of the Nation's waters.

Subrecipient must, as applicable, ensure that the facilities under its ownership, lease or supervision that are utilized in the accomplishment of this project are not listed in the Environmental Protection Agency's (EPA) list of Violating Facilities and that it will notify the Federal Granter agency of the receipt of any communication from the Director of the EPA Office of Federal

Activities indicating that a facility to be used in the project is under consideration for listing by the EPA.
By signing this Agreement, Subrecipient warrants and represents that it will, as applicable, comply with the California Environmental Quality Act (CEQA), Public Resources Code §21000 et seq.

Subrecipient must, as applicable, comply with the Energy Policy and Conservation Act (P.L. 94-163, 89 Stat. 871).

Subrecipient must, as applicable, comply with the provision of the Coastal Barrier Resources Act (P.L. 97-348) dated October 19, 1982 (16 U.S.C. 3501 et. seq.) which prohibits the expenditure of most new Federal funds within the units of the Coastal Barrier Resources System.

11. Preservation

Subrecipient must, as applicable, comply with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).

12. Suspension, Debarment, Ineligibility and Voluntary Exclusion

Subrecipient must, as applicable, comply with Title 2 CFR Part §3000, regarding Suspension and Debarment, and Subrecipient must submit a Certification Regarding Debarment, attached hereto as Exhibit B, required by Executive Order 12549 and any amendment thereto. Said Certification must be submitted to the County of Los Angeles concurrent with the execution of this Agreement and must certify that neither Subrecipient nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any Federal department head or agency. Subrecipient must require that the language of this Certification be included in the award documents for all sub-award at all tiers and that all subcontractors certify accordingly.

13. Drug-Free Workplace

Subrecipient must, as applicable, comply with the federal Drug-Free Workplace Act of 1988, 41 USC §701, Title 44 Code of Federal Regulations (CFR) Part §17; the California Drug-Free Workplace Act of 1990, CA Gov't Code §§8350-8357, and Subrecipient must complete the Certification Regarding Drug-Free Workplace Requirements, attached hereto as Exhibit C, and incorporated herein by reference. Subrecipient must require that the language of this Certification be included in the award documents for all sub-award at all tiers and that all subcontractors certify accordingly.

14. Lobbying Activities

Subrecipient must, as applicable, comply with 31 U.S.C.1352 and complete the Disclosure of Lobbying Activities, (0MB 0038-0046), attached hereto as Exhibit A, and incorporated herein by reference.

15. Miscellaneous

Subrecipient must, as applicable, comply with the Laboratory Animal Welfare Act of 1966, as amended (P.L. 89-544, 7 USC §§2131 et seq.).

B. Statutes and Regulations Applicable To This Particular Grant Agreement

Subrecipient must comply with all applicable requirements of State and Federal laws, executive orders, regulations, program and administrative requirements, policies and any other requirements governing this particular grant program.

Subrecipient must, as applicable, comply with new, amended, or revised laws, regulations, and/or procedures that apply to the performance of this Agreement. These requirements include, but are not limited to:

Title 2 CFR Part 200; EO 12372; U.S. Department of Homeland Security, Office of State and Local Government Coordination and Preparedness, Office for Domestic Preparedness, ODP WMD Training Course Catalogue; and DOJ Office for Civil Rights.

Standardized Emergency Management System (SEMS) requirements as stated in the California Emergency Services Act, Government Code Chapter 7 of Division 1 of Title 2, §8607.1(e) and CCR Title 19, §§2445-2448.

Provisions of Title 2, 6, 28, 44 CFR applicable to grants and cooperative agreements, including Part 18, Administrative Review Procedures; Part 20, Criminal Justice Information Systems; Part 22, Confidentiality of Identifiable Research and Statistical Information; Part 23, Criminal Intelligence Systems Operating Policies; Part 30, Intergovernmental Review of Department of Justice Programs and Activities; Part 35, Nondiscrimination on the Basis of Disability in State and Local Government Services; Part 38, Equal Treatment of Faith-based Organizations; Part 42, Nondiscrimination/Equal Employment Opportunities Policies and Procedures; Part 61, Procedures for Implementing the National Environmental Policy Act; Part 63, Floodplain Management and Wetland Protection Procedures; Part 64, Floodplain Management and Wetland Protection Procedures; Federal laws or regulations applicable to Federal Assistance Programs; Part 69, New Restrictions on Lobbying; Part 70, Uniform Administrative Requirements for Grants and Cooperative Agreements (including sub-awards) with Institutions of Higher Learning, Hospitals and other Non-Profit

Organizations; and Part 83, Government-Wide Requirements for a Drug Free Workplace (grants).

Nondiscrimination requirements of the Omnibus Crime Control and Safe Streets Act of 1968, as amended, 42 USC 3789(d), or the Juvenile Justice and Delinquency Prevention Act, or the Victims of Crime Act, as appropriate; the provisions of the current edition of the Office of Justice Programs Financial and Administrative Guide for Grants, M7100.1, and all other applicable Federal laws, orders, circulars, or regulations.

1. Travel Expenses

   Subrecipient, as provided herein, will be compensated for Subrecipient's reasonable travel expenses incurred in the performance of this Agreement, to include travel and per diem, unless otherwise expressed. Subrecipient's total travel for in-State and/or out-of-State and per diem costs must be included in the contract budget(s). All travel, including out- of-State travel, that is not included in the budget(s) will not be reimbursed without prior written authorization from the County of Los Angeles.

   Subrecipient's administrative-related travel and per diem reimbursement costs will not be reimbursed. For programmatic-related travel costs, Subrecipient's reimbursement rates may not exceed the amounts established under the grant.

C. Compliance With Grant Requirements

To obtain the grant funds, the State required an authorized representative of the County of Los Angeles to sign certain promises regarding the way the grant funds would be spent. These requirements are included in Exhibit F and in the State's "Grant Assurances". By signing these Grant Assurances and accepting Exhibit F, the County of Los Angeles became liable to the State for any funds that are used in violation of the grant requirements. The State's Grant Assurances are incorporated into this Agreement through Exhibit D. Subrecipient will be liable to the Granter for any funds the State determines the Subrecipient used in violation of these Grant Assurances.

Pursuant to this Agreement, Subrecipient shall execute the 2023 Certification of Grant Assurances in Exhibit D, accepting and agreeing to abide by all provisions, assurances, and requirements therein. Subrecipient agrees to indemnify and hold harmless the County of Los Angeles for any sums the State or Federal government determines Subrecipient used in violation of the Grant Assurances.

To the extent Exhibit D conflicts with language or provisions contained in this Agreement, or contains more restrictive requirements under Federal and State law, Exhibit D shall control.

D. Noncompliance With Grant Requirements

Subrecipient understands that failure to comply with any of the above assurances and requirements, including Exhibit D, may result in suspension, termination or reduction of grant funds, and repayment by the Subrecipient to the County of Los Angeles of any unauthorized expenditures.

§412. Federal, State and Local Taxes

Federal, State and local taxes are the responsibility of the Subrecipient as an independent party and not of the County of Los Angeles and must be paid prior to requesting reimbursement. However, these taxes are an allowable expense under the grant program.

§413. Inventions, Patents and Copyrights

A. Reporting Procedure for Inventions

If any project produces any invention or discovery ("Invention") patentable or otherwise under Title 35 of the U.S. Code, including, without limitation, processes and business methods made in the course of work under this Agreement, the Subrecipient must report the fact and disclose the Invention promptly and fully to the County of Los Angeles. The County of Los Angeles will report the fact and disclose the Invention to the State. Unless there is a prior agreement between the County of Los Angeles and the State, the State will determine whether to seek protection on the Invention. The State will determine how the rights in the Invention, including rights under any patent issued thereon, will be allocated and administered in order to protect the public interest consistent with the policy ("Policy") embodied in the Federal Acquisition Regulations System, which is based on Ch. 18 of Title 35 U.S.C. Sections 200 et seq. (Pub. L. 95-517, Pub. L. 98-620, Title 37 CFR Part 401); Presidential Memorandum on Government Patent Policy to the Heads of the Executive Departments and Agencies, dated 2/18/1983); and Executive Order 12591, 4/10/87, 52 FR 13414, Title 3 CFR, 1987 Comp., p. 220 (as amended by Executive Order 12618, 12/22/87, 52 FR 48661, Title 3 CFR, 1987 Comp., p. 262). Subrecipient hereby agrees to be bound by the Policy, and will contractually require its personnel to be bound by the Policy.

B. Rights to Use Inventions

As applicable, County of Los Angeles will have an unencumbered right, and a non-exclusive, irrevocable, royalty-free license to use, manufacture, improve upon, and allow others to do so for all government purposes, any Invention developed under this Agreement.

C. Copyright Policy

1. Unless otherwise provided by the State or the terms of this Agreement, when copyrightable material ("Material") is developed under this Agreement, the County of Los Angeles, at its discretion, may copyright the Material. If the County of Los Angeles declines to copyright the Material, the County of Los Angeles will have an unencumbered right, and a non-exclusive, irrevocable, royalty-free license, to use, manufacture, improve upon, and allow others to do so for all government purposes, any Material developed under this Agreement.

2. The State will have an unencumbered right, and a non-exclusive, irrevocable, royalty-free license, to use, manufacture, improve upon, and allow others to do so for all government purposes, any Material developed under this Agreement or any Copyright purchased under this Agreement.

3. Subrecipient must comply with Title 24 CFR 85.34.

D. Rights to Data

The State and the County of Los Angeles will have unlimited rights or copyright license to any data first produced or delivered under this Agreement. "Unlimited rights" means the right to use, disclose, reproduce, prepare derivative works, distribute copies to the public, and perform and display publicly, or permit others to do so; as required by Title 48 CFR 27.401. Where the data are not first produced under this Agreement or are published copyrighted data with the notice of 17 U.S.C. Section 401 or 402, the State acquires the data under a copyright license as set forth in Title 48 CFR 27.404(f)(2) instead of unlimited rights. (Title 48 CFR 27.404(a)).

E. Obligations Binding on Subcontractors

Subrecipient must require all subcontractors to comply with the obligations of this section by incorporating the terms of this section into all subcontracts.

§414. Child Support Assignment Orders

Under the terms of this Agreement, Subrecipient must, as applicable, comply with California Family Code Section 5230 et seq.

§415. Minority, Women, And Other Business Enterprise Outreach Program

It is the policy of the County of Los Angeles to provide Minority Business Enterprises, Women Business Enterprises and all other business enterprises an equal opportunity to participate in the performance of all Subrecipient's contracts,

including procurement, construction and personal services. This policy applies to all of the Subrecipient's contractors and sub-contractors.

§416. Compliance with Fair Chance Employment Practices

Subrecipient shall comply with fair chance employment hiring practices set forth in California Government Code Section 12952, Employment Discrimination: Conviction History. Subrecipient's violation of this paragraph of the Agreement may constitute a material breach of the Agreement. In the event of such material breach, County of Los Angeles may, in its sole discretion, terminate the Agreement.

§417. Method of Payment and Required Information

The County of Los Angeles may, at its sole discretion, determine the most appropriate, efficient, secure, and timely form of payment provided under this Agreement. Subrecipient further agrees that the default form of payment shall be Electronic Funds Transfer (EFT) or Direct Deposit, unless an alternative method of payment is deemed appropriate by the A-C.

Subrecipient shall provide the A-C with electronic banking and related information for the Subrecipient and/or any other payee that the Subrecipient designates to receive payment pursuant to this Agreement at https://directdeposit.lacounty.gov/. Such electronic banking and related information includes, but is not limited to: bank account number and routing number, legal business name, valid taxpayer identification number or TIN, a working e-mail address capable of receiving remittance advices and other payment related correspondence, and any other information that the A-C determines is reasonably necessary to process the payment and comply with all accounting, record keeping, and tax reporting requirements.

Any provision of law, grant, or funding agreement requiring a specific form or method of payment other than EFT or Direct Deposit shall supersede this requirement with respect to those payments. At any time during the duration of this Agreement, the Subrecipient may submit a written request for an exemption to this requirement and must be based on specific legal, business or operational needs and explain why the payment method designated by the A-C is not feasible and an alternative is necessary. The A-C, in consultation with CEO, shall decide whether to approve exemption requests.

SECTION V

DEFAULTS, SUSPENSION, TERMINATION, AND AMENDMENTS

§501. Defaults

Should either party fail for any reason to comply with the contractual obligations of this Agreement within the time specified by this Agreement, the non-breaching party reserves the right to terminate the Agreement, reserving all rights under State and Federal law.

§502. Termination

This Agreement may be terminated, in whole or in part, from time to time, when such action is deemed by the County of Los Angeles, in its sole discretion, to be in its best interest. Termination of work hereunder shall be effected by notice of termination to the Subrecipient specifying the extent to which performance of work is terminated and the date upon which such termination becomes effective. The date upon which such termination becomes effective shall be no less than ten (10) days after the notice is sent.

§503. Amendments

Except as otherwise provided in this paragraph, any change in the terms of this Agreement, including changes in the services to be performed by Subrecipient, that are agreed to by the Subrecipient and the County of Los Angeles must be incorporated into this Agreement by a written amendment properly signed by persons who are authorized to bind the parties. Notwithstanding the foregoing, any increase or decrease of the grant amount specified in §301.A., above, or any extension of the performance period specified in §201, above, does not require a written amendment, but may be effectuated by a written notification by the County of Los Angeles to the Subrecipient.

SECTION VI

ENTIRE AGREEMENT

§601. Complete Agreement

This Agreement contains the full and complete Agreement between the two parties. Neither verbal agreement nor conversation or other communication with any officer or employee of either party will affect or modify any of the terms and conditions of this Agreement.

§602. Number of Pages and Attachments

This Agreement may be executed utilizing wet, scanned digital, and electronic signatures, each of which is deemed to be an original. This Agreement includes (27) pages and (8) Exhibits which constitute the entire understanding and agreement of the parties.

[Remainder of this page intentionally left blank]

IN WITNESS WHEREOF, the Subrecipient and the County of Los Angeles have caused this Agreement to be executed by their duly authorized representatives.

COUNTY OF LOS ANGELES

BY _____
FESIA A. DAVENPORT Date
Chief Executive Officer

BY _____
EDWARD YEN
Executive Officer, Board of Supervisors

BY _____
OSCAR VALDEZ
Auditor-Controller

APPROVED AS TO FORM

DAWYN R. HARRISON
County Counsel

BY_____
Deputy County Counsel

CITY OF GLENDORA

BY _____ _____
City Representative/Title (Signature) (Print Name) Date

APPROVED AS TO FORM

BY _____ _____
City Attorney (Signature – If Needed) (Print Name) Date

ATTEST

BY _____ _____
City Clerk (Signature – If Needed) (Print Name) Date

EXHIBITS

Exhibit A	Certification and Disclosure Regarding Lobbying
Exhibit B	Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion Lower Tier Covered Transactions
Exhibit C	Certification Regarding Drug Free Workplace
Exhibit D	Certification of Grant Assurances
Exhibit E	Final Grant Award Letter and Project Worksheet
Exhibit F	2023 Notice of Funding Opportunity & 2023 Cal OES Supplemental to Federal Notice of Funding Opportunity
Exhibit G	Reimbursement Form and Instructions
Exhibit H	Monitoring Instrument



Certification Regarding Lobbying

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, 'Disclosure of Lobbying Activities,' in accordance with its instructions.

3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Initials_____

Certification Regarding Lobbying

The Subrecipient, as identified below, certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Subrecipient understands and agrees that the provisions of 31 U.S.C. Chap. 38, Administrative Remedies for False Claims and Statements, apply to this certification and disclosure, if any.

Subrecipient: City of Glendora

Signature of Authorized Agent: _____

Printed Name of Authorized Agent: Mike Randazzo

Title: Chief of Police Date: _____

Initials_____

CERTIFICATION REGARDING
DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION
LOWER TIER COVERED TRANSACTIONS

This certification is required by the regulations implementing Executive Order 12549, Debarment and Suspension, 24 CFR Part 24 Section 24.510, Participants' responsibilities.

(READ ATTACHED INSTRUCTIONS FOR CERTIFICATION BEFORE COMPLETING)

1. The prospective recipient of Federal assistance funds certifies that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

2. Where the prospective recipient of Federal assistance funds is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

_____
AGREEMENT NUMBER

City of Glendora
CONTRACTOR/BORROWER/AGENCY

Mike Randazzo, Chief of Police
NAME AND TITLE OF AUTHORIZED REPRESENTATIVE

_____
SIGNATURE DATE

INSTRUCTIONS FOR CERTIFICATION

1. By signing and submitting this document, the prospective recipient of Federal assistance is providing the certification as set out below.

2. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective recipient of Federal assistance funds knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

3. The prospective recipient of Federal assistance funds shall provide immediate written notice to the person to which this agreement is entered, if at any time the prospective recipient of Federal assistance funds learns that its certification was erroneous, when submitted or has become erroneous by reason of changed circumstances.

4. The terms "covered transaction," "debarred," "suspended," "ineligible," "lower tier covered transaction," "participant," "person," " primary covered transaction," 'principal," "proposal," and "voluntarily excluded," as used in this clause, have the meanings set out in the Definitions and Coverage sections of rules implementing Executive Order 12549.

5. The prospective recipient of Federal assistance funds agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation on this covered transaction, unless authorized by the department or agency with which this transaction originated.

6. The prospective recipient of Federal assistance funds further agrees by submitting this proposal that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion Lower Tier Covered Transactions," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.

7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the List of Parties Excluded from Procurement or Non Procurement Programs.

8. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

9. Except for transactions authorized under Paragraph 5 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntary excluded form participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

STATE OF CALIFORNIA

DRUG-FREE WORKPLACE CERTIFICATION

STD. 21

COMPANY/ORGANIZATION NAME: City of Glendora

The contractor or grant recipient named above hereby certifies compliance with *Government Code Section 8355* in matters relating to providing a drug-free workplace. The above-named contractor or recipient will:

1. Publish a statement notifying employees that unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited and specifying actions to be taken against employees for violations, as required by *Government Code Section 8355(a)*.

2. Establish a Drug-Free Awareness Program as required by *Government Code Section 8355(b)*, to inform employees about all of the following:

   (a) The dangers of drug abuse in the workplace,

   (b) The person's or organization's policy of maintaining a drug-free workplace,

   (c) Any available counseling, rehabilitation and employee assistance programs, and

   (d) Penalties that may be imposed upon employees for drug abuse violations.

3. Provide as required by *Government Code Section 8355(c)*, that every employee who works on the proposed contract or subgrant:

   (a) Will receive a copy of the company's drug-free policy statement, and

   (b) Will agree to abide by the terms of the company's statement as a condition of employment on the contract or subgrant.

CERTIFICATION

I, the official named below, hereby swear that I am duly authorized legally to bind the contractor or Recipient to the above described certification. I am fully aware that this certification, executed on the date and in the county below, is made under penalty of perjury under the laws of the State of California.

Mike Randazzo

OFFICAL'S NAME

DATE EXECUTED

Los Angeles

EXECUTED IN THE COUNTY OF

CONTRACTOR or RECEIPEINT SIGNATURE

Chief of Police

TITLE

95-6000715

FEDERAL I.D. NUMBER

STATEMENT ON THE DRUG-FREE WORKPLACE

To comply with the enactment of Senate Bill 1120, *(Chapter 1170, Statutes of 1990),* which established the Drug-Free Workplace Act of 1990, the City of Glendora *(your agency)* accordingly provides this statement of compliance.

In order to maintain funding eligibility, state agencies, along with those in receipt of grant and contractual awards, must certify that they provide drug-free workplaces and have issued drug-free workplace statements to their employees *[Section 8355(a) of the Government Code]*. Consequently, in accordance with this directive, this statement is issued to meet this requirement.

The City of Glendora (*your agency*), an agency within the State of California has adopted this statement in compliance with legislation which addresses issues to avoid the dangers arising from drug and alcohol abuse in the workplace. These dangers include death and injury to the employee, co-workers, or the public resulting from accidents, dereliction of duty, poor judgment and carelessness. Substance abuse also results in lost productivity, reduced efficiency, and increased absenteeism by the substance abuser and interferes with the job performance of employees who do not use illegal or unauthorized substances. *[Section 8355(b)(1)]*

California law prohibits the unlawful manufacture, dispensation, possession, or illegal use of a controlled substance. That prohibition extends to all places and includes the worksite of California state employees. *[Section 8355(a)]*

Employees convicted of a violation of criminal drug statute, when the violation occurred at an employee's worksite, shall report the conviction to the granting and monitoring State agency upon conviction. *[Section 8356(a)(1)(2)]*

In the event of the unlawful manufacture, distribution, dispensation, possession or illegal use of a controlled substance at a State worksite, the State may take disciplinary action pursuant to the law and/or require the satisfactory completion of a drug abuse assistance or rehabilitation program. *[Section 8355(b)(4)]*

The Employee Assistance Program (EAP) provides drug problem assessment and referral to appropriate counseling and rehabilitation services. The EAP is available to all agency employees. Procedures exist to ensure the confidentiality of EAP records. Contact your personnel office for further information.

It is the intent of the CityofGlendora (*your agency)* to ensure by execution of this statement of compliance that each employee shall abide by the terms of this drug-free workplace statement. *[Section 8355(c)]*

EXHIBIT D

COUNTY OF LOS ANGELES

2023 CERTIFICATION OF GRANT ASSURANCES

As the duly authorized representative of the Subrecipient, I hereby certify Subrecipient's complete acceptance of Exhibit D, and agreement to abide by all provisions, assurances, conditions and requirements of the Grant Assurances therein.

BY_____ _____ _____
City Representative/Title (Signature) (Print Name) Date

APPROVED AS TO FORM

BY_____ _____ _____
City Attorney (Signature) (Print Name) Date

ATTEST

BY_____ _____ _____
City Clerk (Signature) (Print Name) Date

Standard Assurances
For Cal OES Federal Non-Disaster Grant Programs

As the duly authorized representative of the Applicant, I hereby certify that the Applicant has the legal authority to apply for federal assistance and the institutional, managerial, and financial capability (including funds sufficient to pay any non-federal share of project cost) to ensure proper planning, management, and completion of the project described in this application, within prescribed timelines.

The requirements outlined in these assurances apply to Applicant and any of its subrecipients.

I further acknowledge that the Applicant is responsible for reviewing and adhering to all requirements within the:

(a) Applicable Federal Regulations (see below);
(b) Federal Program Notice of Funding Opportunity (NOFO);
(c) Federal Preparedness Grants Manual;
(d) California Supplement to the NOFO; and
(e) Federal and State Grant Program Guidelines.

Federal Regulations
Government cost principles, uniform administrative requirements, and audit requirements for federal grant programs are set forth in Title 2, Part 200 of the Code of Federal Regulations (C.F.R.). Updates are issued by the Office of Management and Budget (OMB) and can be found at http://www.whitehouse.gov/omb/.

In the event Cal OES determines that changes are necessary to the subaward after a subaward has been made, including changes to period of performance or terms and conditions, Applicants will be notified of the changes in writing. Once notification has been made, any subsequent request for funds will indicate Applicant acceptance of the changes to the subaward.

State and federal grant award requirements are set forth below. The Applicant hereby agrees to comply with the following:

1. **Proof of Authority**
   The Applicant will obtain proof of authority from the city council, governing board, or authorized body in support of this project. This written authorization must specify that the Applicant and the city council, governing board, or authorized body agree:

Initials _____



Standard Assurances
For Cal OES Federal Non-Disaster Grant Programs

(a) To provide all matching funds required for the grant project and that any cash match will be appropriated as required;
(b) Any liability arising out of the performance of this agreement shall be the responsibility of the Applicant and the city council, governing board, or authorized body;
(c) Grant funds shall not be used to supplant expenditures controlled by the city council, governing board, or authorized body;
(d) The Applicant is authorized by the city council, governing board, or authorized body to apply for federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-federal share of project cost, if any) to ensure proper planning, management and completion of the project described in this application; and
(e) The official executing this agreement is authorized by the Applicant.

This Proof of Authority must be maintained on file and readily available upon request.

2. Period of Performance

The period of performance is specified in the Award. The Applicant is only authorized to perform allowable activities approved under the award, within the period of performance.

3. Lobbying and Political Activities

As required by Section 1352, Title 31 of the United States Code (U.S.C.), for persons entering into a contract, grant, loan, or cooperative agreement from an agency or requests or receives from an agency a commitment providing for the United States to insure or guarantee a loan, the Applicant certifies that:

(a) No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.

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Standard Assurances
For Cal OES Federal Non-Disaster Grant Programs

(b) If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

(c) The Applicant shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

The Applicant will also comply with provisions of the Hatch Act (5 U.S.C. §§ 1501- 1508 and §§ 7324-7328) which limit the political activities of employees whose principle employment activities are funded in whole or in part with federal funds.

Finally, the Applicant agrees that federal funds will not be used, directly or indirectly, to support the enactment, repeal, modification or adoption of any law, regulation or policy without the express written approval from the California Governor's Office of Emergency Services (Cal OES) or the federal awarding agency.

4. Debarment and Suspension

As required by Executive Orders 12549 and 12689, and 2 C.F.R. § 200.214 and codified in 2 C.F.R. Part 180, Debarment and Suspension, the Applicant will provide protection against waste, fraud, and abuse by debarring or suspending those persons deemed irresponsible in their dealings with the federal government. The Applicant certifies that it and its subrecipients:

(a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency;

(b) Have not within a three-year period preceding this application been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

Initials _____



Standard Assurances
For Cal OES Federal Non-Disaster Grant Programs

(c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (4)(b) of this certification; and
(d) Have not within a three-year period preceding this application had one or more public transaction (federal, state, or local) terminated for cause or default.

Where the Applicant is unable to certify to any of the statements in this certification, he or she shall attach an explanation to this application.

5. Non-Discrimination and Equal Employment Opportunity
The Applicant will comply with all state and federal statutes relating to non-discrimination, including:

(a) Title VI of the Civil Rights Act of 1964 (Public Law (P.L.) 88-352 and 42 U.S.C. § 2000d et. seq.) which prohibits discrimination on the basis of race, color, or national origin and requires that recipients of federal financial assistance take reasonable steps to provide meaningful access to persons with limited English proficiency (LEP) to their programs and services;
(b) Title IX of the Education Amendments of 1972, (20 U.S.C. §§ 1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex in any federally funded educational program or activity;
(c) Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794), which prohibits discrimination against those with disabilities or access and functional needs;
(d) Americans with Disabilities Act (ADA) of 1990 (42 U.S.C. § 12101et seq.), which prohibits discrimination on the basis of disability and requires buildings and structures be accessible to those with disabilities and access and functional needs;
(e) Age Discrimination Act of 1975, (42 U.S.C. §§ 6101-6107), which prohibits discrimination on the basis of age;
(f) Public Health Service Act of 1912 (42 U.S.C. §§ 290 dd—2), relating to confidentiality of patient records regarding substance abuse treatment;
(g) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.), relating to nondiscrimination in the sale, rental or financing of housing as implemented by the Department of Housing and Urban Development at 24 C.F.R. Part100. The prohibition on disability discrimination includes the requirement that new multifamily housing with four or more dwelling units—i.e., the public and common use areas and individual apartment units (all units in buildings with elevators and ground-floor units in buildings without elevators)—

Initials _____



be designed and constructed with certain accessible features (See 24 C.F.R. § 100.201);

(h) Executive Order 11246, which prohibits federal contractors and federally assisted construction contractors and subcontractors, who do over $10,000 in Government business in one year from discriminating in employment decisions on the basis of race, color, religion, sex, sexual orientation, gender identification or national origin;

(i) Executive Order 11375, which bans discrimination on the basis of race, color, religion, sex, sexual orientation, gender identification, or national origin in hiring and employment in both the United States federal workforce and on the part of government contractors;

(j) California Public Contract Code § 10295.3, which prohibits discrimination based on domestic partnerships and those in same sex marriages;

(k) Department of Homeland Security (DHS) policy to ensure the equal treatment of faith-based organizations, under which the Applicant must comply with equal treatment policies and requirements contained in 6 C.F.R. Part 19;

(l) The Applicant will comply with California's Fair Employment and Housing Act (FEHA) (California Government Code §§12940-12957), as applicable. FEHA prohibits harassment and discrimination in employment because of ancestry, familial status, race, color, religious creed (including religious dress and grooming practices), sex (which includes pregnancy, childbirth, breastfeeding and medical conditions related to pregnancy, childbirth or breastfeeding), gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, mental and physical disability, genetic information, medical condition, age, pregnancy, denial of medical and family care leave, or pregnancy disability leave, military and veteran status, and/or retaliation for protesting illegal discrimination related to one of these categories, or for reporting patient abuse in tax supported institutions;

(m) Any other nondiscrimination provisions in the specific statute(s) under which application for federal assistance is being made; and

(n) The requirements of any other nondiscrimination statute(s) that may apply to this application.

6. Drug-Free Workplace

As required by the Drug-Free Workplace Act of 1988 (41 U.S.C. § 701 et seq.),the Applicant certifies that it will maintain a drug-free workplace and a drug-free awareness program as outlined in the Act.

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Cal OES
GOVERNOR'S OFFICE
OF EMERGENCY SERVICES

Standard Assurances
For Cal OES Federal Non-Disaster Grant Programs

7. Environmental Standards

The Applicant will comply with state and federal environmental standards, including:

(a) California Environmental Quality Act (CEQA) (California Public Resources Code §§ 21000-21177), to include coordination with the city or county planning agency;
(b) CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, §§ 15000-15387);
(c) Federal Clean Water Act (CWA) (33 U.S.C. § 1251 et seq.), which establishes the basic structure for regulating discharges of pollutants into the waters of the United States and regulating quality standards for surface waters;
(d) Federal Clean Air Act of 1955 (42 U.S.C. § 7401) which regulates air emissions from stationary and mobile sources;
(e) Institution of environmental quality control measures under the National Environmental Policy Act (NEPA) of 1969 (P.L. 91-190); the Council on Environmental Quality Regulations for Implementing the Procedural Provisions of NEPA; and Executive Order 12898 which focuses on the environmental and human health effects of federal actions on minority and low-income populations with the goal of achieving environmental protection for all communities;
(f) Evaluation of flood hazards in floodplains in accordance with Executive Order 11988;
(g) Executive Order 11514 which sets forth national environmental standards;
(h) Executive Order 11738 instituted to assure that each federal agency empowered to enter into contracts for the procurement of goods, materials, or services and each federal agency empowered to extend federal assistance by way of grant, loan, or contract shall undertake such procurement and assistance activities in a manner that will result in effective enforcement of the Clean Air Act and the Federal Water Pollution Control Act Executive Order 11990 which requires preservation of wetlands;
(i) The Safe Drinking Water Act of 1974, (P.L. 93-523);
(j) The Endangered Species Act of 1973, (P.L. 93-205);
(k) Assurance of project consistency with the approved state management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.);
(l) Conformity of Federal Actions to State (Clear Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); and

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Standard Assurances
For Cal OES Federal Non-Disaster Grant Programs

(m) Wild and Scenic Rivers Act of 1968 (16 U.S.C. § 1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

The Applicant shall not be: (1) in violation of any order or resolution promulgated by the State Air Resources Board or an air pollution district; 2) subject to a cease-and-desist order pursuant to section 13301 of the California Water Code for violation of waste discharge requirements or discharge prohibitions; or 3) determined to be in violation of federal law relating to air or water pollution.

8. Audits

For subrecipients expending $750,000 or more in federal grant funds annually, the Applicant will perform the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and 2 C.F.R., Part 200, Subpart F Audit Requirements.

9. Cooperation and Access to Records

The Applicant must cooperate with any compliance reviews or investigations conducted by DHS. In accordance with 2 C.F.R. § 200.337, the Applicant will give the awarding agency, the Comptroller General of the United States and, if appropriate, the state, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award. The Applicant will require any subrecipients, contractors, successors, transferees and assignees to acknowledge and agree to comply with this provision.

10. Conflict of Interest

The Applicant will establish safeguards to prohibit the Applicant's employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.

11. Financial Management

False Claims for Payment - The Applicant will comply with 31 U.S.C §§ 3729-3733 which provides that Applicant shall not submit a false claim for payment, reimbursement, or advance.

12. Reporting - Accountability

The Applicant agrees to comply with applicable provisions of the Federal Funding Accountability and Transparency Act (FFATA) (P.L. 109-282), including but not limited to (a) the reporting of subawards obligating $30,000 or more in federal funds,

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Standard Assurances
For Cal OES Federal Non-Disaster Grant Programs

and (b) executive compensation data for first-tier subawards as set forth in 2 C.F.R. Part 170, Appendix A. The Applicant also agrees to comply with the requirements set forth in the government-wide financial assistance award term regarding the System for Award Management and Universal Identifier Requirements located at 2 C.F.R. Part 25, Appendix A.

13. Whistleblower Protections

The Applicant must comply with statutory requirements for whistleblower protections at 10 U.S.C. § 2409, 41 U.S.C. § 4712, and 10 U.S.C. § 2324, 41 U.S.C. § 4304 and § 4310.

14. Human Trafficking

The Applicant will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act of 2000, as amended (22 U.S.C. § 7104) which prohibits the Applicant or its subrecipients from: (1) engaging in trafficking in persons during the period of time that the award is in effect; (2) procuring a commercial sex act during the period of time that the award is in effect; or (3) using forced labor in the performance of the award or subawards under the award.

15. Labor Standards

The Applicant will comply with the following federal labor standards:

(a) The Davis-Bacon Act (40 U.S.C. §§ 276a to 276a-7), as applicable, and the Copeland Act (40 U.S.C. § 3145 and 18 U.S.C. § 874) and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§ 327-333), regarding labor standards for federally-assisted construction contracts or subcontracts, and

(b) The Federal Fair Labor Standards Act (29 U.S.C. § 201 et seq.) as they apply to employees of institutes of higher learning (IHE), hospitals and other non-profit organizations.

16. Worker's Compensation

The Applicant must comply with provisions which require every employer to be insured to protect workers who may be injured on the job at all times during the performance of the work of this Agreement, as per the workers compensation laws set forth in California Labor Code §§ 3700 et seq.

17. Property-Related

If applicable to the type of project funded by this federal award, the Applicant will:

(a) Comply with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646)



Standard Assurances
For Cal OES Federal Non-Disaster Grant Programs

which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of federal participation in purchase;

(b) Comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires federal award subrecipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more;

(c) Assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. § 470), Executive Order 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16U.S.C. § 469a-1 et seq.); and

(d) Comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. § 4831 and 24 CFR Part 35) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.

18. Certifications Applicable Only to Federally-Funded Construction Projects

For all construction projects, the Applicant will:

(a) Not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with federal assistance funds to assure nondiscrimination during the useful life of the project;

(b) Comply with the requirements of the awarding agency with regard to the drafting, review and approval of construction plans and specifications; and

(c) Provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.

19. Use of Cellular Device While Driving is Prohibited

The Applicant is required to comply with California Vehicle Code sections 23123 and 23123.5. These laws prohibit driving motor vehicle while using an electronic wireless communications device to write, send, or read a text-based communication.

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Standard Assurances
For Cal OES Federal Non-Disaster Grant Programs

Drivers are also prohibited from the use of a wireless telephone without hands-free listening and talking, unless to make an emergency call to 911, law enforcement, or similar services.

20. California Public Records Act and Freedom of Information Act

The Applicant acknowledges that all information submitted in the course of applying for funding under this program, or provided in the course of an entity's grant management activities that are under Federal control, is subject to the Freedom of Information Act (FOIA), 5 U.S.C. § 552, and the California Public Records Act, California Government Code §7920.000 et seq. The Applicant should consider these laws and consult its own State and local laws and regulations regarding the release of information when reporting sensitive matters in the grant application, needs assessment, and strategic planning process.

HOMELAND SECURITY GRANT PROGRAM (HSGP) – PROGRAM SPECIFIC ASSURANCES / CERTIFICATIONS

21. Acknowledgment of Federal Funding from DHS

The Applicant must acknowledge its use of federal funding when issuing statements, press releases, requests for proposals, bid invitations, and other documents describing projects or programs funded in whole or in part with federal funds.

22. Activities Conducted Abroad

The Applicant must ensure that project activities carried on outside the United States are coordinated as necessary with appropriate government authorities and that appropriate licenses, permits, or approvals are obtained.

23. Best Practices for Collection and Use of Personally Identifiable Information (PII)

DHS defines personally identifiable information (PII) as any information that permits the identity of an individual to be directly or indirectly inferred, including any information that is linked or linkable to that individual. If the Applicant collects PII, the Applicant is required to have a publicly-available privacy policy that describes standards on the usage and maintenance of PII they collect. The Applicant may refer to the DHS Privacy Impact Assessments: Privacy Guidance and Privacy template as a useful resource.

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Standard Assurances
For Cal OES Federal Non-Disaster Grant Programs

24. Copyright

The Applicant must affix the applicable copyright notices of 17 U.S.C. §§ 401 or 402 and an acknowledgement of United States Government sponsorship (including the award number) to any work first produced under federal financial assistance awards.

25. Duplication of Benefits

Any cost allocable to a particular federal financial assistance award provided for in 2 C.F.R. Part 200, Subpart E may not be charged to other federal financial assistance awards to overcome fund deficiencies, to avoid restrictions imposed by federal statutes, regulations, or federal financial assistance award terms and conditions, or for other reasons. However, these prohibitions would not preclude the Applicant from shifting costs that are allowable under two or more awards in accordance with existing federal statutes, regulations, or the federal financial assistance award terms and conditions.

26. Energy Policy and Conservation Act

The Applicant must comply with the requirements of 42 U.S.C. § 6201 which contain policies relating to energy efficiency that are defined in the state energy conservation plan issued in compliance with this Act.

27. Federal Debt Status

The Applicant is required to be non-delinquent in its repayment of any federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowances, and benefit overpayments. See OMB Circular A-129.

28. Fly America Act of 1974

The Applicant must comply with Preference for United States Flag Air Carriers: (air carriers holding certificates under 49 U.S.C. § 41102) for international air transportation of people and property to the extent that such service is available, in accordance with the International Air Transportation Fair Competitive Practices Act of 1974 (49 U.S.C. § 40118) and the interpretative guidelines issued by the Comptroller General of the United States in the March 31, 1981, amendment to Comptroller General Decision B-138942.

29. Hotel and Motel Fire Safety Act of 1990

In accordance with Section 6 of the Hotel and Motel Fire Safety Act of 1990, the Applicant must ensure that all conference, meeting, convention, or training space funded in whole or in part with federal funds complies with the fire prevention and control guidelines of the Federal Fire Prevention and Control Act of 1974, as amended, 15 U.S.C. § 2225a.

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Standard Assurances
For Cal OES Federal Non-Disaster Grant Programs

30. Non-supplanting Requirement

If the Applicant receives federal financial assistance awards made under programs that prohibit supplanting by law, the Applicant must ensure that federal funds do not replace (supplant) funds that have been budgeted for the same purpose through non- federal sources.

31. Patents and Intellectual Property Rights

Unless otherwise provided by law, the Applicant is subject to the Bayh-Dole Act, Pub. L. No. 96-517, as amended, and codified in 35 U.S.C. § 200 et seq. The Applicant is subject to the specific requirements governing the development, reporting, and disposition of rights to inventions and patents resulting from financial assistance awards located at 37 C.F.R. Part 401 and the standard patent rights clause located at 37 C.F.R. § 401.14.

32. SAFECOM

If the Applicant receives federal financial assistance awards made under programs that provide emergency communication equipment and its related activities, the Applicant must comply with the SAFECOM Guidance for Emergency Communication Grants, including provisions on technical standards that ensure and enhance interoperable communications.

33. Terrorist Financing

The Applicant must comply with Executive Order 13224 and United States law that prohibit transactions with, and the provisions of resources and support to, individuals and organizations associated with terrorism. The Applicant is legally responsible for ensuring compliance with the Order and laws.

34. Reporting of Matters Related to Recipient Integrity and Performance

If the total value of the Applicant's currently active grants, cooperative agreements, and procurement contracts from all federal assistance offices exceeds $10,000,000 for any period of time during the period of performance of this federal financial assistance award, the Applicant must comply with the requirements set forth in the government-wide Award Term and Condition for Recipient Integrity and Performance Matters located at 2 C.F.R. Part 200, Appendix XII, the full text of which is incorporated here by reference in the award terms and conditions.

Initials _____

Standard Assurances
For Cal OES Federal Non-Disaster Grant Programs

35. USA Patriot Act of 2001

The Applicant must comply with requirements of the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act (USA PATRIOT Act), which amends 18 U.S.C. §§ 175-175c.

36. Use of DHS Seal, Logo, and Flags

The Applicant must obtain permission from their DHS Financial Assistance Office, prior to using the DHS seal(s), logos, crests or reproductions of flags or likenesses of DHS agency officials, including use of the United States Coast Guard seal, logo, crests or reproductions of flags or likenesses of Coast Guard officials.

37. Performance Goals

In addition to the Biannual Strategy Implementation Report submission requirements outlined in the Preparedness Grants Manual, the Applicant must demonstrate how the grant-funded project addresses the core capability gap associated with each project and identified in the Threat and Hazard Identification and Risk Analysis or Stakeholder Preparedness Review or sustains existing capabilities, as applicable. The capability gap reduction or capability sustainment must be addressed in the Project Description of the BSIR for each project.

38. Applicability of DHS Standard Terms and Conditions to Tribes

The DHS Standard Terms and Conditions are a restatement of general requirements imposed upon the Applicant and flow down to any of its subrecipients as a matter of law, regulation, or executive order. If the requirement does not apply to Indian tribes or there is a federal law or regulation exempting its application to Indian tribes, then the acceptance by Tribes of, or acquiescence to, DHS Standard Terms and Conditions does not change or alter its inapplicability to an Indian tribe. The execution of grant documents is not intended to change, alter, amend, or impose additional liability or responsibility upon the Tribe where it does not already exist.

39. Required Use of American Iron, Steel, Manufactured Products, and Construction Materials

The Applicant must comply with the "Build America, Buy America" Act (BABAA), enacted as part of the Infrastructure Investment and Jobs Act and Executive Order 14005. Applicants receiving a federal award subject to BABAA requirements may not use federal financial assistance funds for infrastructure projects unless:

(a) All iron and steel used in the project are produced in the United States – this means all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States;

Initials _____



(b) All manufactured products used in the project are produced in the United States – this means the manufactured product was manufactured in the United States; and the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55 percent of the total cost of all components of the manufactured product, unless another standard for determining the minimum amount of domestic content of the manufactured product has been established under applicable law or regulation; and

(c) All construction materials are manufactured in the United States – this means that all manufacturing processes for the construction material occurred in the United States.

The "Buy America" preference only applies to articles, materials, and supplies that are consumed in, incorporated into, or affixed to an infrastructure project. It does not apply to tools, equipment, and supplies, such as temporary scaffolding, brought to the construction site and removed at or before the completion of the infrastructure project. Nor does a "Buy America" preference apply to equipment and furnishings, such as movable chairs, desks, and portable computer equipment, that are used at or within the finished infrastructure project but are not an integral part of the structure or permanently affixed to the infrastructure project.

Per section 70914(c) of BABAA, FEMA may waive the application of a "Buy America" preference under an infrastructure program in certain cases.

On July 1, 2022, OMB approved FEMA's General Applicability Public Interest Waiver of the BABAA requirements to be effective for a period of six months, through January 1, 2023. Applicants will not be required to follow the BABAA requirements for FEMA awards made, and any other funding FEMA obligates, during this waiver period. For any new awards FEMA makes after January 1, 2023, as well as new funding FEMA obligates to existing awards or through renewal awards where the new funding is obligated after January 1, 2023, Applicants will be required to follow the BABAA requirements unless another waiver is requested and approved.

40. Advancing Effective, Accountable Policing and Criminal Justice Practice to Enhance Public Trust and Public Safety

The Applicant must comply with the requirements of section 12(c) of Executive Order 14074. The Applicant is also encouraged to adopt and enforce policies consistent with Executive Order 14074 to support safe and effective policing.

Initials _____

Standard Assurances
For Cal OES Federal Non-Disaster Grant Programs

IMPORTANT
The purpose of these assurances is to obtain federal and state financial assistance, including any and all federal and state grants, loans, reimbursement, contracts, etc. Applicant recognizes and agrees that state financial assistance will be extended based on the representations made in these assurances. These assurances are binding on Applicant, its successors, transferees, assignees, etc. as well as any of its subrecipients. Failure to comply with any of the above assurances may result in suspension, termination, or reduction of grant funds.

All appropriate documentation, as outlined above, must be maintained on file by the Applicant and available for Cal OES or public scrutiny upon request. Failure to comply with these requirements may result in suspension of payments under the grant or termination of the grant or both and the Applicant may be ineligible for award of any future grants if Cal OES determines that the Applicant: (1) has made false certification, or (2) violates the certification by failing to carry out the requirements as noted above.

All of the language contained within this document must be included in the award documents for all subawards at all tiers. Applicants are bound by DHS Standard Terms and Conditions 2023, Version 2, hereby incorporated by reference, which can be found at: https://www.dhs.gov/publication/fy15-dhs- standard-terms-and-conditions.

The undersigned represents that he/she is authorized to enter into this agreement for and on behalf of the Applicant.

Applicant: City of Glendora

Signature of Authorized Agent: _____

Printed Name of Authorized Agent: _____

Title: Chief of Police Date: _____

Initials _____

EXHIBIT E

GAVIN NEWSOM
GOVERNOR

NANCY WARD
DIRECTOR

Cal OES
GOVERNOR'S OFFICE
OF EMERGENCY SERVICES

October 18, 2023

Fesia A. Davenport
Chief Executive Officer
Los Angeles County
500 West Temple Street, Room 713
Los Angeles, CA 90012

DELIVERED VIA E-MAIL: FDavenport@ceo.lacounty.gov

SUBJECT: **NOTIFICATION OF SUBRECIPIENT SUBAWARD APPROVAL**
Fiscal Year (FY) 2023 Homeland Security Grant Program (HSGP)
Subaward #2023-0042, Cal OES ID#037-00000
Subaward Period of Performance: 09/01/2023-05/31/2026

Dear Ms. Davenport:

We are pleased to announce the approval of your FY 2023 HSGP subaward in the amount of $9,481,457.

Once the completed application is received and approved, reimbursement of eligible subaward expenditures may be requested using the California Governor's Office of Emergency Services (Cal OES) Financial Management Forms Workbook. Failure to provide documentation in a timely manner could result in a hold on funding, pursuant to Title 2, Code of Federal Regulations (CFR), Sections 200.338(a) and 200.207(b)(1)-(2).

This subaward is subject to requirements in 2 CFR, Part 200, including the Notice of Funding Opportunity (NOFO), the Preparedness Grants Manual, the California Supplement to the NOFO, and all applicable federal, state, and local requirements. All activities funded with this subaward must be completed within the subaward period of performance.

Subrecipients must obtain additional written approval **prior** to incurring costs for activities such as aviation, watercraft, allowability request logs, noncompetitive procurement, and projects requiring Environmental Planning and Historic Preservation review.

Your organization will be required to prepare and submit the Biannual Strategy Implementation Report to Cal OES via the FEMA Grants Reporting Tool (GRT) semi-annually for the duration of the subaward period of performance or until all activities are completed and the subaward is formally closed. Failure to submit required reports could result in subaward reduction, suspension, or termination. Throughout the subaward cycle, milestones set in the GRT will be used as indicators of project feasibility, performance, and grant management capacity. This information may also be used in assessing proposals in future grant opportunities.

Your dated signature is required on this letter. Please sign and return the original to your Cal OES Program Representative within 20 calendar days upon receipt and keep a copy for your records. For further assistance, please contact your Cal OES Program Representative.

Sincerely,

Nancy Ward

NANCY WARD
Director

Signature: Fesia Davenport
Fesia Davenport (Nov 21, 2023 15:35 PST)

Email: FDavenport@ceo.lacounty.gov

Fesia Davenport

Fesia A. Davenport
Los Angeles County

Date

EXHIBIT E

PROJECT LEDGER

City of Glendora
FY 2023 State Homeland Security Program (SHSP) Projects
Cal OES ID: 037-00000
Grant #: 2023-0042

Ledger Type	Initial Application
Date	12/6/2023
Request #	0
POP Start Date	9/1/2023
POP End Date	5/31/2026

IJ	Project No.	Project Title	Project Decription	Funding Source	Discipline	Solution Area	Core Capability	Capability Building	Deployable / Shareable	Supports Previous Awarded Investment?	Total Approved	Total Expended	Remaining Balance	Percentage Expended
											$ 100,000.00			
IJ.04	034	LE P25 Portable Radios 1	Project funds the City of Glendora's purchase of 50 P25 compliant portable all spectrum / band radios to enhance interoperable communications throughout the Los Angeles County region as well as out of area roaming and audio encryption. Radios will provide connectivity between local and interagency organizations to coordinate public safety responses in support of homeland security. This activity meets HSGP's LETPA requirement because Interoperable Communications is on the list of allowable equipment articled in Information Bulletin 485 and the Fiscal Year 2007 Law Enforcement Terrorism Prevention Program Guidance. The portable radios being purchased here has a law enforcement terrorism prevention nexus as it will be used by law enforcement officers for anti-terrorism activities such as responding with law enforcement agencies to respond to threats to homeland security and acts of terrorism."	HSGP-SHSP	LE	Equipment	Operational Communications	Build	Deployable	FY21; IJ#6	$ 100,000	$ -	$ 100,000	0%
				HSGP-SHSP									$ -	#DIV/0!
				HSGP-SHSP									$ -	#DIV/0!
				HSGP-SHSP									$ -	#DIV/0!
				HSGP-SHSP									$ -	#DIV/0!
				HSGP-SHSP									$ -	#DIV/0!

National Priority Area (NPA)

Totals: $ - $ 100,000.00

EXHIBIT E

EQUIPMENT

City of Glendora
FY 2023 State Homeland Security Program (SHSP) Projects
Cal OES ID: 037-00000
Grant #: 2023-0042

Ledger Type	**Initial Application**
Date	**12/6/2023**
Request #	**0**
POP Start Date	9/1/2023
POP End Date	5/31/2026

Project No.	Equipment Description (include Quantity)	AEL #	AEL Title	Discipline	Solution Area Sub-Category	Deployable / Shareable	Invoice Number	Vendor	ID Tag Number	Condition/ Disposition	Deployed Location	Acquisition Date	Noncompetitive Procurement over $250K	Hold Trigger	Approval Date	Total Approved	Total Expended	Remaining Balance	Percentage Expended
																$ 100,000.00			
34	50 P25 compliant portable all spectrum / band radios to enhance interoperable communications throughout the Los Angeles County region as well as out of area roaming and audio encryption.	06CP-01-PORT	Radio, Portable	LE	06 - Interoperable Communications Equipment	Deployable							No	N/A		$ 100,000	$ -	$ 100,000	0%
																		$ -	#DIV/0!
																		$ -	#DIV/0!
																		$ -	#DIV/0!
																		$ -	#DIV/0!
																		$ -	#DIV/0!

National Priority Area (NPA)

Totals $ - $ 100,000.00

The Department of Homeland Security (DHS)
Notice of Funding Opportunity (NOFO)
Fiscal Year 2023 Homeland Security Grant Program

All entities wishing to do business with the federal government must have a unique entity identifier (UEI). The UEI number is issued by the SAM system. Requesting a UEI using SAM.gov can be found at https://sam.gov/content/entity-registration.

Grants.gov registration information can be found at https://www.grants.gov/web/grants/register.html.

Planned UEI Updates in Grant Application Forms:

On April 4, 2022, the Data Universal Numbering System (DUNS) Number was replaced by a new, non-proprietary identifier requested in, and assigned by, the System for Award Management (SAM.gov). This new identifier is the Unique Entity Identifier (UEI).

Additional Information can be found on Grants.gov:

https://www.grants.gov/web/grants/forms/planned-uei-updates.html

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A. Program Description

1. Issued By
U.S. Department of Homeland Security (DHS)/Federal Emergency Management Agency (FEMA)/Grant Programs Directorate (GPD)

2. Assistance Listings Number
97.067

3. Assistance Listings Title
Homeland Security Grant Program

4. Funding Opportunity Title
Fiscal Year 2023 Homeland Security Grant Program (HSGP)

- State Homeland Security Program (SHSP)
- Urban Area Security Initiative (UASI)
- Operation Stonegarden (OPSG)

5. Funding Opportunity Number
DHS-23-GPD-067-00-01

6. Authorizing Authority for Program
Section 2002 of the Homeland Security Act of 2002 (Pub. L. No. 107-296, as amended) (6 U.S.C. § 603)

7. Appropriation Authority for Program
Consolidated Appropriations Act, 2023 (Pub. L. No. 117-328)

8. Announcement Type
Initial

9. Program Category
Preparedness: Community Security

10. Program Overview, Objectives, and Priorities

a. *Overview*
The Fiscal Year (FY) 2023 Homeland Security Grant Program (HSGP) is one of three grant programs that constitute the DHS/FEMA focus on enhancing the ability of state, local, tribal, and territorial governments, as well as nonprofits, to prevent, protect against, and respond to terrorist attacks. These grant programs are part of a comprehensive set of measures authorized by Congress and implemented by DHS to help strengthen the Nation's communities against potential terrorist attacks. Among the five basic homeland security missions noted in the DHS Strategic Plan for Fiscal Years 2020-2024, the HSGP supports the goal to Strengthen National Preparedness and Resilience.

In FY 2023, there are three components of the HSGP:

1) ***State Homeland Security Program (SHSP):*** SHSP assists state, local, tribal, and territorial (SLTT) efforts to build, sustain, and deliver the capabilities necessary to prevent, prepare for, protect against, and respond to acts of terrorism.

2) ***Urban Area Security Initiative (UASI):*** UASI assists high-threat, high-density Urban Area efforts to build, sustain, and deliver the capabilities necessary to prevent, prepare for, protect against, and respond to acts of terrorism.

3) ***Operation Stonegarden (OPSG):*** OPSG supports enhanced cooperation and coordination among Customs and Border Protection (CBP), United States Border Patrol (USBP), and federal, state, local, tribal, and territorial law enforcement agencies to improve overall border security. OPSG provides funding to support joint efforts to secure the United States' borders along routes of ingress/egress to and from international borders, to include travel corridors in states bordering Mexico and Canada, as well as states and territories with international water borders. SLTT law enforcement agencies utilize their inherent law enforcement authorities to support the border security mission and do not receive any additional authority by participating in OPSG.

The 2022-2026 FEMA Strategic Plan outlines three goals designed to position FEMA to address the increasing range and complexity of disasters, support the diversity of communities we serve, and complement the nation's growing expectations of the emergency management community. The HSGP supports FEMA's efforts to achieve equitable outcomes for those we serve (Goal 1) and to promote and sustain a prepared nation (Goal 3). We invite our stakeholders and partners to also adopt these priorities and join us in building a more prepared and resilient nation.

Finally, for FY 2023, DHS is focused on the criticality of information sharing and collaboration to building a national culture of preparedness and protecting against terrorism and other threats to our national security. The threats to our nation have evolved during the past two decades. We now face continuous cyber threats by sophisticated actors, threats to soft targets and crowded places, and threats from domestic violent extremists who currently pose the greatest terrorism threat to the nation[1]. Therefore, for FY 2023, DHS has identified six priority areas (see Section A.10.c) related to the most serious threats to the nation, as well as required minimum funding allocations.

b. ***Objective***

The objective of the FY 2023 HSGP is to fund SLTT efforts to prevent terrorism and prepare the Nation for threats and hazards that pose the greatest risk to the security of the United States.

[1]Strategic Intelligence Assessment and Data on Domestic Terrorism, Federal Bureau of Investigation and Department of Homeland Security, May 2021.

c. ***Priorities***

SHSP and UASI Funding Priorities

Given the evolving national security threat landscape, DHS/FEMA has evaluated the national risk profile and set priorities that help inform appropriate allocation of scarce security dollars. In assessing the national risk profile for FY 2023, six National Priority Areas pose the most concern. Due to the unique threats that the nation faces in 2023, DHS/FEMA has determined that recipients should allocate a total of 30% of their SHSP and UASI award funds across these six priority areas. As indicated below, five of the priorities have minimum spend requirements totaling 15% of SHSP and UASI awards. Recipients will have the flexibility to allocate the remaining 15% across the priorities. The following are the six priority areas for FY 2023, along with the minimum corresponding percentage of SHSP and UASI funds that each recipient will be required to allocate:

1) Enhancing the protection of soft targets/crowded places – 3%
2) Enhancing information and intelligence sharing and analysis – 3%
3) Combating domestic violent extremism – 3%
4) Enhancing cybersecurity – no minimum percent
5) Enhancing community preparedness and resilience – 3%
6) Enhancing election security – 3%

Additional information about these priority areas and how they relate to achieving anti-terrorism capabilities is included in Section D.11.b.III of this NOFO. Failure by a recipient to propose investments and projects that align with the priority areas and spending requirements will result in a recipient having a portion of their SHSP and UASI funds (up to 30%) placed on hold until they provide projects that sufficiently align to the National Priority Areas, and total at least the minimum percentages per National Priority Area (as applicable) and overall 30% of total SHSP and UASI funds.

A state or high-risk urban area must allocate the remaining 70% of their funding to addressing capability gaps (e.g., building/sustaining capability and/or closing capability gaps) identified through their Threat and Hazard Identification and Risk Assessment (THIRA) and Stakeholder Preparedness Review (SPR) process.

Likewise, there are several enduring security needs that crosscut the homeland security enterprise to which recipients should consider allocating funding across core capability gaps and national priorities. The following are enduring needs that help recipients implement a comprehensive approach to securing communities:

1) Effective planning[2];
2) Training and awareness campaigns;
3) Equipment and capital projects; and
4) Exercises.

[2]Including assessment of critical infrastructure system vulnerabilities and plans to reduce consequences of disruptions, using the Infrastructure Resilience Planning Framework and Regional Resiliency Assessment Methodology produced by the Cybersecurity and Infrastructure Security Agency.

The table below provides a breakdown of the FY 2023 SHSP and UASI priorities (the focus of OPSG remains unique to border security), showing the core capabilities enhanced and lifelines supported, as well as examples of eligible project types for each area. A detailed description of allowable investments for each project type is included in the Preparedness Grants Manual. DHS/FEMA anticipates that in future years, national priorities will continue to be included and will be updated as the threats evolve and as capability gaps are closed. Applicants are strongly encouraged to begin planning to sustain existing capabilities through funding mechanisms other than DHS preparedness grants. The example project types in the table below are allowable to prepare for disasters unrelated to acts of terrorism as long as they also help achieve target capabilities related to preventing, preparing for, protecting against, or responding to acts of terrorism.

FY 2023 SHSP and UASI Funding Priorities

All priorities in this table concern Safety and Security Lifelines.

Priority Areas	Core Capabilities	Example Project Types
National Priorities		
Enhancing Cybersecurity	• Cybersecurity • Intelligence and information sharing • Planning • Public information and warning • Operational coordination • Screening, search, and detection • Access control and identity verification • Supply chain integrity and security • Risk management for protection programs and activities • Long-term vulnerability reduction • Situational assessment • Infrastructure systems • Operational communications	• Cybersecurity risk assessments • Migrating online services to the ".gov" internet domain • Projects that address vulnerabilities identified in cybersecurity risk assessments ○ Improving cybersecurity of critical infrastructure to meet minimum levels identified by the Cybersecurity and Infrastructure Security Agency (CISA), and the National Institute of Standards and Technology Cybersecurity Framework ○ Adoption of cybersecurity performance goals (Cross-Sector Cybersecurity Performance Goals | CISA) ○ Cybersecurity training and planning
Enhancing the Protection of Soft Targets/ Crowded Places	• Operational coordination • Public information and warning • Intelligence and information sharing • Interdiction and disruption • Screening, search, and detection • Access control and identity verification • Physical protective measures • Risk management for protection programs and activities	• Operational overtime. For more information on operational overtime, see Section D.14.f of this NOFO. • Physical security enhancements ○ Security cameras (closed-circuit television [CCTV]) ○ Security screening equipment for people and baggage ○ Lighting ○ Access controls ○ Fencing, gates, barriers, etc. • Unmanned aircraft system detection technologies
Enhancing information and intelligence	• Intelligence and information sharing • Interdiction and disruption • Planning • Public information and warning	• Fusion center operations (Fusion Center project will be required under this investment, no longer as a stand-alone investment) • Information sharing with all DHS components; fusion centers; other operational, investigative, and analytic

Priority Areas	Core Capabilities	Example Project Types
sharing and analysis	• Operational coordination • Risk management for protection programs and activities	entities; and other federal law enforcement and intelligence entities • Cooperation with DHS officials and other entities designated by DHS in intelligence, threat recognition, assessment, analysis, and mitigation • Identification, assessment, and reporting of threats of violence • Joint intelligence analysis training and planning with DHS officials and other entities designated by DHS
Combating Domestic Violent Extremism	• Interdiction and disruption • Intelligence and information sharing • Planning • Public information and warning • Operational coordination • Risk management for protection programs and activities	• Open-source analysis of disinformation and misinformation campaigns, targeted violence and threats to life, including tips/leads, and online/social media-based threats • Sharing and leveraging intelligence and information, including open-source analysis • Execution and management of threat assessment programs to identify, evaluate, and analyze indicators and behaviors indicative of domestic violent extremists • Training and awareness programs (e.g., through social media, suspicious activity reporting [SAR] indicators and behaviors) to help prevent radicalization • Training and awareness programs (e.g., through social media, SAR indicators and behaviors) to educate the public on misinformation and disinformation campaigns and resources to help them identify and report potential instances of domestic violent extremism
Enhancing Community Preparedness and Resilience	• Planning • Public Information and Warning • Community Resilience • Risk Management for Protection Programs and Activities • Mass Care Services • Intelligence and Information Sharing • Risk and Disaster Resilience Assessment • Long Term Vulnerability Reduction	• Establish, train, and maintain Community Emergency Response Teams (CERT) and Teen CERT, with a focus on historically undeserved communities, including procurement of appropriate tools, equipment and training aides ○ Local delivery of CERT Train-the-Trainer and CERT Program Manager to build local program training and maintenance capacity • Provide continuity training, such as FEMA's Organizations Preparing for Emergency Needs training, to faith-based organizations, local businesses, and community-based organizations such as homeless shelters, food pantries, nonprofit medical providers and senior care facilities to bolster their resilience to all hazards • Partner with local school districts to deliver the Student Tools for Emergency Planning curriculum or other educational programming to guide students on how to create emergency kits and family communications plans • Partner with key stakeholders to assist with completing the Emergency Financial First Aid Kit or a similar tool to bolster the disaster centric financial resilience of individuals and households • Execute *You are the Help Until the Help Arrives* workshops in concert with community-based organizations to bolster individual preparedness • Target youth preparedness using FEMA programing such as Prepare with Pedro resources and Ready2Help

Priority Areas	Core Capabilities	Example Project Types
		• Promote community planning, coordination, and integration of children's needs during emergencies through workshops like FEMA's Integrating the Needs of Children • Community Mapping: identify community resources and characteristics in order to identify gaps in resources, identify hazards and vulnerabilities, and inform action to promote resilience • Provide training and awareness programs with key stakeholders (e.g., through social media, community and civic organizations) to educate the public on misinformation and disinformation campaigns to increase individual and community resilience. • Support integrated and cross-jurisdictional preparedness planning that considers how the community develops networks of information-sharing and collaboration among community-based organizations and government institutions to enable a quicker recovery from multiple threats, including terrorist actions.
Enhancing Election Security	• Cybersecurity • Intelligence and information sharing • Planning • Long-term vulnerability reduction • Situational assessment • Infrastructure systems • Operational coordination • Community resilience	• Physical security planning support • Physical/site security measures – e.g., locks, shatter proof glass, alarms, access controls, etc. • General election security navigator support • Cyber navigator support • Cybersecurity risk assessments, training, and planning • Projects that address vulnerabilities identified in cybersecurity risk assessments • Iterative backups, encrypted backups, network segmentation, software to monitor/scan, and endpoint protection • Distributed Denial of Service protection • Migrating online services to the ".gov" internet domain • Online harassment and targeting prevention services • Public awareness/preparedness campaigns discussing election security and integrity measures.
Enduring Needs		
Planning	• Planning • Risk management for protection programs and activities • Risk and disaster resilience assessment • Threats and hazards identification • Operational coordination • Community resilience	• Development of: ○ Security Risk Management Plans ○ Threat Mitigation Plans ○ Continuity of Operations Plans ○ Response Plans • Efforts to strengthen governance integration between/among regional partners • Joint training and planning with DHS officials and other entities designated by DHS • Cybersecurity training and planning • Revision of existing plans to strengthen community resilience in underserved communities
Training and Awareness	• Long-term vulnerability reduction • Public information and warning • Operational coordination • Situational assessment	• Active shooter training • Intelligence analyst training • SAR and terrorism indicators/behaviors training • Security training for employees • Public awareness/preparedness campaigns

Priority Areas	Core Capabilities	Example Project Types
	• Community resilience	• Joint training and planning with DHS officials and other entities designated by DHS • Cybersecurity training and planning • Sharing and leveraging intelligence and information • Targeted outreach and preparedness training for underserved communities in conjunction with community-based organizations
Equipment and Capital Projects	• Long-term vulnerability reduction • Infrastructure systems • Operational communications • Interdiction and disruption • Screening, search and detection • Access control and identity verification • Physical protective measures	• Protection of high-risk, high-consequence areas or systems that have been identified through risk assessments • Physical security enhancements ○ Security cameras (CCTV) ○ Security screening equipment for people and baggage ○ Lighting ○ Access Controls ▪ Fencing, gates, barriers, etc. • Enhancing Weapons of Mass Destruction and/or improvised explosive device prevention, detection, and response capabilities ○ Chemical/Biological/Radiological/ Nuclear/Explosive detection, prevention, and response equipment
Exercises	• Long-term vulnerability reduction • Operational coordination • Operational communications • Community resilience	• Response exercises, including exercise planning with community-based organizations

For FY 2023, each SHSP and UASI recipient is required to submit an Investment Justification (IJ) for the five National Priority Areas with associated minimum spend requirements. Each of these five investments must also account for at least the relevant minimum percentage (totaling 15%) of the applicant's SHSP and UASI allocation. State Administrative Agencies (SAAs) may submit complete project-level information at the time of application, including the National Priority Area IJs, but are not required to do so. **As a reminder, all SHSP- and UASI-funded projects must have a demonstrated nexus to achieving target capabilities related to preventing, preparing for, protecting against, and responding to acts of terrorism**. However, such projects may simultaneously support enhanced preparedness for disasters unrelated to acts of terrorism.

DHS/FEMA also requires SHSP and UASI recipients (states, territories, and high-risk urban areas) to complete a THIRA/SPR and prioritize grant funding to support building capability and/or closing capability gaps or sustaining capabilities that address national priorities and/or support enduring needs. Additional information on the THIRA/SPR process, including other National Preparedness System tools and resources, can be found at National Preparedness System | FEMA.gov. Detailed information on THIRA/SPR timelines and deadlines can be found in the Preparedness Grants Manual.

OPSG Funding Priorities

The table below provides a breakdown of the FY 2023 OPSG funding priority, which remains focused on and unique to border security.

FY 2023 OPSG Funding Priority

Priority Areas	Core Capabilities	Lifelines	Example Project Types
National Priorities			
Enhancing information and intelligence sharing and analysis, and cooperation with federal agencies, including DHS	• Intelligence and information sharing	• Safety and Security	• Participation in the DHS/ICE 287(g) training program • Information sharing with all DHS components; fusion centers; other operational, investigative, and analytic entities; and other federal law enforcement and intelligence entities • Cooperation with DHS officials and other entities designated by DHS in intelligence, threat recognition, assessment, analysis, and mitigation • Identification, assessment, and reporting of threats of violence • Joint intelligence analysis training and planning with DHS officials and other entities designated by DHS

For FY 2023, each OPSG applicant is required to clearly articulate and identify how the Concept of Operations addresses the national priority identified above.

11. Performance Measures

Performance metrics for this program:

SHSP and UASI:

- Percentage of funding allocated by the recipient to core capabilities to build or sustain national priorities identified in the section above
- Percentage of funding and projects allocated by the recipient that align to capability gaps identified through the THIRA/SPR process
- Percentage of projects identified by the recipient that address a capability gap in a core capability that has a target(s) rated as high

FEMA will calculate and analyze the above metrics through a review of state/territory and urban area SPR submissions and required programmatic reports.

OPSG:

- Number of contacts that occurred as a result of OPSG deployments
  - Number of arrests that resulted from OPSG contacts
  - Value of drug seizures that resulted from OPSG contacts

B. Federal Award Information

1. Available Funding for the NOFO: **$1,120,000,000**

HSGP Programs	FY 2023 Allocation
SHSP	$415,000,000
UASI	$615,000,000
OPSG	$90,000,000
Total	**$1,120,000,000**

SHSP Allocations

For FY 2023, DHS/FEMA will award SHSP funds based on DHS/FEMA's relative risk methodology and statutory minimums pursuant to the *Homeland Security Act of 2002*, as amended. **THIRA/SPR results do not impact grant allocations or awards.**

Each state and territory will receive a minimum allocation under the SHSP using thresholds established in the *Homeland Security Act of 2002*, as amended. All 50 States, the District of Columbia, and the Commonwealth of Puerto Rico will receive 0.35% of the total funds allocated for grants under Section 2003 and Section 2004 of the *Homeland Security Act of 2002*, as amended. Each of the four territories (American Samoa, Guam, the Northern Mariana Islands, and the U.S. Virgin Islands) will receive a minimum allocation of 0.08% of the total funds allocated for grants under Section 2003 and 2004 of the *Homeland Security Act of 2002*, as amended.

Each state must include a separate IJ for each of the five National Priority Areas with a minimum spend requirement. **All projects related to the minimum spend for the National Priority Area *must* be included in the IJ.** For the National Priority Areas that have a minimum spend percentage requirement, the funding level in each of those National Priority Area investments **must equal or exceed** the percentage for that respective National Priority Area, calculated as a percentage of the state's SHSP allocation in the table below. The funding levels across all six National Priority Areas **must equal or exceed 30%** of the total SHSP allocation.

FY 2023 SHSP ALLOCATIONS

State/Territory	FY 2023 Allocation	State/Territory	FY 2023 Allocation
Alabama	$4,847,500	Montana	$4,847,500
Alaska	$4,847,500	Nebraska	$4,847,500
American Samoa	$1,108,000	Nevada	$4,847,500
Arizona	$4,847,500	New Hampshire	$4,847,500
Arkansas	$4,847,500	New Jersey	$7,074,841
California	$57,035,623	New Mexico	$4,847,500
Colorado	$4,847,500	New York	$68,033,267
Connecticut	$4,847,500	North Carolina	$5,085,387

State/Territory	FY 2023 Allocation	State/Territory	FY 2023 Allocation
Delaware	$4,847,500	North Dakota	$4,847,500
District of Columbia	$5,085,387	Northern Mariana Islands	$1,108,000
Florida	$9,343,905	Ohio	$6,190,947
Georgia	$5,288,656	Oklahoma	$4,847,500
Guam	$1,108,000	Oregon	$4,847,500
Hawaii	$4,847,500	Pennsylvania	$8,136,252
Idaho	$4,847,500	Puerto Rico	$4,847,500
Illinois	$13,894,910	Rhode Island	$4,847,500
Indiana	$4,847,500	South Carolina	$4,847,500
Iowa	$4,847,500	South Dakota	$4,847,500
Kansas	$4,847,500	Tennessee	$4,847,500
Kentucky	$4,847,500	Texas	$18,210,451
Louisiana	$4,847,500	U.S. Virgin Islands	$1,108,000
Maine	$4,847,500	Utah	$4,847,500
Maryland	$7,074,841	Vermont	$4,847,500
Massachusetts	$6,190,947	Virginia	$8,136,252
Michigan	$5,085,387	Washington	$6,190,947
Minnesota	$4,847,500	West Virginia	$4,847,500
Mississippi	$4,847,500	Wisconsin	$4,847,500
Missouri	$4,847,500	Wyoming	$4,847,500
Total			**$415,000,000**

UASI Allocations

Eligible candidates for the FY 2023 UASI program are identified in the table below. Eligibility has been determined through an analysis of relative risk of terrorism faced by the 100 most populous Metropolitan Statistical Areas (MSA) in the United States, in accordance with the *Homeland Security Act of 2002*, as amended. Detailed information on MSAs is publicly available from the United States Census Bureau at Metropolitan and Micropolitan (census.gov). **THIRA/SPR results do not impact grant allocations or awards.**

The Metropolitan Areas Standardization and Protection (MAPS) Act of 2021 (P.L. 117-219) prohibits automatically updating core-based statistical areas, which are used to delineate MSAs, for grantmaking. The MAPS Act requires that FEMA issue notice-and-comment rulemaking to make any changes. Should changes be necessary in FY 2024, FEMA will issue notice-and-comment rulemaking within the statutorily defined guidelines.

The following table identifies the UASI allocations for each high-risk urban area based on DHS/FEMA's relative risk methodology pursuant to the *Homeland Security Act of 2002*, as amended.

In its application, each high-risk urban area, through the state, must include a separate IJ for each of the five National Priority Areas with minimum spend requirements. **All projects related to the minimum spend for the National Priority Area *must* be included in the IJ.** For the National Priority Areas that have a minimum spend percentage requirement, the funding level in each of those National Priority Area investments **must equal or exceed** the percentage for that respective National Priority Area, calculated as a percentage of the urban area's UASI allocation in the table below. The funding levels across all six National Priority Areas **must equal or exceed 30%** of the total UASI allocation.

FY 2023 UASI ALLOCATIONS

State/Territory	Urban Area	FY 2023 UASI Allocation
Arizona	Phoenix Area	$5,250,000
California	Anaheim/Santa Ana Area	$5,250,000
	Bay Area	$36,493,265
	Los Angeles/Long Beach Area	$66,174,270
	Riverside Area	$3,900,000
	Sacramento Area	$3,800,000
	San Diego Area	$16,445,560
Colorado	Denver Area	$3,900,000
District of Columbia	National Capital Region	$50,360,095
Florida	Jacksonville Area	$1,500,000
	Miami/Fort Lauderdale Area	$14,528,750
	Orlando Area	$3,800,000
	Tampa Area	$3,800,000
Georgia	Atlanta Area	$7,700,000
Hawaii	Honolulu Area	$1,500,000
Illinois	Chicago Area	$66,174,270
Indiana	Indianapolis Area	$1,645,333
Louisiana	New Orleans Area	$1,645,333
Maryland	Baltimore Area	$3,800,000
Massachusetts	Boston Area	$16,646,500
Michigan	Detroit Area	$5,250,000
Minnesota	Twin Cities Area	$5,250,000
Missouri	Kansas City Area	$1,645,333
	St. Louis Area	$3,800,000
Nevada	Las Vegas Area	$5,250,000
New Jersey	Jersey City/Newark Area	$18,631,275
New York	New York City Area	$173,950,017
North Carolina	Charlotte Area	$3,800,000
Ohio	Cincinnati Area	$1,645,333

State/Territory	Urban Area	FY 2023 UASI Allocation
	Cleveland Area	$1,645,333
Oregon	Portland Area	$3,800,000
Pennsylvania	Philadelphia Area	$16,646,500
	Pittsburgh Area	$1,645,333
Tennessee	Nashville Area	$1,500,000
Texas	Austin Area	$1,500,000
	Dallas/Fort Worth/Arlington Area	$16,646,500
	Houston Area	$24,231,000
	San Antonio Area	$3,800,000
Virginia	Hampton Roads Area	$3,800,000
Washington	Seattle Area	$6,250,000
Total		**$615,000,000**

OPSG Allocations

For FY 2023, DHS/FEMA will award OPSG funds based on risk and the anticipated effectiveness of the proposed use of grant funds upon completion of the application review process. The FY 2023 OPSG risk assessment is designed to identify the risk to border security and to assist with the distribution of funds for the grant program. Funding under OPSG is distributed based on the risk to the security of the border and the effectiveness of the proposed projects. Entities eligible for funding are the state, local, and tribal law enforcement agencies that are located along the border of the United States. DHS/FEMA will make final award determinations based upon a review of the anticipated effectiveness of the state's application as described in Section D, below. **The THIRA/SPR process is not required for OPSG.**

For the purposes of OPSG, the risk is defined as the potential for an adverse outcome assessed as a function of threats, vulnerabilities, and consequences associated with an incident, event, or occurrence.

Based upon ongoing intelligence analysis and extensive security reviews, DHS/CBP continues to focus the bulk of OPSG funds based upon risk analyses. The risk model used to allocate OPSG funds considers the potential risk that certain threats pose to border security and estimates the relative risk faced by a given area. In evaluating risk, DHS/CBP considers intelligence, situational awareness, criminal trends, and statistical data specific to each of the border sectors, and the potential impacts that these threats pose to the security of the border area. For vulnerability and consequence, DHS/CBP considers the expected impact and consequences of successful border events occurring in specific areas.

Threat and vulnerability are evaluated based on specific operational data from DHS/CBP. Threat components present in each of the sectors are used to determine the overall threat score. These components are terrorism, criminal aliens, drug trafficking organizations, and alien smuggling organizations.

Effectiveness of the proposed investments will be evaluated based on the recipient's investment strategy, budget, collaboration, and past performance.

2. **Projected Number of Awards:** **56**

3. **Period of Performance:** **36 months**

Extensions to the period of performance are allowed. For additional information on period of performance extensions, please refer to Section H of this NOFO and the Preparedness Grants Manual.

FEMA awards under most programs, including this program, only include one budget period, so it will be same as the period of performance. *See* 2 C.F.R. § 200.1 for definitions of "budget period" and "period of performance."

4. **Projected Period of Performance Start Date(s):** **09/1/2023**

5. **Projected Period of Performance End Date(s):** **8/31/2026**

6. **Funding Instrument Type:** **Grant**

C. Eligibility Information

1. Eligible Applicants

The SAA is the only entity eligible to submit HSGP applications to DHS/FEMA, including those applications submitted on behalf of UASI and OPSG applicants. All 56 states and territories, including any state of the United States, the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, Guam, American Samoa, and the Commonwealth of the Northern Mariana Islands, are eligible to apply for SHSP funds. Tribal governments may not apply directly for HSGP funding; however, funding may be available to tribes through the SAA.

2. Applicant Eligibility Criteria

Eligible high-risk urban areas for the FY 2023 UASI program have been determined through an analysis of relative risk of terrorism faced by the 100 most populous MSAs in the United States. Subawards will be made by the SAAs to the designated high-risk urban areas.

For 2023, each SAA is **strongly encouraged** to re-evaluate its process for collecting and evaluating subaward applications. FEMA encourages each SAA to minimize the type and quantity of information that it collects as part of the subaward application process, in order to decrease the overall financial and time burden associated with applying for subawards under this grant program. Each SAA should review its subaward application, and reduce or eliminate the request for any information that is not needed for legal, financial, or oversight purposes.

In FY 2023, OPSG eligible subrecipients are local units of government at the county level or equivalent level of government and federally recognized tribal governments in states

bordering Canada or Mexico and states and territories with international water borders. All applicants must have active ongoing USBP operations coordinated through a CBP sector office to be eligible for OPSG funding.

In FY 2023, OPSG subrecipients eligible to apply for and receive a subaward directly from the SAAs are divided into three Tiers. Tier 1 entities are local units of government at the county level or equivalent and federally recognized tribal governments that are on a physical border in states bordering Canada, states bordering Mexico, and states and territories with international water borders. Tier 2 eligible subrecipients are those not located on the physical border or international water but are contiguous to a Tier 1 county. Tier 3 eligible subrecipients are those not located on the physical border or international water but are contiguous to a Tier 2 eligible subrecipient. The tier structure is only applicable with regard to eligibility. OPSG funding allocations are based on the assessed border security risks as determined by the USBP.

An application submitted by an otherwise eligible non-federal entity (i.e., the applicant) may be deemed ineligible when the person that submitted the application is not: 1) a ***current employee, personnel, official, staff, or leadership*** of the non-federal entity; and 2) ***duly authorized to apply*** for an award on behalf of the non-federal entity at the time of application.

Further, the Authorized Organization Representative (AOR) must be a duly authorized current employee, personnel, official, staff, or leadership of the recipient and ***provide an email address unique to the recipient at the time of application and upon any change in assignment during the period of performance. Consultants or contractors of the recipient are not permitted to be the AOR of the recipient.***

3. Other Eligibility Criteria/Restrictions

a. ***National Incident Management System (NIMS) Implementation***

Prior to allocation of any federal preparedness awards, recipients must ensure and maintain adoption and implementation of NIMS. The list of objectives used for progress and achievement reporting is on FEMA's website at NIMS Implementation and Training | FEMA.gov.

Please see the Preparedness Grants Manual for more information on NIMS.

b. ***Emergency Management Assistance Compact (EMAC) Membership***

In support of the National Preparedness Goal (the Goal), SHSP recipients must belong to, be in, or act as a temporary member of EMAC, except for American Samoa and the Commonwealth of the Northern Mariana Islands, which are not required to belong to EMAC at this time. All assets supported in part or entirely with FY 2023 HSGP funding must be readily deployable and NIMS-typed, when possible, to support emergency or disaster operations per existing EMAC agreements. In addition, funding may be used for the sustainment of core capabilities that, while they may not be physically deployable, support national response capabilities, such as Geographic/Geospatial Information Systems,

interoperable communications systems, capabilities as defined under the Mitigation Mission Area of the Goal, and fusion centers.

c. ***Law Enforcement Terrorism Prevention Activities (LETPA)***
Per section 2006 of the Homeland Security Act of 2002, as amended (6 U.S.C. § 607), DHS/FEMA is required to ensure that at least 25% of grant funding appropriated for grants awarded under HSGP's authorizing statute are used for LETPAs. **For FY 2023, DHS/FEMA is requiring that at least 35% of grant funding appropriated under HSGP is used for LETPA**. DHS/FEMA meets this requirement, in part, by requiring all recipients allocate at least 35% of the combined HSGP funds allocated under SHSP and UASI towards LETPAs, as defined in 6 U.S.C. § 607. The LETPA allocation can be from SHSP, UASI, or both. The 35% LETPA allocation may be met by funding projects in any combination of the six National Priority Areas identified above and any other investments. The 35% LETPA allocation requirement is in addition to the 80% pass-through requirement to local units of government and tribes, referenced below. The Preparedness Grants Manual and Information Bulletin (IB) 473 include additional information on project selection considerations and allowable activities for LETPA investments. Also see Section D.14.f "Allowable Costs Matrix."

The National Prevention Framework describes those activities that should be executed upon the discovery of intelligence or information regarding an imminent threat to the homeland, to thwart an initial or follow-on terrorist attack and provides guidance to ensure the Nation is prepared to identify, prevent, avoid, or stop a threatened or actual act of terrorism. Activities outlined in the National Prevention Framework are eligible for use as LETPA-focused funds. Also, where capabilities are shared with the protection mission area, the National Protection Framework activities are also eligible. All other terrorism prevention activities proposed for funding under LETPA must be approved by the FEMA Administrator.

To ensure that DHS/FEMA's policy guidance on the use of LETPA funds reflects the evolving threat environment, is responsive to stakeholder feedback, is clear and easy to understand, and is applied consistently across grant recipients, DHS/FEMA will issue additional guidance through an Information Bulletin for the FY 2023 HSGP. This guidance will provide applicants and recipients further clarification on how to account for LETPA activities. It will also provide clarification on what should be included in the investment justifications, best practices for submitting investment justifications for LETPA claimed activities, as well as information on how to distinguish LETPA activities from others. The Information Bulletin will be issued concurrently or soon after the release of this NOFO.

In support of efforts to enhance capabilities for detecting, deterring, disrupting, and preventing acts of terrorism and other catastrophic events, **operational overtime costs are allowable** for increased protective security measures at critical infrastructure sites or other high-risk locations and to enhance public safety during mass gatherings and high-profile events. For more information about operational overtime costs, see Section D.14.f of this NOFO and the Preparedness Grants Manual.

4. Cost Share or Match

There is no cost share or match requirement for the FY 2023 HSGP.

D. Application and Submission Information

1. Key Dates and Times

a. ***Application Start Date:*** **02/27/2023**

b. ***Application Submission Deadline:*** **05/18/2023 at 5 p.m. ET**

All applications **must** be received by the established deadline.

The Non-Disaster (ND) Grants System has a date stamp that indicates when an application is submitted. Applicants will receive an electronic message confirming receipt of their submission. For additional information on how an applicant will be notified of application receipt, see the subsection titled "Timely Receipt Requirements and Proof of Timely Submission" in Section D of this NOFO.

FEMA will not review applications that are received after the deadline or consider these late applications for funding. FEMA may, however, extend the application deadline on request for any applicant who can demonstrate that good cause exists to justify extending the deadline. Good cause for an extension may include technical problems outside of the applicant's control that prevent submission of the application by the deadline, other exigent or emergency circumstances, or statutory requirements for FEMA to make an award.

Applicants experiencing technical problems outside of their control must notify FEMA as soon as possible and before the application deadline. Failure to timely notify FEMA of the issue that prevented the timely filing of the application may preclude consideration of the award. "Timely notification" means prior to the application deadline and within 48 hours after the applicant became aware of the issue.

A list of FEMA contacts can be found in Section G of this NOFO, "DHS Awarding Agency Contact Information." For additional assistance using the ND Grants System, please contact the ND Grants Service Desk at (800) 865-4076 or NDGrants@fema.dhs.gov. The ND Grants Service Desk is available Monday through Friday, 9:00 AM – 6:00 PM Eastern Time (ET). For programmatic or grants management questions, please contact your Preparedness Officer or Grants Management Specialist. If applicants do not know who to contact, please contact the Centralized Scheduling and Information Desk (CSID) by phone at (800) 368-6498 or by e-mail at askcsid@fema.dhs.gov, Monday through Friday, 9:00 AM – 5:00 PM ET.

c. ***Anticipated Funding Selection Date:*** **No later than 07/21/2023**

d. ***Anticipated Award Date:*** **No later than 09/30/2023**

e. ***Other Key Dates***

Event	Suggested Deadline for Completion
Initial registration in SAM.gov includes UEI issuance	Four weeks before actual submission deadline

Event	Suggested Deadline for Completion
Obtaining a valid Employer Identification Number (EIN)	Four weeks before actual submission deadline
Creating an account with login.gov	Four weeks before actual submission deadline
Registering in SAM or updating SAM registration	Four weeks before actual submission deadline
Registering in Grants.gov	Four weeks before actual submission deadline
Registering in ND Grants	Four weeks before actual submission deadline
Starting application in Grants.gov	One week before actual submission deadline
Submitting application in Grants.gov	Three days before actual submission deadline
Submitting the final application in ND Grants	By the submission deadline

2. **Agreeing to Terms and Conditions of the Award**
   By submitting an application, applicants agree to comply with the requirements of this NOFO and the terms and conditions of the award, should they receive an award.

3. **Address to Request Application Package**
   See the Preparedness Grants Manual for requesting and submitting an application.

   Initial applications are processed through the Grants.gov portal. Final applications are completed and submitted through FEMA's Non-Disaster Grants (ND Grants) System. Application forms and instructions are available at Grants.gov. To access these materials, go to http://www.grants.gov.

4. **Requirements: Obtain a Unique Entity Identifier (UEI) and Register in the System for Award Management (SAM)**
   Each applicant, unless they have a valid exception under 2 CFR 25.110, must:
   1) Be registered in SAM.gov before application submission;
   2) Provide a valid Unique Entity Identifier (UEI) in its application; and
   3) Continue to always maintain an active System for Award Management (SAM) registration with current information during the Federal Award process if selected for award.

5. **Steps Required to Obtain a Unique Entity Identifier, Register in the System for Award Management (SAM), and Submit an Application**
   Applying for an award under this program is a multi-step process and requires time to complete. Applicants are encouraged to register early as the registration process can take four weeks or more to complete. Therefore, registration should be done in sufficient time to ensure it does not impact your ability to meet required submission deadlines.

   Please review the table above for estimated deadlines to complete each of the steps listed. Failure of an applicant to comply with any of the required steps before the deadline for submitting an application may disqualify that application from funding.
   To apply for an award under this program, all applicants must:

a. Apply for, update, or verify their Unique Entity Identifier (UEI) number from SAM.gov and Employer Identification Number (EIN) from the Internal Revenue Service;
b. In the application, provide an UEI number;
c. Have an account with login.gov;
d. Register for, update, or verify their SAM account and ensure the account is active before submitting the application;
e. Create a Grants.gov account;
f. Add a profile to a Grants.gov account;
g. Establish an Authorized Organizational Representative (AOR) in Grants.gov;
h. Register in ND Grants
i. Submit an initial application in Grants.gov;
j. **Submit the final application in ND Grants, including electronically signing applicable forms**; and
k. Continue to maintain an active SAM registration with current information at all times during which it has an active federal award or an application or plan under consideration by a federal awarding agency. As part of this, applicants must also provide information on an applicant's immediate and highest-level owner and subsidiaries, as well as on all predecessors that have been awarded federal contracts or federal financial assistance within the last three years, if applicable.

Specific instructions on how to apply for, update, or verify an UEI number or SAM registration or establish an AOR are included below in the steps for applying through Grants.gov.

Applicants are advised that FEMA may not make a federal award until the applicant has complied with all applicable SAM requirements. Therefore, an applicant's SAM registration must be active not only at the time of application, but also during the application review period and when FEMA is ready to make a federal award. Further, as noted above, an applicant's or recipient's SAM registration must remain active for the duration of an active federal award. If an applicant's SAM registration is expired at the time of application, expires during application review, or expires any other time before award, FEMA may determine that the applicant is not qualified to receive a federal award and use that determination as a basis for making a federal award to another applicant.

Per 2 C.F.R. § 25.110(c)(2)(iii), if an applicant is experiencing exigent circumstances that prevents it from obtaining an UEI number and completing SAM registration prior to receiving a federal award, the applicant must notify FEMA as soon as possible by contacting askcsid@fema.dhs.gov and providing the details of the circumstances that prevent completion of these requirements. If FEMA determines that there are exigent circumstances and FEMA has decided to make an award, the applicant will be required to obtain an UEI number, if applicable, and complete SAM registration within 30 days of the federal award date.

6. Electronic Delivery

DHS is participating in the Grants.gov initiative to provide the grant community with a single site to find and apply for grant funding opportunities. DHS encourages or requires applicants to submit their applications online through Grants.gov, depending on the funding opportunity.

For this funding opportunity, FEMA requires applicants to submit initial applications through Grants.gov and a final application through ND Grants.

7. How to Register to Apply through Grants.gov

For information on how to register to apply through Grants.gov, please see the Preparedness Grants Manual.

8. How to Submit an Initial Application to FEMA via Grants.gov

Standard Form 424 (SF-424) is the initial application for this NOFO.

Grants.gov applicants can apply online using a workspace. A workspace is a shared, online environment where members of a grant team may simultaneously access and edit different web forms within an application. For each Notice of Funding Opportunity, you can create individual instances of a workspace. Applicants are encouraged to submit their initial applications in Grants.gov at least seven days before the application deadline.

In Grants.gov, applicants must submit the following forms:

- SF-424, Application for Federal Assistance; and
- Grants.gov Lobbying Form, Certification Regarding Lobbying.

For further information on how to submit an initial application via Grants.gov, please see the Preparedness Grants Manual.

9. Submitting the Final Application in ND Grants

After submitting the initial application in Grants.gov, eligible applicants will be notified by FEMA and asked to proceed with submitting their complete application package in ND Grants. Applicants can register early with ND Grants and are encouraged to begin their ND Grants registration at the time of this announcement or, at the latest, seven days before the application deadline. Early registration will allow applicants to have adequate time to start and complete their applications.

Applicants needing assistance registering for the ND Grants system should contact ndgrants@fema.dhs.gov or (800) 865-4076. For step-by-step directions on using the ND Grants system and other guides, please see Non-Disaster Grants Management System | FEMA.gov.

In ND Grants, applicants will be prompted to submit the standard application information and any program-specific information required as described in Section D.10 of this NOFO, "Content and Form of Application Submission." The Standard Forms (SF) are auto generated in ND Grants, but applicants may access these forms in advance through the Forms tab under

the SF-424 family on Grants.gov. Applicants should review these forms before applying to ensure they have all the information required.

For additional application submission requirements, including program-specific requirements, please refer to the subsection titled "Content and Form of Application Submission" under Section D of this NOFO.

10. Timely Receipt Requirements and Proof of Timely Submission

As application submission is a two-step process, the applicant with the AOR role who submitted the application in Grants.gov will receive an acknowledgement of receipt and a tracking number (GRANTXXXXXXXX) from Grants.gov with the successful transmission of its initial application. **This notification does not serve as proof of timely submission, as the application is not complete until it is submitted in ND Grants.** Applicants can also view the ND Grants Agency Tracking Number by accessing the Details tab in the submitted workspace section in Grants.gov, under the Agency Tracking Number column. Should the Agency Tracking Number not appear, the application has not yet migrated from Grants.gov into the ND Grants System. Please allow 24 hours for your ND Grants application tracking number to migrate.

All applications must be received in ND Grants by **5:00 PM ET** on the application deadline. Proof of timely submission is automatically recorded by ND Grants. An electronic date/time stamp is generated within the system when the application is successfully received by ND Grants. Additionally, the applicant(s) listed as contacts on the application will receive a system-generated email to confirm receipt.

11. Content and Form of Application Submission

a. ***Standard Required Application Forms and Information***

The following forms or information are required to be submitted in either Grants.gov or ND Grants. The Standard Forms (SF) are submitted either through Grants.gov, through forms generated in ND Grants, or as an attachment in ND Grants. Applicants may also access the SFs at SF-424 Family | Grants.gov.

I. GRANTS.GOV

- **SF-424, Application for Federal Assistance**, initial application submitted through Grants.gov
- **Grants.gov Lobbying Form, Certification Regarding Lobbying**, submitted through Grants.gov

II. ND GRANTS

- **SF-424A, Budget Information (Non-Construction)**, submitted via the forms generated by ND Grants
    - **For construction under an award, submit SF-424C, Budget Information (Construction)**, submitted via the forms generated by ND Grants, in addition to or instead of SF-424A
- **SF-424B, Standard Assurances (Non-Construction)**, submitted via the forms generated by ND Grants

- **For construction under an award, submit SF-424D, Standard Assurances (Construction)**, submitted via the forms generated by ND Grants, in addition to or instead of SF-424B

- **SF-LLL, Disclosure of Lobbying Activities**, submitted via the forms generated by ND Grants
- **Indirect Cost Agreement or Proposal**, submitted as an attachment in ND Grants if the budget includes indirect costs and the applicant is required to have an indirect cost rate agreement or proposal. If the applicant does not have or is not required to have an indirect cost rate agreement or proposal, please see Section D.13 of this NOFO, "Funding Restrictions and Allowable Costs," for further information regarding allowability of indirect costs and whether alternatives to an indirect cost rate agreement or proposal might be available, or contact the relevant FEMA staff identified in Section G of this NOFO, "DHS Awarding Agency Contact Information" for further instructions.

Generally, applicants have to submit either the non-construction forms (i.e., SF-424A and SF-424B) or construction forms (i.e., SF-424C and SF-424D), meaning that applicants that only have construction work and do not have any non-construction work need only submit the construction forms (i.e., SF-424C and SF-424D) and not the non-construction forms (i.e., SF-424A and SF-424B), and vice versa. However, applicants who have both construction and non-construction work under this program need to submit both the construction and non-construction forms.

b. ***Program-Specific Required Forms and Information***

I. IJ DEVELOPMENT: SHSP AND UASI

As part of the FY 2023 HSGP application process for SHSP and UASI funds, applicants must develop formal IJs that address the proposed investments. Failure to fulfill all of the terms contained in this section will be considered by DHS/FEMA in its evaluation of the effectiveness of the IJs submitted to meet the minimum percent spend requirement for the National Priority Areas. Failure to sufficiently align projects to the National Priority Areas and meet the minimum percent spend requirement will result in funds being placed on hold until those issues are addressed.

FY 2023 SHSP and UASI applications must include one (1) IJ and at least one (1) respective project for each of the five National Priority Areas with a minimum spend requirement (Soft Targets/Crowded Places, Intelligence and Information Sharing, Countering Domestic Violent Extremism, Election Security, and Community Preparedness and Resilience) identified in this NOFO. Each of these IJs must also meet or exceed the minimum percent spend requirement based on the applicant's SHSP and UASI allocation stated in this NOFO. **All projects associated with the minimum spend of a National Priority Area *must* be submitted in the same IJ.** SAAs may submit complete project-level information at the time of application but are not required to do so at the time of application. However, any SHSP or UASI application that does not include an IJ for each National Priority Area that meets the minimum spend requirement will have that funding placed on hold (up to the National Priority Area minimum percent and up to 30% of the total SHSP or UASI allocations) until those IJs and project-level details that sufficiently address the National Priority Areas are received and approved by DHS/FEMA.

Each IJ must *demonstrate* how proposed investments:

- Support terrorism preparedness; and
- Support building capability and/or closing capability gaps or sustaining capabilities identified in the community's THIRA/SPR process.

Each IJ must *explain* how the proposed investments will support the applicant's efforts to:

- Prevent a threatened or an actual act of terrorism;
- Prepare for all hazards and threats, while explaining the nexus to terrorism preparedness;
- Protect citizens, residents, visitors, and assets against the greatest threats and hazards, relating to acts of terrorism; and/or
- Respond quickly and equitably to save lives, protect property and the environment, and meet basic human needs in the aftermath of an act of terrorism or other catastrophic incidents.

If not included in the application, SHSP and UASI recipients must submit complete project-level information for each SHSP and UASI IJ as part of the Biannual Strategy Implementation Report (BSIR) due by January 30, 2024. This includes IJs for the National Priority Areas.

DHS/FEMA will evaluate the effectiveness of the projects submitted in support of the National Priority Areas, either at the time of application or as part of the December 2023 BSIR due January 30, 2024. DHS/FEMA will not reduce FY 2023 HSGP awards based on the effectiveness review but will work with recipients to ensure compliance with the National Priority Area requirements based on the results of the effectiveness review. Recipients and subrecipients will not be permitted to expend funding under the National Priority Areas until the effectiveness of the proposed projects has been reviewed and confirmed by FEMA.

II. Development of Investments and Projects: SHSP and UASI

- Applicants must propose at least 5 and may include up to 12 investments.
- Within each investment, applicants must propose at least one project to describe the activities they plan to implement with SHSP and UASI funds. There is no limit to the number of projects that may be submitted.
- Required National Priority Area IJs must include the name of the priority in the investment name for easy identification.
- All requested funding must be associated with specific projects. For each project, several pieces of information must be provided to submit the project for consideration in the application, including:
    - Project name;
    - Project description;
    - Subrecipient name, if applicable;
    - Recipient type (e.g., state or local);
    - Project location (zip code of the primary location of the project);

  - Primary core capability the project supports;
  - Whether the project activities are shareable and deployable; and
  - Which National Priority Area (if any) the project supports.
- Projects should describe how the proposed investment supports building capability and/or closing capability gaps or sustaining capabilities identified in the THIRA/SPR process.
- FEMA encourages states to use any DHS provided assessments, such as those performed by DHS's Protective Security Advisors and Cybersecurity Advisors, when developing their IJs.

III. NATIONAL PRIORITY AREA INVESTMENTS: SHSP AND UASI

States are encouraged to review the Strategic Framework for Countering Terrorism and Targeted Violence when developing investments.

- **Soft Targets/Crowded Places (3%)**
  Soft targets and crowded places are increasingly appealing to terrorists and other violent extremist actors because of their relative accessibility and the large number of potential targets. This challenge is complicated by the prevalent use of simple tactics and less sophisticated attacks. Segments of our society are inherently open to the general public, and by nature of their purpose do not incorporate strict security measures. Given the increased emphasis by terrorists and other violent extremist actors to leverage less sophisticated methods to inflict harm in public areas, it is vital that the public and private sectors collaborate to enhance security of locations such as transportation centers, parks, restaurants, shopping centers, special event venues, polling places, and similar facilities.

  The malicious use of unmanned aircraft systems poses a threat to the safety and security of the American people, communities, and institutions. Technologies to detect or mitigate unmanned aircraft systems are an allowable use under the HSGP in accordance with the Domestic Counter-Unmanned Aircraft Systems (UAS) National Action Plan. Recipients should ensure that, prior to the testing, acquisition, installation, or use of UAS detection and/or mitigation systems, they seek the advice of counsel experienced with both federal and state criminal, surveillance, and communications laws which may apply to the use of such technologies.

  Given the increased risk to soft targets and crowded places, at least one investment must be in support of the state's and high-risk urban area's efforts to protect soft targets/crowded places. Additionally, the proposed investment must meet or exceed the FY 2023 national priority percentage for soft targets/crowded places and will also be subject to DHS/FEMA's evaluation of the effectiveness of the proposed investments. States are also encouraged to engage DHS' Protective Security Advisors' security assessments of soft targets to ensure that recommendations from those assessments are taken into consideration when allocating grant funding.

  Additional resources and information regarding securing soft targets and crowded places are available through the Cybersecurity and Infrastructure Security Agency and the National Institute of Standards and Technology.

- **Information and Intelligence Sharing (3%)**
  Effective homeland security operations rely on access to, analysis of, and the timely sharing of open source, unclassified, and classified information, suspicious activity reports, tips/leads, and actionable intelligence on indicators and behaviors to accurately identify, assess, and mitigate a wide array of threats against the United States, including terrorism, threats to life, targeted violence, and other threats within the DHS mission space. Accordingly, DHS works diligently to enhance intelligence collection, integration, analysis, and information sharing capabilities to ensure partners, stakeholders, and senior leaders receive actionable intelligence and information necessary to inform their decisions and operations. A critical and statutorily charged mission of DHS is to deliver intelligence and information to federal, state, local, tribal, and territorial governments and private sector partners. Cooperation and information sharing among state, local, tribal, territorial, and federal partners across all areas of the homeland security enterprise, including counterterrorism, while upholding privacy, civil rights, and civil liberties protections, is critical to homeland security operations and the prevention of, preparation for, protection against, and response to acts of terrorism, and other threats to life and criminal acts of targeted violence. Counterterrorism includes both international and domestic terrorism, cybersecurity, border security, transnational organized crime, immigration enforcement, economic security, and other areas.

  Given the importance of information sharing and collaboration to effective homeland security solutions, at least one investment must be in support of the state's and high-risk urban area's efforts to enhance information sharing and cooperation with DHS and other federal agencies. As noted above, this requirement must include at least one dedicated fusion center project. Additional instructions on development of the fusion center project can be found below. Applicants must justify persuasively how they will contribute to the information sharing and collaboration purposes of the investment and a culture of national preparedness. Additionally, the proposed investment must meet or exceed the FY 2023 national priority percentage for information sharing and will also be subject to DHS/FEMA's evaluation of the effectiveness of the proposed investments.

  Additional resources and information regarding collaboration and information sharing are available through the Department's Office of Intelligence and Analysis.

- **Domestic Violent Extremism (3%)**
  As stated in the Homeland Threat Assessment October 2020, domestic violent extremists, including ideologically motivated lone offenders and small groups, present the most persistent and lethal terrorist threat to the Homeland. These violent extremists capitalize on social and political tensions, which have resulted in an elevated threat environment. They utilize social media platforms and other technologies to spread violent extremist ideologies that encourage violence and influence action within the United States. The COVID-19 pandemic has further created an environment that may lead to accelerated mobilization to targeted violence and/or radicalization to domestic terrorism, including leveraging lawful protests to incite violence, intimidate targets, and promote their violent extremist ideologies.

Given the rise of domestic violent extremism in recent years, at least one investment must be in support of the state's and high-risk urban area's efforts to combat the rise, influence, and spread of domestic violent extremism. Additionally, the proposed investment must meet or exceed the FY 2023 national priority percentage for domestic violent extremism and will also be subject to DHS/FEMA's evaluation of the effectiveness of the proposed investments.

Additional resources and information regarding domestic violent extremism are available through Center for Prevention Programs and Partnerships | Homeland Security (dhs.gov).

- **Cybersecurity (no minimum percent)**
  Today's world is more interconnected than ever before, but with increased connectivity comes increased risk of our adversaries, including terrorists, exploiting cyber vulnerabilities and weaknesses to disrupt our way of life. While not required, applicants are encouraged to submit an investment related to their ongoing or near-term high priority cybersecurity projects. The investment will be subject to DHS/FEMA's evaluation of the effectiveness of the proposed investments. Cybersecurity investments must support the security and functioning of critical infrastructure and core capabilities as they relate to preventing, preparing for, protecting against, or responding to acts of terrorism. Recipients and subrecipients of FY 2023 HSGP grant awards will be required to complete the 2023 Nationwide Cybersecurity Review (NCSR), enabling agencies to benchmark and measure progress of improving their cybersecurity posture. The Chief Information Officer (CIO), Chief Information Security Officer (CISO), or equivalent for each recipient should complete the NCSR. If there is no CIO or CISO, the most senior cybersecurity professional should complete the assessment. The NCSR is available at no cost to the user and takes approximately 2-3 hours to complete. The 2023 NCSR is estimated to be open from October 2023 through February 2024.

  The NCSR is an annual requirement for recipients and subrecipients of HSGP funds and is taken once for each fiscal year award. Additionally, FEMA recognizes that some subawards will not be issued until after the NCSR has closed. In such cases, such subrecipients will be required to complete the first available NCSR offered after the subaward has been issued by the pass-through entity. Although not required by SLTTs that did not receive HSGP funds, all SLTT agencies with preparedness responsibilities are highly encouraged to participate and complete the NCSR to evaluate their cybersecurity posture. For detailed information and background on the NCSR, please see IB 439.

  Additional resources and information regarding cybersecurity and cybersecurity performance goals are available through the Cybersecurity and Infrastructure Security Agency, Cross-Sector Cybersecurity Performance Goals | CISA, and the National Institute of Standards and Technology.

- **Community Preparedness and Resilience (3%)**
  Community organizations are the backbones of American civic life, both during "blue skies" and in the aftermath of terrorist attacks. Community organizations, such as

homeless shelters, food banks, public libraries, faith-based institutions, and nonprofit medical providers must have the capabilities to withstand acts of terrorism and provide essential services, especially to members of underserved communities, in the aftermath of an attack. In addition, individual citizens and volunteer responders, such as Community Emergency Response Teams, are often the first on the scene after a terrorist attack. The ability of these volunteers to provide assistance to their fellow citizens prior to the arrival of professional first responders is paramount to a community's resilience. FEMA's 2022 National Household Survey recorded a 4% decline in the number of Americans that have taken at least three preparedness actions to bolster individual and household resilience. In addition, the COVID-19 pandemic has placed a significant burden on community-based organizations such as homeless shelters, food banks, public libraries, faith-based institutions, and nonprofit medical providers to continue to provide key services during and after disasters, including acts of terrorism. This National Priority Area will bolster community preparedness and resilience by investing in local, community-driven capabilities.

Additionally, equity in emergency management requires proactively prioritizing actions that reinforce cultural competency, accessibility, and inclusion, as well as reflect the historical context of specific groups of people. To that end, states, territories, and high-risk urban areas are strongly encouraged to explore how SHSP- and UASI-funded activities can address the needs of underserved, at-risk communities to help ensure consistent and systematic, fair, just, and impartial treatment of all individuals before, during, and after a disaster.

The focus on equity and investing in strategies that meet the needs of underserved communities will strengthen the whole of community system of emergency management. Substantial and ongoing prioritization of, and investment in, underserved communities is essential for the entire system to be effective and efficient. Engaging the whole community requires all members of the community to be part of the emergency management team, including representatives of underserved communities, diverse community members, social and community service groups and institutions, faith-based and disability advocacy groups, academia, professional associations, the private and nonprofit sectors, and government agencies that may not traditionally have been directly involved in emergency management. The whole community includes children; older adults; individuals with disabilities and others with access and functional needs; those from religious, racial, and ethnically diverse backgrounds; people with limited English proficiency; and owners of animals including household pets and service animals.

These factors underpin the requirement that at least one investment must be in support of the state's and urban area's efforts to address community preparedness and resilience. Additionally, the proposed investment must meet or exceed the FY 2023 national priority percentage for community preparedness and resilience and will also be subject to DHS/FEMA's evaluation of the effectiveness of the proposed investments.

Additional resources and information regarding community preparedness and resilience are available through Individuals and Communities | FEMA.gov.

- **Election Security (3%)**
  In January 2017, DHS designated the infrastructure used to administer the Nation's elections as critical infrastructure. This designation recognizes that the United States' election infrastructure is of such vital importance to the American way of life that its incapacitation or destruction would have a devastating effect on the country. Securing election infrastructure, ensuring its continued operation in the face of threats and harassment, advancing the safety of election officials, and ensuring an election free from foreign interference are national security priorities. Threats to election systems are constantly evolving, so defending these systems requires constant vigilance, innovation, and adaptation. As such, at least one investment must be in support of the state's and high-risk urban area's efforts to enhance physical election security and/or cyber election security. Additionally, the proposed investment must meet or exceed the FY 2023 national priority percentage for election security and will also be subject to DHS/FEMA's evaluation of the effectiveness of the proposed investments.

  The SAA ***must*** include the State's Chief Election Official for all projects and matters related to the election security National Priority Area. **Any activities proposed that could be used to suppress voter registration or turnout will not be approved.**

  Additional resources and information regarding election security are available through the Cybersecurity and Infrastructure Security Agency.

IV. DEVELOPMENT OF FUSION CENTER PROJECTS: SHSP AND UASI

Each applicant must identify a fusion center project that will:

- Indicate alignment to a designated Fusion Center; and
- Provide both a brief narrative description and funding itemization for the proposed project activities that directly support the designated fusion center.

The descriptive narrative and the financial itemization should align improvement or sustainment requests with fusion center activities as they relate to the Fusion Center Performance Measures found in the Preparedness Grants Manual.

Sample Fusion Center Funding Itemization

A sample project description and funding itemization are below. For the itemized projects, clearly identify the anticipated fusion center performance improvement or sustainment as a result of the proposed funding.

The X Fusion enhancement project will fund:

- *Salaries, benefits, and training for X number of Fusion Center intelligence analysts*
- *Travel costs associated with fusion center analyst training*
- *This project will directly sustain the Center's current capabilities and performance and directly aligns with performance measures 2023.XXX*
- *We anticipate seeing an improvement in the quality and quantity of analytic production and responses to requests for information as a direct result of the funding of this project*

The funding itemization for a fusion center project should include the amount and percent of each relevant solution area. As an example:

Solution Area and Amount of Proposed Funding		*Percent of Proposed Funding*
Planning:	*$10,000*	*2%*
Organization:	*$200,000*	*48%*
Equipment:	*$200,000*	*48%*
Training:	*$10,000*	*2%*
Exercises:	*$0*	*0%*
Total:	*$420,000*	*100%*

V. Completing IJs in the Grant Reporting Tool (GRT): SHSP and UASI

In the Related Documents section of the Grants.gov posting, applicants can find the IJ template and instructions for collecting the required information for investments and projects. Additionally, applicants should utilize the Project Worksheet located in Grants.gov posting to assemble the information required for each project, which will facilitate the input of that information into the GRT.

Applicants must ensure the appropriate National Priority Area "Investment Type" (*Overview Tab – Investment Information Section)* is selected for the corresponding National Priority Area.

VI. Development of Concept of Operations for OPSG

As part of the FY 2023 OPSG application process, each eligible local unit of government at the county or federally recognized tribal government level must develop a strategic plan called a Concept of Operations (CONOP)/Application, which is a formal proposal of action to address a specific situation and forms the basis for Operations Orders, in coordination with state and federal law enforcement agencies, to include, but not limited to CBP/USBP. CONOPs that are developed at the county level should be inclusive of city, county, tribal, and other local law enforcement agencies that are eligible to participate in OPSG operational activities, and the CONOP/Application should describe participating agencies in the Executive Summary.

CONOP/Application details should include the names of the agencies, points of contact, and individual funding requests. All CONOPs/Applications must be developed in collaboration with the local USBP sector office, the SAA, and the local unit of government. Requests for funding in CONOPs/Applications must be based on risks and the operational enforcement support requirements of its corresponding USBP Sector, as well as the national priorities identified below. USBP Sector offices will forward the CONOPs to USBP Headquarters for vetting and coordination. Applicants will forward corresponding OPSG Applications to the SAA for submission to FEMA. USBP Headquarters will reconcile all submitted CONOPs with the OPSG Applications. FEMA will review and evaluate all CONOPs and OPSG Applications and funding will be allocated based on the review and selection criteria identified in this NOFO.

OPSG Applicants will be required to clearly articulate and identify how the CONOPs will address the national priority identified below:

- **Information and Intelligence Sharing and Cooperation**
  Effective border security operations rely on access to, analysis of, and the timely sharing of open source, unclassified, and classified information, suspicious activity reports, tips/leads, and actionable intelligence on indicators and behaviors to accurately identify, assess, and mitigate a wide array of threats against the United States, including terrorism, threats to life, targeted violence, and other threats within the DHS mission space. Accordingly, DHS works diligently to enhance intelligence collection, integration, analysis, and information sharing capabilities to ensure partners, stakeholders, and senior leaders receive actionable intelligence and information necessary to inform their decisions and operations. One critical, statutorily required mission of DHS is to deliver intelligence and information to federal, state, local, and tribal governments and private sector partners. Cooperation and information sharing among state, federal, and local partners across all areas of the homeland security enterprise, including both international and domestic terrorism, cybersecurity, transnational organized crime, economic security, border security, immigration enforcement, and other areas, while upholding privacy, civil rights and civil liberties protections, is critical to homeland security operations and the prevention of, preparation for, protection against, and responding to acts of terrorism, and other threats to life and criminal acts of targeted violence.

  Given the importance of information sharing and collaboration to effective homeland security solutions, the CONOP must support the recipient's efforts to enhance information sharing and cooperation with DHS and other federal agencies. Applicants must justify persuasively how they will contribute to the information sharing and collaboration purposes of the OPSG program and a culture of national preparedness.

  Additional resources and information regarding collaboration and information sharing are available through the Department's Office of Intelligence and Analysis.

VII. DETAILED Budget

Applicants must provide budget summary worksheets for all funds requested at the time of application. The budget summary worksheets must be complete, reasonable, and cost-effective in relation to the proposed project and should provide the basis of computation of all project-related costs (including management and administrative costs) and any appropriate narrative. FEMA must be able to thoroughly evaluate the projects being submitted based on the information provided. FEMA must be able to determine how much funding is being passed through to subrecipients for each sub-program (UASI, SHSP, OPSG). Consequently, applicants must provide an appropriate level of detail within the budget summary worksheets to clarify what will be purchased and spent. Sample budget summary worksheets are available on the grants.gov posting for the HSGP in the Related Documents tab and may be used as a guide to assist applicants in the preparation of budgets and budget narratives.

12. Other Submission Requirements

Fusion Center Investments

Of the proposed SHSP- and UASI-funded investments, one single project must be in support of a designated fusion center. Recipients must coordinate with the fusion center when developing a fusion center project prior to submission. See additional information on how to develop the fusion center projects below and in the Preparedness Grants Manual.

Emergency Communications Investments
All emergency communications investments must describe how such activities align with needs identified in their Statewide Communication Interoperability Plan (SCIP). Recipients must coordinate with their Statewide Interoperability Coordinator (SWIC) and/or Statewide Interoperability Governing Body (SIGB) when developing an emergency communications investment prior to submission to ensure the project supports the statewide strategy to improve emergency communications and is compatible and interoperable with surrounding systems. Effective project alignment will require advance coordination with the SWIC and consultation with governing bodies such as the SIGB or Statewide Interoperability Executive Committee, as they serve as the primary steering group for the statewide interoperability strategy. Additionally, recipients should consult subject matter experts serving on governance bodies, such as broadband experts, chief information officers, representatives from utilities, or legal and financial experts, when developing proposals. The investment name must include the words "emergency communications" to easily identify any emergency communications investments.

13. Intergovernmental Review
An intergovernmental review may be required. Applicants must contact their state's Single Point of Contact (SPOC) to comply with the state's process under Executive Order 12372 (See Executive Orders | National Archives and Intergovernmental Review (SPOC List) (whitehouse.gov)).

14. Funding Restrictions and Allowable Costs
All costs charged to awards covered by this NOFO must comply with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements at 2 C.F.R. Part 200, unless otherwise indicated in the NOFO, the terms and conditions of the award, or the Preparedness Grants Manual. This includes, among other requirements, that costs must be incurred, and products and services must be delivered, within the period of performance of the award. *See* 2 C.F.R. § 200.403(h) (referring to budget periods, which for FEMA awards under this program is the same as the period of performance).

Federal funds made available through this award may be used for the purpose set forth in this NOFO, the Preparedness Grants Manual, and the terms and conditions of the award and must be consistent with the statutory authority for the award. Award funds may not be used for matching funds for any other federal awards, lobbying, or intervention in federal regulatory or adjudicatory proceedings. In addition, federal funds may not be used to sue the Federal Government or any other government entity. See the Preparedness Grants Manual for more information on funding restrictions and allowable costs.

a. *Prohibitions on Expending FEMA Award Funds for Covered Telecommunications Equipment or Services*

Recipients and subrecipients of FEMA federal financial assistance are subject to the prohibitions described in section 889 of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (FY 2019 NDAA), Pub. L. No. 115-232 (2018) and 2 C.F.R. §§ 200.216, 200.327, 200.471, and Appendix II to 2 C.F.R. Part 200. Beginning August 13, 2020, the statute – as it applies to FEMA recipients, subrecipients, and their contractors and subcontractors – prohibits obligating or expending federal award funds on certain telecommunications and video surveillance products and contracting with certain entities for national security reasons.

Guidance is available at Prohibitions on Expending FEMA Award Funds for Covered Telecommunications Equipment or Services, FEMA Policy #405-143-1, or superseding document.

Additional guidance is available at Contract Provisions Guide: Navigating Appendix II to Part 200 - Contract Provisions for Non-Federal Entity Contracts Under Federal Awards (fema.gov).

Effective August 13, 2020, FEMA recipients and subrecipients **may not** use any FEMA funds under open or new awards to:

- Procure or obtain any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology of any system;
- Enter into, extend, or renew a contract to procure or obtain any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology of any system; or
- Enter into, extend, or renew contracts with entities that use covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system.

I. Replacement Equipment and Services

FEMA grant funding may be permitted to procure replacement equipment and services impacted by this prohibition, provided the costs are otherwise consistent with the requirements of the NOFO and the Preparedness Grants Manual.

II. Definitions

Per section 889(f)(2)-(3) of the FY 2019 NDAA and 2 C.F.R. § 200.216, covered telecommunications equipment or services means:

i. Telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation, (or any subsidiary or affiliate of such entities);
ii. For the purpose of public safety, security of Government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities);

iii. Telecommunications or video surveillance services provided by such entities or using such equipment; or
iv. Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the People's Republic of China.

Examples of the types of products covered by this prohibition include phones, internet, video surveillance, and cloud servers when produced, provided, or used by the entities listed in the definition of "covered telecommunications equipment or services." *See* 2 C.F.R. § 200.471.

b. ***Pre-Award Costs***
Pre-award costs are allowable only with the prior written approval of DHS/FEMA and as included in the award agreement. To request pre-award costs, a written request must be included with the application, signed by the AOR of the entity. The letter must outline what the pre-award costs are for, including a detailed budget break-out of pre-award costs from the post-award costs, and a justification for approval.

c. ***Management and Administration (M&A) Costs***
M&A costs are allowed. Recipients may use a maximum of up to 5% of HSGP funds awarded for their M&A, and any funds retained are to be used solely for M&A purposes associated with the HSGP award. Subrecipients may also use a maximum of up to 5% of the funding passed through by the state solely for M&A purposes associated with the HSGP award. M&A activities are those directly relating to the management and administration of HSGP funds, such as financial management and monitoring. M&A expenses must be based on actual expenses or known contractual costs. M&A requests that are simple percentages of the award, without supporting justification, will not be allowed or considered for reimbursement.

M&A costs are not operational costs. They are the necessary costs incurred in direct support of the grant or as a result of the grant and should be allocated across the entire lifecycle of the grant. Examples include preparing and submitting required programmatic and financial reports, establishing and/or maintaining equipment inventory, documenting operational and equipment expenditures for financial accounting purposes, responding to official informational requests from state and federal oversight authorities, including completing the Civil Rights Evaluation Tool as required by DHS, and grant performance measurement or evaluation activities. Please see the Preparedness Grants Manual for additional information on direct costs.

Recipients or subrecipients may apply or credit M&A funding toward the recipient's requirement to allocate funding toward the National Priority Areas. For example, if a recipient spends $5,000 to manage or administer its funding dedicated toward its soft targets/crowded places investment, the recipient may credit that funding toward its requirement to allocate at least 3% of its award to the enhancing the protection of soft targets and crowded places National Priority Area.

A state's HSGP funds for M&A calculation purposes includes the total of its SHSP, UASI, and OPSG awards. While the SAA may retain up to 5% of this total for M&A, the state must still ensure that all subrecipient award amounts meet the mandatory minimum pass-through requirements that are applicable to each HSGP program. To meet this requirement, the percentage of SHSP and UASI funds passed through to local or tribal jurisdictions must be based on the state's total HSGP award prior to withholding any M&A.

In retaining these funds, states may retain a maximum of 2.5% of the OPSG allocation, which must be withheld from the pass-through to each subrecipient county or tribe in an equal percentage. The SAA may also retain additional funding from its SHSP award to manage and administer the OPSG award, but that additional amount is also capped at an amount equal to 2.5% of the OPSG award. Examples applying this principle:

SAA 1:
Total award: $6,000,000
SHSP: $1,000,000 OPSG: $2,500,000 UASI: $2,500,000
M&A Maximum: $300,000 (5% of $6,000,000)
Maximum M&A for SHSP = $50,000
Maximum M&A for OPSG = $125,000. Of that amount, $62,500 (2.5%) may be retained from the OPSG allocation, and the other $62,500 would come from the SHSP allocation. Any amount used to manage and administer OPSG that is charged to SHSP may be above and beyond the $50,000 available to manage the SHSP allocation.
Maximum M&A for UASI = $125,000

SAA 2:
Total award: $4,500,000
SHSP: $3,500,000 OPSG: $1,000,000
M&A Maximum: $225,000 (5% of $4,500,000)
Maximum M&A for SHSP = $175,000
Maximum M&A for OPSG = $50,000. Of that amount, $25,000 (2.5%) may be retained from the OPSG allocation, and the other $25,000 would come from the SHSP allocation. Any amount used to manage and administer OPSG that is charged to SHSP may be above and beyond the $175,000 available to manage the SHSP allocation.

HSGP recipients are also reminded that any M&A charged to a recipient's or subrecipient's UASI funding must be directly allocable to administration of the UASI grant program and cannot be used to cover M&A costs that are directly allocable to SHSP or OPSG funding. Similarly, any M&A charged to a recipient's or subrecipient's SHSP or OPSG funding cannot be used to cover M&A costs directly allocable to UASI funding.

Please note, IB 365: Management and Administration Costs in the Homeland Security Grant Program and DHS/FEMA Policy 207-087-1 **do not apply to awards made in FY 2023 under this NOFO**. Please also reference IB 416 for additional clarification on OPSG M&A, but to the extent that there is any conflict between IB 416 and this NOFO, the requirements of this NOFO will apply to FY 2023 awards made under this NOFO.

d. ***Indirect Facilities & Administrative (F&A) Costs***

Indirect costs are allowable under this program as described in 2 C.F.R. Part 200, including 2 C.F.R. § 200.414. Applicants with a current negotiated indirect cost rate agreement that desire to charge indirect costs to an award must provide a copy of their negotiated indirect cost rate agreement at the time of application. Not all applicants are required to have a current negotiated indirect cost rate agreement. Applicants that are not required by 2 C.F.R. Part 200 to have a negotiated indirect cost rate agreement but are required by 2 C.F.R. Part 200 to develop an indirect cost rate proposal must provide a copy of their proposal at the time of application. Applicants who do not have a current negotiated indirect cost rate agreement (including a provisional rate) and wish to charge the de minimis rate must reach out to the FEMA Grants Management Specialist for further instructions. Applicants who wish to use a cost allocation plan in lieu of an indirect cost rate must also reach out to the FEMA Grants Management Specialist for further instructions. Post-award requests to charge indirect costs will be considered on a case-by-case basis and based upon the submission of an agreement or proposal as discussed above or based upon on the de minimis rate or cost allocation plan, as applicable.

e. ***Funds Transfer Restrictions***

The recipient is prohibited from transferring funds between programs (includes SHSP, UASI, and OPSG). Recipients can submit an investment/project where funds come from multiple funding sources (e.g., SHSP and UASI), however, recipients are not allowed to divert funding from one program to another due to the risk-based funding allocations, which were made at the discretion of DHS/FEMA.

f. ***Other Direct Costs***

I. **PLANNING**

Planning costs are allowed under this program. Please see the Preparedness Grants Manual for more information.

II. **ORGANIZATION**

Organization costs are allowed under this program. Please see the Preparedness Grants Manual for more information.

III. **EQUIPMENT**

Equipment costs are allowed under this program. Please see the Preparedness Grants Manual for more information.

- **General Purpose Equipment**

  HSGP allows expenditures on general purpose equipment if it aligns to and supports one or more core capabilities identified in the Goal and has a nexus to terrorism preparedness. General purpose equipment, like all equipment funded under the HSGP, must be sharable through the EMAC[3] and allowable under 6 U.S.C. § 609, and any other applicable provision of the *Homeland Security Act of 2002*, as amended. Examples of such general-purpose

[3]Except for American Samoa and the Commonwealth of the Northern Mariana Islands, which are not required to belong to EMAC at this time.

equipment may include:

- Law enforcement/general use vehicles (OPSG only);
- Emergency medical services equipment and vehicles;
- Fire service equipment and vehicles, to include hose, pump accessories, and foam concentrate for specialized chemical/biological/radiological/nuclear/explosive (CBRNE) response;
- Interoperability of data systems, such as computer aided dispatch (CAD) and record management systems (RMS); and
- Office equipment for staff[4] engaged in homeland security program activity.

- **Controlled Equipment**
  For decades, the federal government has provided equipment to state, local, and tribal law enforcement agencies (LEAs) through federal grants. Some federal grant programs have assisted LEAs as they carry out their critical missions to keep the American people safe. The equipment acquired by LEAs through these programs includes administrative equipment, such as office furniture and computers. Some federal grant programs also may include military and military-styled equipment, firearms, and tactical vehicles provided by the federal government, including property covered under 22 C.F.R. Part 121 and 15 C.F.R. Part 774 (collectively, "controlled equipment").

  However, not all equipment that is considered controlled equipment is allowable under the HSGP. As noted in Section B of FEMA Policy 207-22-0002, Prohibited or Controlled Equipment Under FEMA Awards, certain equipment is prohibited and is not allowable under HSGP. Grant funds under this program may not be used for the purchase of equipment not approved by DHS/FEMA. For example, the purchase of tracked armored vehicles, camouflage uniforms, weapons, and weapons accessories, including ammunition, is generally not allowed with HSGP funds.[5]

  For some controlled equipment that is allowable under the HSGP, additional documentation, justifications, reviews, and approvals are required, including but not limited to proof of policies and procedures to safeguard individuals' privacy, civil rights, and civil liberties. Contact your Preparedness Officer if you have questions concerning HSGP requirements for controlled equipment requests.

  Grant funds under this program must comply with the aforementioned FEMA Policy 207-22-0002, Prohibited or Controlled Equipment Under FEMA Awards. As per this FEMA Policy, excepted or controlled equipment must remain in the possession of the original FEMA grant recipient and may not be transferred. The use of controlled equipment under a

[4]This applies to all homeland security personnel and is not limited to M&A staff, and costs are to be captured outside the cap on M&A costs.
[5] FEMA issued Policy 207-22-0002 in response to Executive Order (EO) 14074, Advancing Effective, Accountable Policing and Criminal Justice Practices to Enhance Public Trust and Public Safety, which President Joseph R. Biden issued on May 25, 2022. EO 14074 directs the DHS to prohibit the use of grant funding to purchase certain types of military equipment by state, local, tribal, and territorial law enforcement agencies and to comply with and implement the recommendations stemming from EO 13688, which established prohibited equipment and controlled equipment lists.

Memorandum of Understanding or other regional sharing agreement (see Section D.6 of this FEMA Policy) does *not* constitute a transfer of controlled equipment.

DHS/FEMA will continue to collaborate with federal agency partners to ensure that there is a consistent and reasonable approach to the restrictions placed on controlled equipment expenditures while continuing to support these investments when there is a justifiable need. Further, DHS/FEMA will continue to maintain an awareness of the evolving policy developments related to controlled equipment expenditures and keep grant recipients up to date on future developments.

IV. TRAINING

Training costs are allowed under this program. Please see the Preparedness Grants Manual for more information. Recipients are encouraged to consider tuition-free courses offered by FEMA first, before investing in training. For more information and a catalog of courses please refer to the National Preparedness Course Catalog at NTED.

V. EXERCISES

Exercise costs are allowed under this program. Please see the Preparedness Grants Manual for more information.

VI. PERSONNEL

Personnel hiring, overtime, and backfill expenses are permitted under this grant to perform allowable HSGP planning, organization, training, exercise, and equipment activities. Under OPSG, overtime costs are allowable only in so far as they meet the intent of the program. All recipients and subrecipients of HSGP funds, including SHSP, UASI, and OPSG allocations, may not use more than 50% of their awards to pay for personnel activities unless a waiver is approved by FEMA. For more information on the 50% personnel cap, please see FEMA IB 421b, Clarification on the *Personnel Reimbursement for Intelligence Cooperation and Enhancement of Homeland Security Act of 2008* (Public Law 110-412) – the PRICE Act. Please see the Preparedness Grants Manual for more information.

VII. OPERATIONAL OVERTIME

Operational overtime costs are allowed under this program. Prior to use of funds for operational overtime, recipients must receive approval from DHS/FEMA. Operational overtime costs are also subject to the 50% personnel cap. For more information on the 50% personnel cap, please see FEMA IB 421b. For more information about operational overtime costs for SHSP, UASI, and OPSG, please see the Preparedness Grants Manual.

Operational Overtime Costs for SHSP and UASI

As stated in the Preparedness Grants Manual, in support of efforts to enhance capabilities for detecting, deterring, disrupting, and preventing acts of terrorism and other catastrophic events, operational overtime costs are allowable for increased protective security measures at critical infrastructure sites or other high-risk locations and to enhance public safety during mass gatherings and high-profile events. SHSP or UASI funds may be used to support select operational expenses associated with increased security measures in the authorized categories in the authorized categories outlined in the Preparedness Grants Manual. FEMA retains the

discretion to approve other types of requests that do not fit within one of these categories.

Except for an elevated National Terrorism Advisory (NTAS) alert, SHSP or UASI funds may only be spent for operational overtime costs upon prior written approval by FEMA. *Post-event operational overtime requests will only be considered on a case-by-case basis*, where it is demonstrated that exigent circumstances prevented submission of a request in advance of the event or activity.

Operational Overtime Costs for OPSG
As stated in the Preparedness Grants Manual, OPSG funds should be used for operational overtime costs associated with law enforcement activities in support of border law enforcement agencies for enhanced border security. Overtime shall be reimbursed consistent with the non-federal entity's overtime policy and the requirements as stated in the Preparedness Grants Manual.

VIII. Travel

Domestic travel costs are allowed under this program, as provided for in this NOFO and in the Preparedness Grants Manual. International travel is not an allowable cost under this program unless approved in advance by DHS/FEMA.

IX. Construction and Renovation

Construction and renovation costs to achieve capability targets related to preventing, preparing for, protecting against, or responding to acts of terrorism are allowed under this program. For construction and renovation costs to be allowed, they must be specifically approved by DHS/FEMA in writing prior to the use of any program funds. Limits on the total amount of grant funding that may be used for construction or renovation may apply. Additionally, recipients are required to submit SF-424C and SF-424D.

All proposed construction and renovation activities must undergo an Environmental Planning and Historic Preservation (EHP) review, including approval of the review from FEMA, prior to undertaking any action related to the project. Failure of a grant recipient to meet these requirements may jeopardize Federal funding. Please see the Preparedness Grants Manual for more information.

X. Maintenance and Sustainment

Maintenance- and sustainment-related costs, such as maintenance contracts, warranties, repair or replacement costs, upgrades, and user fees, are allowable. Please see the Preparedness Grants Manual for more information.

XI. Critical Emergency Supplies

Critical emergency supplies are allowed under this program. Please see the Preparedness Grants Manual for more information.

XII. Secure Identification

Secure Identification costs are allowed under this program. Please see the Preparedness Grants Manual for more information.

Allowable Cost Matrix

The following matrix provides allowable cost activities that fall under each of the cost categories noted above. Recipients and subrecipients must follow all applicable requirements in 2 C.F.R. Part 200 *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*. HSGP funds may be used to cover the costs for evaluating the impact of these grants on the state or urban area's core capabilities and capability gaps. This list is not exhaustive, therefore, if there are any questions regarding allowable costs, please contact the appropriate HQ FEMA Preparedness Officer. For additional information on allowable costs, see the Preparedness Grants Manual.

Allowable Program Activities	SHSP	UASI	OPSG
Allowable Planning Costs			
Developing hazard/threat-specific annexes	Y	Y	N
Developing and implementing homeland security support programs and adopting ongoing DHS/FEMA national initiatives	Y	Y	N
Developing related terrorism and other catastrophic event prevention activities	Y	Y	N
Developing and enhancing plans and protocols	Y	Y	N
Developing or conducting assessments	Y	Y	N
Hiring of full- or part-time staff or contract/consultants to assist with planning, engagement, and volunteer management activities	Y	Y	N
Materials required to conduct planning, engagement, and volunteer management activities	Y	Y	N
Travel/per diem related to planning, engagement, and volunteer management activities	Y	Y	Y
Overtime and backfill costs (in accordance with operational Cost Guidance)	Y	Y	Y
Issuance of Western Hemisphere Travel Initiative-compliant Tribal identification cards	Y	N	N
Activities to achieve planning inclusive of people with disabilities and others with access and functional needs and limited English proficiency.	Y	Y	N
Coordination with Citizen Corps Councils for public information/education and development of volunteer programs	Y	Y	N
Coordination and material support to Citizen Corps Councils and local firehouses for the establishment, training and maintenance of CERTs	Y	Y	N
Update governance structures and processes and plans for emergency communications	Y	Y	N
Development, and review and revision of continuity of operations plans	Y	Y	N
Development, and review and revision of the THIRA/SPR and continuity of operations plans	Y	Y	N
Developing or conducting equity assessments to address planning and preparedness disparities for historically underserved communities	Y	Y	N
Allowable Organizational Activities **Note:** Personnel hiring, overtime, and backfill expenses are permitted under this grant only to the extent that such expenses are for the allowable activities within the scope of the grant.			
Program management	Y	Y	N
Development of whole community partnerships	Y	Y	N
Structures and mechanisms for information sharing between the public and private sector	Y	Y	N
Implementing models, programs, and workforce enhancement initiatives	Y	Y	N

Allowable Program Activities	SHSP	UASI	OPSG
Tools, resources, and activities that facilitate shared situational awareness between the public and private sectors	Y	Y	N
Operational support	Y	Y	N
Utilization of standardized resource management concepts	Y	Y	N
Responding to an increase in the threat level under the National Terrorism Advisory System (NTAS), or needs in resulting from a National Special Security Event	Y	Y	N
Reimbursement for select operational expenses associated with increased security measures at critical infrastructure sites incurred (up to 50% of the allocation)	Y	Y	Y
Overtime for information, investigative, and intelligence sharing activities (up to 50% of the allocation)	Y	Y	Y
Hiring of new staff positions/contractors/consultants for participation in information/intelligence analysis and sharing groups or fusion center activities (up to 50% of the allocation).	Y	Y	Y
Hiring or maintaining staff positions/contractors/consultants at SLTT levels to deliver community preparedness training, resources and material to schools, community-based organizations, faith-based institutions and local businesses.	Y	Y	N
Hiring or maintaining staff positions/contractors/consultants to create, support and maintain CERT or Teen CERT	Y	Y	N
Cost of migrating online services to the ".gov" domain	Y	Y	N
Allowable Equipment Categories			
Personal Protective Equipment	Y	Y	Y
Allowable Equipment Categories			
Explosive Device Mitigation and Remediation Equipment	Y	Y	N
CBRNE Operational Search and Rescue Equipment	Y	Y	N
Information Technology	Y	Y	Y
Cybersecurity Enhancement Equipment	Y	Y	N
Interoperable Communications Equipment	Y	Y	Y
Detection	Y	Y	Y
Decontamination	Y	Y	N
Medical countermeasures	Y	Y	Y
Power (e.g., generators, batteries, power cells)	Y	Y	Y
CBRNE Reference Materials	Y	Y	N
CBRNE Incident Response Vehicles	Y	Y	N
Terrorism Incident Prevention Equipment	Y	Y	Y
Physical Security Enhancement Equipment	Y	Y	Y
Inspection and Screening Systems	Y	Y	Y
Animal Care and Foreign Animal Disease	Y	Y	N
CBRNE Prevention and Response Watercraft	Y	Y	N
CBRNE Prevention and Response Unmanned Aircraft	Y	Y	N
CBRNE Aviation Equipment	Y	Y	N
CBRNE Logistical Support Equipment	Y	Y	N
Intervention Equipment (e.g., tactical entry, crime scene processing)	Y	Y	Y
Critical emergency supplies	Y	Y	N
General use vehicle acquisition, lease, and rental	N	N	Y
Specialized vehicle acquisition, lease, and rental	Y	Y	Y
Other Authorized Equipment	Y	Y	Y
Allowable Training Costs			
Overtime and backfill for emergency preparedness and response personnel attending DHS/FEMA-sponsored and approved training classes	Y	Y	N

Allowable Program Activities	SHSP	UASI	OPSG
Overtime and backfill expenses for part-time and volunteer emergency response personnel participating in DHS/FEMA training	Y	Y	N
Training workshops and conferences	Y	Y	Y
Activities to achieve training inclusive of people with disabilities and others with access and functional needs and limited English proficiency	Y	Y	N
Full- or part-time staff or contractors/consultants	Y	Y	Y
Travel	Y	Y	Y
Supplies	Y	Y	N
Instructor certification/re-certification	Y	Y	N
Coordination with Citizen Corps Councils and CERT in conducting training exercises	Y	Y	N
Preparedness training for community preparedness initiatives and programs	Y	Y	N
Interoperable communications training	Y	Y	N
Activities to achieve planning inclusive of people with limited English proficiency	Y	Y	N
Immigration enforcement training	Y	Y	Y
Allowable Exercise Related Costs			
Design, Develop, Conduct, and Evaluate an Exercise	Y	Y	N
Full- or part-time staff or contractors/consultants	Y	Y	N
Overtime and backfill costs, including expenses for part-time and volunteer emergency response personnel participating in DHS/FEMA exercises	Y	Y	N
Implementation of HSEEP	Y	Y	N
Activities to achieve exercises inclusive of people with disabilities and others with access and functional needs	Y	Y	N
Travel	Y	Y	N
Supplies	Y	Y	N
Interoperable communications exercises	Y	Y	N
Allowable Exercise Related Costs			
Activities to achieve planning inclusive of people with limited English proficiency	Y	Y	N
Allowable M&A Costs			
Hiring of full- or part-time staff or contractors/consultants to assist with the management of the respective grant program, application requirements, and compliance with reporting and data collection requirements	Y	Y	Y
Development of operating plans for information collection and processing necessary to respond to DHS/FEMA data calls	Y	Y	Y
Overtime and backfill costs	Y	Y	Y
Travel	Y	Y	Y
Meeting related expenses	Y	Y	Y
Authorized office equipment	Y	Y	Y
Recurring expenses such as those associated with cell phones and faxes during the period of performance of the grant program	Y	Y	N
Leasing or renting of space for newly hired personnel during the period of performance of the grant program	Y	Y	N
Completing the Civil Rights Evaluation Tool	Y	Y	Y
Conducting activities related to evaluating project effectiveness for HSGP-funded projects	Y	Y	Y
LETPA Costs			
Integration and interoperability of systems and data, such as CAD and RMS, to facilitate the collection,	Y	Y	N
Maturation, enhancement, and sustainment of designated state and major Urban Area fusion centers, including information sharing and analysis, threat recognition, terrorist interdiction, and intelligence analyst training and salaries (subject to certain conditions)	Y	Y	N

Allowable Program Activities	SHSP	UASI	OPSG
Regional counterterrorism training programs for small, medium, and large jurisdictions to exchange information and discuss the current threat environment, lessons learned, and best practices to help prevent, protect against, and mitigate acts of terrorism	Y	Y	N
Coordination of regional full-scale training exercises (federal, state, and local law enforcement participation) focused on terrorism-related events	Y	Y	N
Law enforcement Chemical, Biological, Radiological, Nuclear, and high yield Explosives detection and response capabilities, such as bomb detection/disposal capability development, sustainment, or enhancement, including canine teams, robotics platforms, and x-ray technology	Y	Y	N
Coordination between fusion centers and other operational analytic, and investigative efforts	Y	Y	N
Implementation, maintenance, and sustainment of the Nationwide Suspicious Activity Reporting Initiative	Y	Y	N
Implementation of the "If You See Something, Say Something®" campaign	Y	Y	N
Increase physical security, through law enforcement personnel and other protective measures, by implementing preventive and protective measures at critical infrastructure locations	Y	Y	N

E. Application Review Information

1. Application Evaluation Criteria

a. *Programmatic Criteria*

I. Risk Methodology

The risk methodology determines the relative risk of terrorism faced by a given area considering the potential risk of terrorism to people, critical infrastructure, and economic security. The analysis includes, but is not limited to, threats from violent domestic extremists, international terrorist groups, and individuals inspired by terrorists abroad. See the Preparedness Grants Manual for additional information on the risk methodology.

NOTE: The THIRA/SPR process is separate from the risk methodology and its results do not affect grant allocations.

The Risk Methodology is used to inform allocations under HSGP. For more information on the SHSP, UASI, and OPSG allocation processes, please see Section B.1 of this NOFO, "Available Funding for the NOFO."

II. Application Evaluation Criteria

FEMA will evaluate the FY 2023 HSGP applications for completeness, adherence to programmatic guidelines, and anticipated effectiveness of the proposed investments. FEMA's review will include verification that each IJ and project:

- Aligns with at least one core capability identified in the Goal;
- Demonstrates how investments support building capability and/or closing capability gaps or sustaining capabilities identified in the THIRA/SPR process; and
- Supports a NIMS-typed resource and whether those assets are deployable/shareable to support emergency or disaster operations per existing EMAC agreements.

In addition to the above, FEMA will evaluate whether proposed projects are: 1) both feasible and effective at reducing the risks for which the project was designed; and 2) able to be fully completed within the three-year period of performance. FEMA will use the information provided in the application and after the submission of the first BSIR to determine the feasibility and effectiveness of a grant project. To that end, IJs should include:

- An explanation of how the proposed project(s) will achieve objectives as identified in the SPR, including expected long-term impact where applicable, and which core capability gap(s) it helps to close and how;
- A summary of the status of planning and design efforts accomplished to date (e.g., included in a capital improvement plan); and
- A project schedule with clear milestones.

Recipients are expected to conform, as applicable, with accepted engineering practices, established codes, standards, modeling techniques, and best practices, and participate in the development of case studies demonstrating the effective use of grant funds, as requested.

FEMA will also review any submitted National Priority Area-aligned IJs and projects to ensure they meet the minimum spend requirements. Additional information on how the National Priority Area IJs and projects will be reviewed for effectiveness is included in the Review and Selection Process section below.

b. ***Financial Integrity Criteria***

Prior to making a federal award, FEMA is required by 31 U.S.C. § 3354, as enacted by the Payment Integrity Information Act of 2019, Pub. L. No. 116-117 (2020); 41 U.S.C. § 2313; and 2 C.F.R. § 200.206 to review information available through any Office of Management and Budget (OMB)-designated repositories of governmentwide eligibility qualification or financial integrity information, including whether the applicant is suspended or debarred. FEMA may also pose additional questions to the applicant to aid in conducting the pre-award risk review. Therefore, application evaluation criteria may include the following risk-based considerations of the applicant:

i. Financial stability;
ii. Quality of management systems and ability to meet management standards;
iii. History of performance in managing federal award;
iv. Reports and findings from audits; and/or
v. Ability to effectively implement statutory, regulatory, or other requirements.

c. ***Supplemental Financial Integrity Criteria and Review***

Prior to making a federal award where the anticipated total federal share will be greater than the simplified acquisition threshold, currently $250,000:

i. FEMA is required to review and consider any information about the applicant, including information on the applicant's immediate and highest-level owner, subsidiaries, and predecessors, if applicable, that is in the designated integrity

and performance system accessible through the System for Award Management (SAM), which is currently the Federal Awardee Performance and Integrity Information System (FAPIIS).

ii. An applicant, at its option, may review information in FAPIIS and comment on any information about itself that a federal awarding agency previously entered.

iii. FEMA will consider any comments by the applicant, in addition to the other information in FAPIIS, in making a judgment about the applicant's integrity, business ethics, and record of performance under federal awards when completing the review of risk posed by applicants as described in 2 C.F.R. § 200.206.

2. Review and Selection Process

a. *SHSP and UASI*

All proposed investments will undergo a federal review by DHS/FEMA to verify compliance with all administrative and eligibility criteria identified in the NOFO. The federal review will be conducted by FEMA HQ Preparedness Officers. FEMA HQ Preparedness Officers will use a checklist to verify compliance with all administrative and eligibility criteria identified in the NOFO. Recipients must be able to demonstrate how investments support building capability and/or closing capability gaps or sustaining capabilities identified in the THIRA/SPR process. IJs will be reviewed at both the investment and project level.

Emergency communications investments will be jointly reviewed by FEMA and CISA's Emergency Communications Division (ECD) to verify compliance with SAFECOM Guidance on Emergency Communications Grants (SAFECOM Guidance). FEMA and ECD will coordinate directly with the recipient on any compliance concerns and will provide technical assistance as necessary to help ensure full compliance.

Additional Effectiveness Evaluation Criteria for the National Priority Areas

FEMA will evaluate the FY 2023 HSGP IJs and projects submitted in support of the National Priority Areas for anticipated effectiveness. FEMA's review will include verification that each IJ or project meets the National Priority Area required spend percentages.

Cybersecurity investments will be reviewed by DHS/FEMA, CISA, and other DHS components as appropriate, for compliance with purposes and requirements of the priority investment area. Proposed investments will be reviewed for effectiveness using the criteria set forth in this NOFO.

Soft Targets/Crowded Places investments will be reviewed by DHS/FEMA, CISA, and other DHS components as appropriate, for compliance with purposes and requirements of the priority investment area. Proposed investments will be reviewed for effectiveness using the criteria set forth in this NOFO.

Information Sharing and Cooperation Investments will be reviewed by DHS/FEMA, DHS Office of Intelligence and Analysis, and other DHS components as appropriate, for compliance with purposes and requirements of the priority investment area. Proposed investments will be reviewed for effectiveness using the criteria set forth in this NOFO.

For additional information on Fusion Center requirements, please see the Preparedness Grants Manual.

Domestic violent extremism investments will be reviewed by DHS/FEMA, DHS Office of Intelligence and Analysis, DHS Center for Prevention Programs and Partnerships, and other DHS components as appropriate, for compliance with purposes and requirements of the priority investment area. Proposed investments will be reviewed for effectiveness using the scoring criteria set forth in this NOFO.

Community preparedness and resilience investments will be reviewed by DHS/FEMA and other DHS components as appropriate, for compliance with purposes and requirements of the priority investment area. Proposed investments will be reviewed for effectiveness using the scoring criteria set forth in this NOFO.

Election security investments will be reviewed by DHS/FEMA, CISA, and other DHS components as appropriate, for compliance with purposes and requirements of the priority investment area. Proposed investments will be reviewed for effectiveness using the scoring criteria set forth in this NOFO.

FEMA will determine whether the proposed approach is clear, logical, and reasonable to address the priority areas of interest and contribute to a culture of national preparedness. This includes factors such as the objectives and strategies proposed to address the priority area, how the objectives and strategies overcome legal, political, or practical obstacles to reduce overall risk, the process, and criteria to select additional relevant projects, and the approach to monitor awards to satisfy the funding percentage allocations.

For applicants that elect to submit IJs and project-level details for the National Priority Areas at the time of application, effectiveness will be evaluated prior to award. If the projects are found to not sufficiently align with the National Priority Area(s), applicants may have funds placed on hold (up to 30%) until the projects are revised to satisfactorily address the National Priority Areas.

For applicants that elect to submit IJs and project-level details for the National Priority Areas as part of the December 2023 BSIR, they will have funds placed on hold in the amount of 30%. The hold will be released only after their December 2023 BSIR submission has been reviewed, and projects related to the National Priority Areas deemed in alignment by DHS/FEMA.

SAAs are still required to meet pass-through requirements even if funds are on hold related to the National Priority Areas.

To that end, IJs should include:

- How the proposed investment addresses the National Priority Area;
- An explanation of how the proposed projects were selected and will achieve objectives and strategies to build or sustain the core capability gaps identified in the SPR, including expected long-term impact where applicable; and
- A summary of the collaboration efforts to prevent, prepare for, protect against, and respond to acts of terrorism as well as anticipated outcomes of the project.

For FY 2023 SHSP and UASI investments and projects related to the National Priority Areas, effectiveness will be evaluated based on the following four factors:

- Investment Strategy (40%): Proposals will be evaluated based on the quality and extent to which applicants describe an effective strategy that demonstrates that proposed projects support the program objective of preventing, preparing for, protecting against, and responding to acts of terrorism, to meet its target capabilities, and otherwise reduce the overall risk to the high-risk urban area, the state, or the Nation.
- Budget (20%): Proposals will be evaluated based on the extent to which applicants describe a budget plan for each investment demonstrating how the applicant will maximize cost effectiveness of grant expenditures.
- Impact/Outcomes (40%): Proposals will be evaluated on how the investment helps the jurisdiction close capability gaps identified in its SPR and addresses the relevant National Priority Area outlined in this NOFO. Further, proposals will be evaluated on their identification and estimated improvement of core capability(ies), the associated standardized target(s) that align with their proposed investment, and the ways in which the applicant will measure and/or evaluate improvement.
- Past Performance (additional consideration): Proposals will be evaluated based on the applicants demonstrated capability to execute the proposed investments. In evaluating applicants under this factor FEMA will consider the information provided by the applicant and may also consider relevant information from other sources.

b. *OPSG*

Applications will be reviewed by the SAA and USBP Sector Headquarters for completeness and adherence to programmatic guidelines and evaluated for anticipated feasibility, need, and impact of the Operations Orders. For more information on Operations Orders and other requirements of OPSG, see the Preparedness Grants Manual.

DHS/FEMA will verify compliance with all administrative and eligibility criteria identified in the NOFO and required submission of Operations Orders and Inventory of Operations Orders by the established due dates. DHS/FEMA and USBP will use the results of both the risk analysis and the federal review by DHS/FEMA to make recommendations for funding to the Secretary of Homeland Security.

FY 2023 OPSG funds will be allocated among the eligible jurisdictions based on risk-based prioritization using the OPSG Risk Assessment described above. Final funding allocations are determined by the Secretary of Homeland Security, who may consider information and input from various law enforcement offices or subject-matter experts within the Department. Factors considered include, but are not limited to threat, vulnerability, miles of the border, and other border-specific law enforcement intelligence, as well as the feasibility of FY 2023 Operations Orders to designated localities within border states and territories.

F. Federal Award Administration Information

1. Notice of Award

Before accepting the award, the AOR and recipient should carefully read the award package. The award package includes instructions on administering the grant award and the terms and conditions associated with responsibilities under federal awards. **Recipients must accept all conditions in this NOFO and the Preparedness Grants Manual as well as any specific terms and conditions in the Notice of Award to receive an award under this program.**

Recipients must accept their awards no later than 60 days from the award date. The recipient shall notify FEMA of its intent to accept and proceed with work under the award or provide a notice of intent to decline through the ND Grants system. For instructions on how to accept or decline an award in the ND Grants system, please see the ND Grants Grant Recipient User Guide, which is available at Non-Disaster Grants Management System | FEMA.gov along with other ND Grants materials.

Funds will remain on hold until the recipient accepts the award through the ND Grants system and all other conditions of the award have been satisfied or until the award is otherwise rescinded. Failure to accept a grant award within the 60-day timeframe may result in a loss of funds.

See the Preparedness Grants Manual for information on Notice of Award.

2. Pass-Through Requirements

Awards made to the SAA for HSGP carry additional **statutorily mandated** pass-through requirements. Pass-through is defined as an obligation on the part of the SAA to make funds available to local units of government, combinations of local units, tribal governments, or other specific groups or organizations. These entities are defined at 6 U.S.C. § 101(13) as:

- A county, municipality, city, town, township, local public authority, school district, special district, intrastate district, council of governments (regardless of whether the council of governments is incorporated as a nonprofit corporation under State law), regional or interstate government entity, or agency or instrumentality of a local government.
- An Indian tribe or authorized tribal organization, or in Alaska a Native village or Alaska Regional Native Corporation.
- A rural community, unincorporated town or village, or other public entity.

Four criteria must be met to pass-through grant funds:

- The SAA must make a firm written commitment to passing through grant funds to subrecipients;
- The SAA's commitment must be unconditional (i.e., no contingencies for the availability of SAA funds);
- There must be documentary evidence (i.e., award document, terms, and conditions) of the commitment; and
- The award terms must be communicated to the subrecipient.

Timing and Amount

The SAA must pass-through at least 80% of the funds awarded under SHSP and UASI to the above-defined local or tribal units of government within 45 calendar days of receipt of the funds. "Receipt of the funds" occurs either when the SAA accepts the award or 15 calendar days after the SAA receives notice of the award, whichever is earlier.

SAAs are sent notification of HSGP awards via the GPD's ND Grants system. If an SAA accepts its award within 15 calendar days of receiving notice of the award in the ND Grants system, the 45 calendar days pass-through period will start on the date the SAA accepted the award. Should an SAA not accept the HSGP award within 15 calendar days of receiving notice of the award in the ND Grants system, the 45 calendar days pass-through period will begin 15 calendar days after the award notification is sent to the SAA via the ND Grants system.

It is important to note that the period of performance start date does not directly affect the start of the 45 calendar days pass-through period. For example, an SAA may receive notice of the HSGP award on August 25, 2023, while the period of performance dates for that award September 1, 2023, through August 31, 2026. In this example, the 45-day pass-through period will begin on the date the SAA accepts the HSGP award or September 9, 2023 (15 calendar days after the SAA was notified of the award), whichever date occurs first. The period of performance start date of September 1, 2023 would not affect the timing of meeting the 45-calendar day pass-through requirement.

Other SHSP and UASI Pass-Through Requirements

The signatory authority of the SAA must certify in writing to DHS/FEMA that pass-through requirements have been met. **A letter of intent (or equivalent) to distribute funds is not considered sufficient.** A letter of intent is not a firm commitment and if issued before FEMA makes the award, then a letter of intent is also not unconditional since it is inherently conditioned on receipt of funds.

The pass-through requirement does not apply to SHSP awards made to the District of Columbia, Guam, American Samoa, the U.S. Virgin Islands, or the Commonwealth of the Northern Mariana Islands. **The Commonwealth of Puerto Rico is required to comply with the pass-through requirement**, and its SAA must also obligate at least 80% of the funds to local units of government within 45 calendar days of receipt of the funds.

Under SHSP, the SAA may retain more than 20% of funding for expenditures made by the

state on behalf of the local unit(s) of government, such as expenditures by the state in order to pass through goods or services to local unit(s) of government in lieu of cash. This may occur only with the written consent, such as a Memorandum of Understanding, between the SAA and the local unit(s) of government. Separate written consent is necessary for each local unit of government in which more than 20% of funding is retained on their behalf by the state. The written consent must specify the amount of funds to be retained and the intended use of funds, including whether any goods or services will be passed through in lieu of cash. It must also be signed by authorized representatives of both the state and the local unit of government.

States shall review their written consent agreements yearly and ensure that they are still valid. If a written consent agreement is already in place from previous fiscal years, DHS/FEMA will continue to recognize it for FY 2023, unless the written consent review indicates the local government is no longer in agreement. If modifications to the existing agreement are necessary, the SAA should contact their assigned FEMA HQ Preparedness Officer.

However, even if a written consent agreement is in place from previous fiscal years, **the SAA must still initially carry out the pass-through documentation for its FY 2023 award and comply with the four pass-through criteria described above before the written consent agreement can take effect for purposes of the FY 2023 funding**.

Additional OPSG Requirements
The recipient is prohibited from obligating or expending funds provided through this award until each unique and specific county-level or equivalent Operational Order/Fragmentary Operations Order budget has been reviewed and approved through an official electronic mail notice issued by DHS/FEMA removing this special programmatic condition.

3. Administrative and National Policy Requirements

In addition to the requirements of in this section and in this NOFO, FEMA may place specific terms and conditions on individual awards in accordance with 2 C.F.R. Part 200.

In addition to the information regarding DHS Standard Terms and Conditions and Ensuring the Protection of Civil Rights, see the Preparedness Grants Manual for additional information on administrative and national policy requirements, including:

- EHP Compliance;
- FirstNet;
- NIMS Implementation; and
- SAFECOM Guidance.

a. *DHS Standard Terms and Conditions*

All successful applicants for DHS grant and cooperative agreements are required to comply with DHS Standard Terms and Conditions, which are available online at: DHS Standard Terms and Conditions.

The applicable DHS Standard Terms and Conditions will be those in effect at the time the award was made. What terms and conditions will apply for the award will be clearly stated in the award package at the time of award.

b. *Ensuring the Protection of Civil Rights*

As the Nation works towards achieving the National Preparedness Goal, it is important to continue to protect the civil rights of individuals. Recipients and subrecipients must carry out their programs and activities, including those related to the building, sustainment, and delivery of core capabilities, in a manner that respects and ensures the protection of civil rights for protected populations.

Federal civil rights statutes, such as Section 504 of the Rehabilitation Act of 1973 and Title VI of the Civil Rights Act of 1964, along with DHS and FEMA regulations, prohibit discrimination on the basis of race, color, national origin, sex, religion, age, disability, limited English proficiency, or economic status in connection with programs and activities receiving federal financial assistance from FEMA.

The DHS Standard Terms and Conditions include a fuller list of the civil rights provisions that apply to recipients. These terms and conditions can be found in the DHS Standard Terms and Conditions. Additional information on civil rights provisions is available at External Civil Rights Division | FEMA.gov.

Monitoring and oversight requirements in connection with recipient compliance with federal civil rights laws are also authorized pursuant to 44 C.F.R. Part 7.

In accordance with civil rights laws and regulations, recipients and subrecipients must ensure the consistent and systematic fair, just, and impartial treatment of all individuals, including individuals who belong to underserved communities that have been denied such treatment.

c. *Environmental Planning and Historic Preservation (EHP) Compliance*

As a federal agency, FEMA is required to consider the effects of its actions on the environment and historic properties to ensure that all activities and programs funded by FEMA, including grant-funded projects, comply with federal EHP laws, Executive Orders, regulations, and policies, as applicable.

All non-critical new construction or substantial improvement of structures in a Special Flood Hazard Area must, at a minimum, apply the flood elevations of the Federal Flood Risk Management Standard's Freeboard Value Approach unless doing so would cause the project to be unable to meet applicable program cost-effectiveness requirements. All other types of projects may choose to apply the flood elevations of the Federal Flood Risk Management Standard's Freeboard Value Approach. See Executive Order (EO) 14030, Climate-Related Financial Risk and FEMA Policy #-206-21-0003, Partial Implementation of the Federal Flood Risk Management Standard for Hazard Mitigation Assistance Programs (Interim) (fema.gov).

All GPD actions, including grant-funded actions, must comply with National Flood Insurance Program criteria or any more restrictive federal, state, or local floodplain

management standards or building code (44 CFR § 9.11(d)(6)). All GPD-funded non-critical actions in 1% annual chance floodplains (also known as 100-year floodplains) that involve new construction or substantial improvement of structures must be elevated, at a minimum, to the lower of:

- Two feet above the 1% annual chance flood elevation (also known as the base flood elevation), in accordance with the Federal Flood Risk Management Standard (FFRMS) "Freeboard Value Approach" (FVA); or
- The 0.2% annual chance flood elevation. Where 0.2% annual chance flood elevations are not available, such actions must be elevated to at least two feet above the 1% annual chance flood elevation.

All GPD-funded critical actions in 0.2% annual chance floodplains (also known as 500-year floodplains) that involve new construction or substantial improvement of structures must be elevated, at a minimum, to the higher of:

- Three feet above the 1% annual chance flood elevation; or
- The 0.2% annual chance flood elevation. Where 0.2% annual chance flood elevations are not available, such actions must be elevated to at least three feet above the 1% annual chance flood elevation.

See EO 11988, Floodplain Management, as amended by EO 13690, Establishing a Federal Flood Risk Management Standard and a Process for Further Soliciting and Considering Stakeholder Input.

Recipients and subrecipients proposing projects that have the potential to impact the environment, including, but not limited to, the construction of communication towers, modification or renovation of existing buildings, structures, and facilities, or new construction including replacement of facilities, must participate in the FEMA EHP review process. The EHP review process involves the submission of a detailed project description along with any supporting documentation requested by FEMA in order to determine whether the proposed project has the potential to impact environmental resources or historic properties.

In some cases, FEMA is also required to consult with other regulatory agencies and the public in order to complete the review process. Federal law requires EHP review to be completed before federal funds are released to carry out proposed projects. FEMA may not be able to fund projects that are not incompliance with applicable EHP laws, Executive Orders, regulations, and policies.

DHS and FEMA EHP policy is found in directives and instructions available on the FEMA.gov EHP page, the FEMA website page that includes documents regarding EHP responsibilities and program requirements, including implementation of the National Environmental Policy Act and other EHP regulations and Executive Orders.

The GPD EHP screening form is located at FEMA Form. Additionally, all recipients under this funding opportunity are required to comply with the FEMA GPD EHP Policy Guidance, FEMA Policy #108-023-1.

d. ***National Incident Management System (NIMS) Implementation***

In expending funds under this program, recipients that are state, local, tribal, or territorial governments must ensure and maintain adoption and implementation of NIMS. The state, local, tribal, or territorial government must show adoption of NIMS during any point of the period of performance. The list of objectives used for progress and achievement reporting is at https://www.fema.gov/emergency-managers/nims/implementation-training.

Emergency management and incident response activities require carefully managed resources (personnel, teams, facilities, equipment, and/or supplies) to meet incident needs. Using standardized resource management concepts such as typing, credentialing, and inventorying, promote a strong national mutual aid capability needed to support delivery of core capabilities. Additional information on resource management, NIMS resource typing definitions, job titles, and position qualifications is on FEMA's website at NIMS Components - Guidance and Tools | FEMA.gov.

FEMA developed the National Incident Management System Guideline for the National Qualification System to describe national credentialing standards and to provide written guidance regarding the use of those standards. This guideline describes credentialing and typing processes and identifies tools which Federal Emergency Response Officials and emergency managers at all levels of government may use both routinely and to facilitate multijurisdictional coordinated responses.

Although state, local, tribal, and private sector partners (including nongovernmental organizations) are not required to credential their personnel in accordance with these guidelines, FEMA strongly encourages them to do so to leverage the federal investment in the Federal Information Processing Standards 201 infrastructure and to facilitate interoperability for personnel deployed outside their home jurisdiction.

Additional information about NIMS in general is available at National Incident Management System | FEMA.gov.

e. ***Emergency Communications Investments***

If an entity uses HSGP funding to support emergency communications investments, the following requirements shall apply to all such grant-funded communications investments in support of the emergency communications priorities and recognized best practices:

- The signatory authority for the SAA must certify in writing to DHS/FEMA their compliance with the SAFECOM Guidance. The certification letter should be coordinated with the SWIC for each state and must be uploaded to ND Grants at the time of the first Program Performance Report submission.
- All states and territories must designate a full-time SWIC who has the authority and resources to actively improve interoperability with emergency management and response agencies across all levels of government, to include establishing statewide plans, policies, and procedures, and coordinating decisions on communications investments funded through federal grants. Note that the designated full-time SWIC may also be the state's or territory's cybersecurity point of contact. SWIC status

information will be maintained by CISA and will be verified by FEMA GPD through programmatic monitoring activities.

- By the period of performance end date, all states and territories must update the SCIP, with a focus on communications resilience/continuity, to include assessment and mitigation of all potential risks identified in the SCIP: natural disasters, accidental damage (human failures), intentional damage (sabotage, terrorism), cybersecurity, etc. Following the initial update, the SCIP should be updated on an annual basis. SCIP status information will be maintained by CISA and will be verified by FEMA GPD through programmatic monitoring activities.

All states and territories must test their emergency communications capabilities and procedures (as outlined in their operational communications plans) in conjunction with regularly planned exercises (separate/addition emergency communications exercises are not required). Exercises should be used to both demonstrate and validate skills learned in training and to identify gaps in capabilities. Resilience and continuity of communications should be tested during training and exercises to the greatest extent possible. Further, exercises should include participants from multiple jurisdictions, disciplines, and levels of government and include emergency management, emergency medical services, law enforcement, interoperability coordinators, public health officials, hospital officials, officials from colleges and universities, and other disciplines and private sector entities, as appropriate. Findings from exercises should be used to update programs to address gaps in emergency communications as well as emerging technologies, policies, and partners. Recipients are encouraged to increase awareness and availability of emergency communications exercise opportunities across all levels of government.

States, territories, and other eligible grant recipients are advised that HSGP funding may be used to support communications planning (including the cost of hiring a SWIC, participation in governance bodies and requirements delineated above), training, exercises, and equipment costs. Costs for transitioning to the FirstNet network may also be eligible. More information regarding FirstNet can be found in the Preparedness Grants Manual.

4. Reporting

Recipients are required to submit various financial and programmatic reports as a condition of award acceptance. Future awards and funds drawdown may be withheld if these reports are delinquent.

See the Preparedness Grants Manual for information on reporting requirements.

5. Monitoring and Oversight

Per 2 C.F.R. § 200.337, FEMA, through its authorized representatives, has the right, at all reasonable times, to make site visits or conduct desk reviews to review project accomplishments and management control systems to review award progress and to provide any required technical assistance. During site visits or desk reviews, FEMA will review recipients' files related to the award. As part of any monitoring and program evaluation activities, recipients must permit FEMA, upon reasonable notice, to review grant-related records and to interview the organization's staff and contractors regarding the program.

Recipients must respond in a timely and accurate manner to FEMA requests for information relating to the award. Failure to respond in this manner may result in funding holds on current and future awards until the requested information is provided.

See the Preparedness Grants Manual for information on monitoring and oversight.

G. DHS Awarding Agency Contact Information

1. Contact and Resource Information

a. ***Program Office Contact***

FEMA has assigned state-specific Preparedness Officers for the HSGP. If you do not know your Preparedness Officer, please contact the Centralized Scheduling and Information Desk (CSID) by phone at (800) 368-6498 or by email at askcsid@fema.dhs.gov, Monday through Friday, 9:00 AM – 5:00 PM ET.

b. ***Centralized Scheduling and Information Desk (CSID)***

CSID is a non-emergency comprehensive management and information resource developed by FEMA for grants stakeholders. CSID provides general information on all FEMA grant programs and maintains a comprehensive database containing key personnel contact information at the federal, state, and local levels. When necessary, recipients will be directed to a federal point of contact who can answer specific programmatic questions or concerns. CSID can be reached by phone at (800) 368-6498 or by e-mail at askcsid@fema.dhs.gov, Monday through Friday, 9:00 AM – 5:00 PM ET.

c. ***Grant Programs Directorate (GPD) Award Administration Division***

GPD's Award Administration Division (AAD) provides support regarding financial matters and budgetary technical assistance. Additional guidance and information can be obtained by contacting the AAD's Help Desk via e-mail at ASK-GMD@fema.dhs.gov.

d. ***Equal Rights***

The FEMA Office of Equal Rights (OER) is responsible for compliance with and enforcement of federal civil rights obligations in connection with programs and services conducted by FEMA and recipients of FEMA financial assistance. All inquiries and communications about federal civil rights compliance for FEMA grants under this NOFO should be sent to FEMA-CivilRightsOffice@fema.dhs.gov.

e. ***Environmental Planning and Historic Preservation***

GPD's EHP Team provides guidance and information about the EHP review process to recipients and subrecipients. All inquiries and communications about GPD projects under this NOFO or the EHP review process, including the submittal of EHP review materials, should be sent to gpdehpinfo@fema.dhs.gov.

2. Systems Information

a. ***Grants.gov***

For technical assistance with Grants.gov, call the customer support hotline 24 hours per day, 7 days per week (except federal holidays) at (800) 518-4726 or e-mail at support@grants.gov.

b. ***Non-Disaster (ND) Grants***
For technical assistance with the ND Grants system, please contact the ND Grants Helpdesk at ndgrants@fema.dhs.gov or (800) 865-4076, Monday through Friday, 9:00 AM – 6:00 PM ET. User resources are available at Non-Disaster Grants Management System | FEMA.gov.

c. ***Payment and Reporting System (PARS)***
FEMA uses the Payment and Reporting System (PARS) for financial reporting, invoicing, and tracking payments. FEMA uses the Direct Deposit/Electronic Funds Transfer (DD/EFT) method of payment to recipients. To enroll in the DD/EFT, recipients must complete a Standard Form 1199A, Direct Deposit Form. If you have questions about the online system, please call the Customer Service Center at (866) 927-5646 or email ask-GMD@fema.dhs.gov.

H. Additional Information

GPD has developed the Preparedness Grants Manual to guide applicants and recipients of grant funding on how to manage their grants and other resources. Recipients seeking guidance on policies and procedures for managing preparedness grants should reference the Preparedness Grants Manual for further information. Examples of information contained in the Preparedness Grants Manual include:

- Actions to Address Noncompliance
- Audits
- Case Studies and Use of Grant-Funded Resources During Real-World Incident Operations
- Community Lifelines
- Conflicts of Interest in the Administration of Federal Awards and Subawards
- Disability Integration
- National Incident Management System
- Payment Information
- Period of Performance Extensions
- Procurement Integrity
- Record Retention
- Whole Community Preparedness
- Other Post-Award Requirements

1. Termination Provisions

FEMA may terminate a federal award in whole or in part for one of the following reasons. FEMA and the recipient must still comply with closeout requirements at 2 C.F.R. §§ 200.344-200.345 even if an award is terminated in whole or in part. To the extent that subawards are permitted under this NOFO, pass-through entities should refer to 2 C.F.R. § 200.340 for additional information on termination regarding subawards.

a. ***Noncompliance***
If a recipient fails to comply with the terms and conditions of a federal award, FEMA may terminate the award in whole or in part. If the noncompliance can be corrected, FEMA may first attempt to direct the recipient to correct the noncompliance. This may take the form of a

Compliance Notification. If the noncompliance cannot be corrected or the recipient is non-responsive, FEMA may proceed with a Remedy Notification, which could impose a remedy for noncompliance per 2 C.F.R. § 200.339, including termination. Any action to terminate based on noncompliance will follow the requirements of 2 C.F.R. §§ 200.341-200.342 as well as the requirement of 2 C.F.R. § 200.340(c) to report in FAPIIS the recipient's material failure to comply with the award terms and conditions. See also the section on Actions to Address Noncompliance in this NOFO or in the Preparedness Grants Manual.

b. ***With the Consent of the Recipient***
FEMA may also terminate an award in whole or in part with the consent of the recipient, in which case the parties must agree upon the termination conditions, including the effective date, and in the case of partial termination, the portion to be terminated.

c. ***Notification by the Recipient***
The recipient may terminate the award, in whole or in part, by sending written notification to FEMA setting forth the reasons for such termination, the effective date, and in the case of partial termination, the portion to be terminated. In the case of partial termination, FEMA may determine that a partially terminated award will not accomplish the purpose of the federal award, so FEMA may terminate the award in its entirety. If that occurs, FEMA will follow the requirements of 2 C.F.R. §§ 200.341-200.342 in deciding to fully terminate the award.

2. Program Evaluation
Recipients and subrecipients are encouraged to incorporate program evaluation activities from the outset of their program design and implementation to meaningfully document and measure their progress towards meeting an agency priority goal(s). Title I of the Foundations for Evidence-Based Policymaking Act of 2018 (Evidence Act), Pub. L. No. 115-435 (2019) urges federal awarding agencies and federal assistance recipients and subrecipients to use program evaluation as a critical tool to learn, to improve equitable delivery, and to elevate program service and delivery across the program lifecycle. Evaluation means "an assessment using systematic data collection and analysis of one or more programs, policies, and organizations intended to assess their effectiveness and efficiency." Evidence Act § 101 (codified at 5 U.S.C. § 311). Evaluation costs are allowable costs (either as direct or indirect), unless prohibited by statute or regulation.

In addition, recipients are required to participate in a DHS-led evaluation if selected, which may be carried out by a third-party on behalf of the Program Office or DHS. By accepting grant funds, recipients agree to participate in the evaluation, which may include analysis of individuals who benefit from the grant, and provide access to program operating personnel and participants, as specified by the evaluator(s) during the award.

3. Period of Performance Extensions
Extensions to the period of performance for this program are allowed. Extensions to the POP identified in the award will only be considered through formal, written requests to the recipient's FEMA Preparedness Officer and must contain specific and compelling justifications as to why an extension is required. Recipients are advised to coordinate with

the FEMA Preparedness Officer as needed when preparing an extension request. Please see the Preparedness Grants Manual for more information.

4. Financial Assistance Programs for Infrastructure

a. ***Build America, Buy America Act***

Recipients and subrecipients must comply with the Build America, Buy America Act (BABAA), which was enacted as part of the Infrastructure Investment and Jobs Act §§ 70901-70927, Pub. L. No. 117-58 (2021); and Executive Order 14005, Ensuring the Future is Made in All of America by All of America's Workers. See also OMB Memorandum M-22-11, Initial Implementation Guidance on Application of Buy America Preference in Federal Financial Assistance Programs for Infrastructure.

None of the funds provided under this program may be used for a project for infrastructure unless the iron and steel, manufactured products, and construction materials used in that infrastructure are produced in the United States.

The Buy America preference only applies to articles, materials, and supplies that are consumed in, incorporated into, or affixed to an infrastructure project. As such, it does not apply to tools, equipment, and supplies, such as temporary scaffolding, brought to the construction site and removed at or before the completion of the infrastructure project. Nor does a Buy America preference apply to equipment and furnishings, such as movable chairs, desks, and portable computer equipment, that are used at or within the finished infrastructure project but are not an integral part of the structure or permanently affixed to the infrastructure project.

To see whether a particular FEMA federal financial assistance program is considered an infrastructure program and thus required to include a Buy America preference, please see Programs and Definitions: Build America, Buy America Act | FEMA.gov and Build America, Buy America Act Frequently Asked Questions (FAQs) | FEMA.gov. Additional information is found in Buy America Preference in FEMA Financial Assistance Programs for Infrastructure, FEMA Interim Policy #207-22-0001.

b. ***Waivers***

When necessary, recipients (and subrecipients through their pass-through entity) may apply for, and FEMA may grant, a waiver from these requirements.

A waiver of the domestic content procurement preference may be granted by the agency awarding official if FEMA determines that:

- Applying the domestic content procurement preference would be inconsistent with the public interest.
- The types of iron, steel, manufactured products, or construction materials are not produced in the United States in sufficient and reasonably available quantities or of a satisfactory quality.
- The inclusion of iron, steel, manufactured products, or construction materials produced in the United States will increase the cost of the overall project by more than 25%.

For FEMA awards, the process for requesting a waiver from the Buy America preference requirements can be found on FEMA's website at: "Buy America" Preference in FEMA Financial Assistance Programs for Infrastructure | FEMA.gov.

c. ***Definitions***

Construction materials: an article, material, or supply — other than an item primarily of iron or steel; a manufactured product; cement and cementitious materials; aggregates such as stone, sand, or gravel; or aggregate binding agents or additives — that is or consists primarily of non-ferrous metals, plastic and polymer-based products (including polyvinylchloride, composite building materials, and polymers used in fiber optic cables), glass (including optic glass), lumber, paint, and drywall.

Domestic content procurement preference: Means all iron and steel used in the project are produced in the United States; the manufactured products used in the project are produced in the United States; or the construction materials used in the project are produced in the United States.

Federal financial assistance: Generally defined in 2 C.F.R. § 200.1 and includes all expenditures by a federal agency to a non-federal entity for an infrastructure project, except that it does not include expenditures for assistance authorities relating to major disasters or emergencies under sections 402, 403, 404, 406, 408, or 502 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act relating to a major disaster or emergency declared under section 401 or 501, respectively, or pre and post disaster or emergency response expenditures.

Infrastructure: Infrastructure projects which serve a public function, including at a minimum, the structures, facilities, and equipment for, in the United States, roads, highways, and bridges; public transportation; dams, ports, harbors, and other maritime facilities; intercity passenger and freight railroads; freight and intermodal facilities; airports; water systems, including drinking water and wastewater systems; electrical transmission facilities and systems; utilities; broadband infrastructure; and buildings and real property; and structures, facilities, and equipment that generate, transport, and distribute energy.

Produced in the United States means the following for:

- Iron and steel: All manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.
- Manufactured products: The product was manufactured in the United States, and the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than 55% of the total cost of all components of the manufactured product, unless another standard for determining the minimum amount of domestic content of the manufactured product has been established under applicable law or regulation.
- Construction Materials: All manufacturing processes for the construction material occurred in the United States.

Project: is any activity related to the construction, alteration, maintenance, or repair of infrastructure in the United States.



Fiscal Year 2023
Homeland Security Grant Program

California Supplement to the Federal Notice of Funding Opportunity

October 2023

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Federal Program Announcement

In February 2023, the U.S. Department of Homeland Security (DHS)/Federal Emergency Management Agency (FEMA) issued the Fiscal Year (FY) 2023 Homeland Security Grant Program (HSGP), Notice of Funding Opportunity (NOFO) and the *FEMA Preparedness Grants Manual*.

Subrecipients must follow the programmatic requirements in the NOFO, FEMA Preparedness Grants Manual, and the applicable provisions of the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards located in Title 2, Code of Federal Regulations (C.F.R.), Part 200.

Information Bulletins

DHS issues Information Bulletins (IBs) to provide updates, clarification, and new requirements throughout the life of the grant.

Grant Management Memoranda

Cal OES issues Grant Management Memoranda (GMMs) which provide additional information and requirements regarding HSGP funds.

Purpose of the California Supplement

The FY 2023 HSGP California Supplement to the NOFO (State Supplement) is intended to complement, rather than replace, the NOFO and the FEMA *Preparedness Grants Manual*. Applicants are highly encouraged to thoroughly read the NOFO and the Preparedness Grants Manual before referring to the State Supplement. The State Supplement will emphasize differences between the FY 2022 and FY 2023 HSGP and highlight additional California policies and requirements applicable to FY 2023 HSGP.

Eligible Subrecipients

Eligible Applicants, referred to as Subrecipients, include Counties/Operational Areas (OAs), Urban Areas (UAs), State Agencies (SAs), Departments, Commissions, and Boards who have or can obtain appropriate state Department of Finance budget authority for awarded funds, and federally recognized tribes located in California.

Tribal Allocations

The NOFO strongly encourages Cal OES to provide HSGP funds directly to tribes in California. To implement this requirement, a special Request for Proposal will be issued to California's federally recognized tribes. All Subrecipients are encouraged to coordinate with tribal governments to ensure that tribal needs are considered in their grant applications.

Subrecipient Allocations	FY 2023 HSGP Subrecipient final allocations are provided in Attachment A and reflect reductions to Subrecipients who did not submit minimum thresholds for National Priority Areas, including Subrecipients opting out of the award altogether, and increases to Subrecipients that are helping meet statewide minimum level National Priority Area requirements.
Supplanting	Grant funds must be used to supplement existing funds, not replace (supplant) funds that have been appropriated for the same purpose. Subrecipients may be required to provide supporting documentation that certifies a reduction in non-federal resources that occurred for reasons other than the receipt or expected receipt of federal funds. Supplanting will result in the disallowance of the activity associated with this improper use of federal grant funds.
Public/Private Organizations	Subrecipients may contract with other public or private organizations to perform eligible activities on approved HSGP projects.
Debarred/ Suspended Parties	Subrecipients must not make or permit any award (subaward or contract) at any tier, to any party, that is debarred, suspended, or otherwise excluded from, or ineligible for, participation in federal assistance programs. Subrecipients must obtain documentation of eligibility before making any subaward or contract using HSGP funds and must be prepared to present supporting documentation to monitors/auditors. Before entering into a Grant Subaward, the Subrecipient must notify Cal OES if it knows if any of the principals under the subaward fall under one or more of the four criteria listed at 2 C.F.R. § 180.335. The rule also applies to Subrecipients who pass through funding to other local entities.

Debarred/ Suspended Parties Cont.

If at any time after accepting a subaward, Subrecipients learn that any of its principals fall under one or more of the criteria listed at 2 C.F.R. § 180.335, immediate written notice must be provided to Cal OES and all grant activities halted until further instructions are received from Cal OES. The rule also applies to subawards passed through by Subrecipients to local entities.

Key Changes to the FY 2023 HSGP

National Priority Areas: There are six National Priority Areas (NPAs) for FY 2023. SHSP and UASI applicants must include one Investment Justification (IJ) for each NPA that has a minimum spend requirement, where applicable. For the NPAs with no minimum spend requirement, the Department of Homeland Security strongly encourages recipients to make investments in those areas as they are of critical national concern. For those NPAs that have an associated minimum spend, **all projects related to meeting the minimum spend for those NPAs must be included in the same IJ.**

The six NPAs, along with the relevant minimum spend requirement, are:

- Enhancing information and intelligence sharing and cooperation with federal agencies, including the Department of Homeland Security – 3% minimum;
- Enhancing the protection of soft targets/crowded places – 3% minimum;
- Enhancing cybersecurity – no minimum requirement;
- Enhancing community preparedness and resilience – 3% minimum;
- Combating domestic violent extremism – 3% minimum;
- Enhancing election security – **NEW:** 3% minimum.

Key Changes to the FY 2023 HSGP Cont.

Law Enforcement Terrorism Prevention Activities: Increased from 30% to 35% of the subaward.

Build America, Buy America Act (BABAA):

FY 2023 HSGP is subject to BABAA requirements. The BABAA requires all federal agencies, including FEMA, to ensure that no federal financial assistance for "infrastructure" projects is provided unless all of the iron, steel, manufactured products, and construction materials used in the project are produced in the United States. The BABAA requirements only apply to awards or funds obligated on or after January 2, 2023, and do not apply to awards or funds obligated during the waiver period from July 1, 2022, through January 1, 2023.

FY 2023 National Priorities

DHS/FEMA annually publishes the National Preparedness Report (NPR) to report national progress in building, sustaining, and delivering the core capabilities outlined in the goal of a secure and resilient nation. This analysis provides a national perspective on critical preparedness trends for whole community partners to use to inform program priorities, allocate resources, and communicate with stakeholders about issues of concern.

HSGP Subrecipients are required to prioritize grant funding to demonstrate how investments support closing capability gaps or sustaining capabilities identified in the Threat Hazard Identification and Risk Assessment (THIRA)/Stakeholder Preparedness Review (SPR) process.

DHS/FEMA continually assesses changes to the threat landscape to further the National Preparedness Goal (NPG) of a secure and resilient nation. The following are national priority areas for FY 2023, including the corresponding percentage of funds required in each area:

- Enhancing information and intelligence sharing and cooperation with federal agencies, including DHS – 3%;
- Enhancing the protection of soft targets/crowded places - 3%;
- Enhancing cybersecurity – no minimum;
- Enhancing community preparedness and resilience – 3%
- Combating domestic violent extremism through enhanced intelligence collection & analysis, training, and community resilience – 3%; and
- Enhancing election security – 3% minimum.

The NPA specifically addressing emerging threats has been removed, but activities in this category remain allowable expenses under other investment areas. Further, **applicants must spend a minimum of 30% of their SHSP and UASI awards across the six NPAs but have new flexibility on how that funding is allocated.** Although 15% is required in minimum spending across **five** NPAs, as noted above, the remaining 15% can be allocated across any of the six NPAs. Enhancing Cybersecurity NP does not require a minimum allocation.

FY 2023 National Priorities Cont.

National Priority projects will be reviewed for effectiveness by DHS/FEMA and must be deemed effective prior to the obligation or expenditure of funds.

Projects requiring additional information for DHS/FEMA to determine effectiveness of the project, or projects deemed ineffective, will have a hold placed on their subaward pending submission of requested information and DHS/FEMA approval. Once a project is approved by DHS/FEMA, modifications to the project have special restrictions regarding modifications as indicated below:

Modifications which do not change the project scope and do not decrease the overall project budget can be processed via regular modification request.

Modifications which change the project scope or decrease the overall project budget will require DHS/FEMA approval and must be requested on the National Priority Project Modification Form.

Effectiveness will be evaluated by DHS/FEMA, Cybersecurity and Infrastructure Security Agency, DHS Office of Intelligence and Analysis, DHS Center for Prevention Programs and Partnerships, and/or other DHS components, as appropriate. FEMA will determine whether the proposed approach is clear, logical, and reasonable to address the priority areas of interest and contribute to a culture of national preparedness, based on the following four factors:

- **Investment Strategy (40%):** Projects will be evaluated based on the quality and extent to which the strategy effectively demonstrates supporting the program objective of preventing, preparing for, protecting against, and responding to acts of terrorism, to meet its target capabilities, and otherwise reduce the overall risk to the high-risk urban area, the state, or the nation.

- **Budget (20%):** Projects will be evaluated based on the extent to which a budget plan for each investment demonstrates how grant expenditures maximize cost effectiveness.

FY 2023 National Priorities Cont.

- **Impact/Outcomes (40%):** Projects will be evaluated on how this investment helps the jurisdiction close capability gaps identified in its Stakeholder Preparedness Review and addresses NPs outlined in the FY 2023 NOFO. Further, projects will be evaluated on their identification and estimated improvement of core capability(ies), the associated standardized target(s) that align with their proposed investment, and the ways in which improvements are measured and/or evaluated.

- **Past Performance (additional consideration):** Projects will be evaluated based on the Subrecipient's demonstrated capability to execute the proposed investments. Under this factor, FEMA will consider the information provided by the Subrecipient and may also consider relevant information from other sources.

A detailed description of allowable investments for each NP is included in the FY 2023 HSGP NOFO (Section A).

National Campaigns and Programs

Whole Community Preparedness – Subrecipients should engage with the whole community to advance individual and community preparedness and to work as a nation to build and sustain resilience. In doing so, Subrecipients are encouraged to consider the needs of individuals with access and functional needs and limited English proficiency in the activities and projects funded by the grant.

Subrecipients should utilize established best practices for whole community inclusion and engage with stakeholders to advance individual and jurisdictional preparedness and resilience. Subrecipients are encouraged to consider the necessities of all Californians in the activities and projects funded by the grant, including children, seniors, individuals with disabilities or access and functional needs, individuals with diverse culture and language use, individuals with lower economic capacity, and other underserved populations.

National Campaigns and Programs Cont.

Active Shooter Preparedness – DHS developed a comprehensive Active Shooter Preparedness website, which strives to enhance national preparedness through a whole-community approach by providing the necessary products, tools, and resources to help all stakeholders prepare for and respond to an active shooter incident. Subrecipients are encouraged to review the referenced active shooter resources and evaluate their preparedness needs.

Soft Targets and Crowded Places – States, territories, UAs, and public and private sector partners are encouraged to identify security gaps and build capabilities that address security needs and challenges related to protecting locations or environments that are easily accessible to large numbers of people on a predictable or semi-predictable basis that have limited security or protective measures in place, including town centers, shopping malls, open-air venues, outside hard targets/venue perimeters, and other places of meeting and gathering. For more information, please see DHS's Hometown Security Program.

Community Lifelines – FEMA created Community Lifelines to reframe incident information and impacts using plain language and unity of effort to enable the integration of preparedness efforts, existing plans, and identifies unmet needs to better anticipate response requirements. Additional information may be found at the Community Lifelines Implementation Toolkit website.

Strategic Framework for Countering Terrorism and Targeted Violence – DHS adopted the DHS Strategic Framework for Countering Terrorism and Targeted Violence which explains how the department will use the tools and expertise that have protected and strengthened the country from foreign terrorist organizations to address the evolving challenges of today.

National Campaigns and Programs Cont.

Countering Violent Extremism (CVE) Training - Foreign terrorist groups and individual terrorist thought leaders recruit or inspire Westerners to carry out attacks against western and U.S. targets, including individuals living in communities with the U.S. via, but not limited to, print, video, and social media, as well as through personal interaction. But we also know that violent extremism is not a phenomenon restricted solely to one community and that any effort to counter violent extremism must be applicable to all ideologically motivated violence. Efforts to provide information and training regarding CVE should emphasize the strength of local communities' approach.

National Cybersecurity Review

The National Cybersecurity Review (NCSR) is a required assessment for all Subrecipients of State Homeland Security Program (SHSP) and Urban Areas Security Initiative (UASI) funding to be completed between October and February 2024.

The NCSR is a no-cost, anonymous, and annual self-assessment designed to measure gaps and capabilities of state, local, tribal, territorial, nonprofit, and private sector agencies' cybersecurity programs.

Additionally, FEMA recognizes that some subawards will not be issued until after the NCSR has closed. In these cases, Subrecipients will be required to complete the first available NCSR offered after the subaward has been issued by Cal OES.

The Chief Information Officer (CIO), Chief Information Security Officer (CISO), or equivalent should complete the NCSR. If there is no CIO or CISO, the most senior cybersecurity professional should complete the assessment. Additional information may be found in IB 439 and 429a.

NIMS Implementation

Prior to the allocation of any federal preparedness awards, Subrecipients must ensure and maintain the adoption and implementation of the National Incident Management System (NIMS).

Law Enforcement Terrorism Prevention Activities

At least 35% of the grant funding under SHSP and UASI must be dedicated to Law Enforcement Terrorism Prevention Activities (LETPA). This required LETPA allocation can be from SHSP, UASI, or both and may be met by funding projects in any combination of the six NPAs and any other investments.

Allowable expenditures can be found in the authorizing legislation, Preparedness Grants Manual, Information Bulletin (IB) No. 473 Supplemental Guidance for LETPA Expenditures, the National Prevention Framework, and National Protection Framework.

For an activity to be counted towards the LETPA requirement, it must have a law enforcement terrorism prevention nexus. If an activity is listed in the authorizing legislation or can be directly tied to a capability in the National Prevention Framework or shared capability in the National Protection Framework, then it is presumed to have law enforcement nexus and be a LETPA. For all other claimed activities, nexus to law enforcement and terrorism prevention must be clearly explained.

Refer to IB 485 - FY23 LETPA Supplemental Guidance to the NOFO for further direction on how to account for LETPA activities, best practices for submitting LETPA investments, and information on how to distinguish LETPA from other activities .

Management and Administration

The Management and Administration (M&A) allowance for Subrecipients is set at a maximum of 5% for FY 2023 HSGP.

Indirect Costs

Indirect costs are allowable under the FY 2023 HSGP Grant Award.

Subrecipients with an indirect cost rate approved by their cognizant federal agency may claim indirect costs based on the established rate. Indirect costs claimed must be calculated using the base approved in the indirect cost negotiation agreement. A copy of the approved negotiation agreement is required at the time of application.

Indirect Costs Cont.

Indirect costs are *in addition to* the M&A allowance and must be included in the Grant Award application as a "Project" and reflected in the FMFW on the Indirect Cost Tab if being claimed under the award.

Indirect costs must be claimed no more than once annually, and only at the end of the Subrecipient's fiscal year. An exception to this rule applies if there is a mid-year change to the approved indirect cost rate; in this case, costs incurred to date must be claimed. At that time, a Grant Subaward Modification reflecting the rate change must also be submitted to Cal OES, along with a copy of the new Indirect Cost Rate Agreement.

Organization Costs – Overtime

Operational overtime costs are allowable *for increased security measures at critical infrastructure sites* if associated with detecting, deterring, disrupting, and preventing acts of terrorism and other catastrophic events.

Pursuant to page A-4 of the *Preparedness Grants Manual*, all operational overtime requests must clearly explain how the request meets the criteria of one or more of the categories listed in *Table 2: Authorized Operational Overtime Categories*.

Requests must address the threat environment as it relates to the event or activity requiring operational overtime support and explains how the overtime activity is responsive to the threat.

Post-event operational overtime requests will only be considered on a case-by-case basis, where it is demonstrated exigent circumstances prevented submission of a request in advance of the event or activity. Requests for overtime costs must be submitted to Cal OES via Allowability Request Log (ARL) Form at the time of application, if the activity will occur within one year of the final application submission. All subsequent requests must be submitted at least 60 days in advance of the activity.

All operational overtime costs must be formally pre-approved in writing by DHS/FEMA.

Personnel Cap

Pursuant to 6 U.S.C. § 609(b), SHSP and UASI funds may be used for personnel costs, totaling up to 50 percent of each fund source. A Subrecipient may request this requirement be waived by DHS/FEMA, via Cal OES. Requests for personnel cap waivers must be submitted separately for each fund source in writing to the Program Representative on official letterhead, with the following information:

- Documentation explaining why the cap should be waived;
- Conditions under which the request is being submitted; and
- A budget **and** method of calculation of personnel costs both in percentages of the Grant Award **and** in total dollar amount (waivers must be calculated separately for SHSP and UASI, outlining salary, fringe benefits, and any M&A costs).

Subrecipient requests to exceed the personnel cap must be received by Cal OES at the time of application. Subaward modifications impacting the personnel cap will be reviewed on a case-by-case basis and may require the submittal of the above-mentioned information.

Please see IB 421b for more information on the waiver process.

Equipment Typing/ Identification and Use

Allowable HSGP equipment is listed on the FEMA Authorized Equipment List (AEL) website.

Subrecipients that allocate HSGP funds towards equipment are required to type and identify the capability associated with that equipment. The FEMA Resource Typing Library Tool (RTLT) can be used to help determine the type and capability.

Per FEMA policy, the purchase of weapons and weapon accessories are not allowed with HSGP funds. Special rules apply to pharmaceutical purchases, medical countermeasures, and critical emergency supplies; refer to page A-10 of the FEMA Preparedness Grants Manual for additional information.

Equipment Typing/ Identification and Use Cont.	Expenditures for general purpose equipment are allowable if they align to and support one or more core capabilities identified in the NPG, and in addition, are deployable/sharable through the Emergency Management Assistance Compact and allowable under 6 U.S.C. § 609. Refer to the NOFO and Preparedness Grants Manual for examples of allowable general-purpose equipment.
Equipment Maintenance/ Sustainment	Use of HSGP funds for maintenance contracts, warranties, repair or replacement costs, upgrades, and user fees are allowable as described in FEMA IBs 336 and 379, as well as Grant Programs Directorate (GPD) Policy FP-205-402-125-1.
Emergency Communications Projects	All Subrecipient emergency communications projects must comply with the SAFECOM Guidance on Emergency Communications Grants and describe in their FMFW how such activities align with the goals of the Statewide Communications Interoperability Plan.
Telecom Equipment and Services Prohibitions	Effective August 13, 2020, section 889(f)(2)-(3) of the John S. McCain National Defense Authorization Act for FY 2019 (NDAA) and 2 C.F.R. § 200.216, 200.471, and Appendix II to 2 C.F.R. Part 200 prohibit DHS/FEMA Recipients and Subrecipients (including their contractors and subcontractors) from using any FEMA funds under open or new awards for the following telecommunications equipment or services: 1) Telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation, (or any subsidiary or affiliate of such entities); 2) For the purpose of public safety, security of government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities); 3) Telecommunications or video surveillance services provided by such entities or using such equipment; or

Telecom Equipment and Services Prohibitions Cont.

4) Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the People's Republic of China.

Additional guidance is available in FEMA Policy #405-143-1, Prohibitions on Expending FEMA Award Funds for Covered Telecommunications Equipment or Services

Prohibited and Controlled Equipment

Effective May 25, 2022, Executive Order (EO) 14074, Advancing Effective, Accountable Policing and Criminal Justice Practices to Enhance Public Trust and Public Safety, Section 12(a) of EO 14074 directs the Department of Homeland Security (DHS) to review its grant programs and, consistent with applicable law, prohibits the use of grant funding to purchase certain types of military equipment by state, local, tribal, and territorial law enforcement agencies (LEAs).

For all awards issued on or after January 1, 2023, The policy directly prohibits certain types of equipment outright (prohibited equipment), whereas other types of equipment may be controlled, or LEAs are required to submit certifications prior to purchase.

Even if equipment is listed as controlled equipment and is not outright prohibited, that does not automatically make it allowable under a particular FEMA program. Recipients and Subrecipients should refer to applicable program guidance or contact your Program Representative to determine if a particular type of equipment is allowable under that program.

Additional information regarding Prohibited and Controlled Equipment is available on FEMA Policy 207-22-0002.

Small Unmanned Aircraft Systems

All requests to purchase Small Unmanned Aircraft Systems (SUAS) with FEMA grant funding must comply with FEMA Policy 207-22-0002 and include copies of the policies and procedures in place to safeguard individuals' privacy, civil rights, and civil liberties of the jurisdiction that will purchase, take title to, or otherwise use the SUAS equipment. The Authorized Equipment Listing for 03OE-07-SUAS details questions that must be included in the Aviation Request justification. Reference the Presidential Memorandum: Promoting Economic Competitiveness While Safeguarding Privacy, Civil Rights, and Civil Liberties in Domestic Use of Unmanned Aircraft Systems for additional information.

FEMA approval is required before a SUAS can be purchased with HSGP grants funds.

Emergency Operations Plans

Subrecipients should update their Emergency Operations Plan (EOP) at least once every two years to remain compliant with the Comprehensive Preparedness Guide 101 version 2.0.

Conflict of Interest

To eliminate and reduce the impact of conflicts of interest in the subaward process, Subrecipients and pass-through entities must follow their own policies and procedures regarding the elimination or reduction of conflicts of interest when making subawards. Subrecipients and pass-through entities are also required to follow any applicable federal, state, local, and tribal statutes or regulations governing conflicts of interest in the making of subawards.

Subrecipients must disclose to their Program Representative, in writing, any real or potential conflict of interest as defined by the federal, state, local, or tribal statutes or regulations, which may arise during the administration of the HSGP subaward within five days of learning of the conflict of interest.

Build America, Buy America Act (BABAA)

Under FEMA financial assistance programs, the BABAA requirements apply to:

- New awards made on or after January 2, 2023,
- New funding that FEMA obligates to existing awards or through renewal awards on or after January 2, 2023; and
- Infrastructure projects.

Funds provided under this program may not be used for a project for infrastructure unless the iron and steel, manufactured products, and construction materials used in that infrastructure are produced in the United States.

The Buy America preference only applies to articles, materials, and supplies that are consumed in, incorporated into, or affixed to an infrastructure project. As such, it does not apply to tools, equipment, and supplies, such as temporary scaffolding, brought to the construction site and removed at or before the completion of the infrastructure project. Additionally, the Buy America preference does not apply to equipment and furnishings, such as movable chairs, desks, and portable computer equipment, that are used at or within the finished infrastructure project but are not an integral part of the structure or permanently affixed to the infrastructure project.

When necessary, Subrecipients may apply for a waiver from these requirements. Additional information regarding the BABAA can be found on FEMA's website under Buy America Preference Buy America Preference.

FY 2023 Investments

The State prioritized the following investment strategies for the FY 2023 subawards:

1. Enhance Information and Intelligence Sharing and Cooperation with Federal Agencies, including DHS **(National Priority)**;
2. Enhance the Protection of Soft Targets/Crowded Places **(National Priority)**;
3. Enhance Cybersecurity **(National Priority)**;
4. Enhancing Community Preparedness and Resilience **(National Priority)**;
5. Combating Domestic Violent Extremism **(National Priority)**;
6. Strengthen Emergency Communications Capabilities Through Planning, Governance, Technology, and Equipment;
7. Enhance Medical and Public Health Preparedness;
8. Strengthen Information Sharing and Collaboration (non-Fusion Center);
9. Enhance Multi-Jurisdictional/Inter-Jurisdictional All-Hazards/Whole Community Incident Planning, Response & Recovery Capabilities;
10. Protect Critical Infrastructure and Key Resources (includes Food and Agriculture); and
11. Enhance Election Security **(National Priority).**

California Homeland Security Strategy Goals

The State prioritized the following California Homeland Security Strategy Goals for the FY 2023 subawards:

1. Enhance Information Collection, Analysis, and Sharing, in Support of Public Safety Operations Across California;
2. Protect Critical Infrastructure and Key Resources from All Threats and Hazards;
3. Strengthen Security and Preparedness Across Cyberspace;
4. Strengthen Communications Capabilities through Planning, Governance, Technology, and Equipment;
5. Enhance Community Preparedness;
6. Enhance Multi-Jurisdictional/Inter-Jurisdictional All-Hazards Incident Catastrophic Planning, Response, and Recovery Capabilities;
7. Improve Medical and Health Capabilities;
8. Enhance Incident Recovery Capabilities;
9. Strengthen Food and Agriculture Preparedness; and
10. Enhance Homeland Security Exercise, Evaluation, and Training Programs.

State Initiative Funding

For FY 2023, Cal OES shall retain 20% of the SHSP and 18.5% of the UASI funding for state initiatives.

"On Behalf Of"

Cal OES may, in conjunction with local approval authorities, designate funds "on behalf of" local entities who choose to decline or fail to utilize their subaward in a timely manner.

Public Alert and Warning

Cal OES encourages Subrecipients to consider the use of this funding to assist their jurisdiction's alignment with the State of California Alert and Warning Guidelines, developed pursuant to Senate Bill 833 of the 2018 Legislative Session.

Financial Management Forms Workbook

The FY 2023 Cal OES FMFW includes:

Grant Subaward Face Sheet – Use the Grant Subaward Face Sheet to apply for grant programs. The Grant Subaward Face Sheet must be signed and submitted in portrait format. An active UEI# (Formerly DUNS#) is required. UEI registration information is available sam.gov.

Authorized Body of 5 – Provide the contact information of Authorized Agents (AA), delegated via the Governing Body Resolution (GBR) or Signature Authorization Form, including staff related to grant activities. More than one person is recommended for designation as the AA; in the absence of an AA, an alternate AA can sign requests.

Project Ledger – The project ledger is used in the application process to submit funding information and is used for submitting cash requests, Grant Subaward Modifications, and assists with the completion of the Biannual Strategy Implementation Report (BSIR).

Planning Tab – Provides detailed information on grant-funded planning activities with a final product identified.

Organization Tab – Provides detailed information on grant-funded organizational activities.

Equipment Tab – Detailed information must be provided under the equipment description for all grant-funded equipment. AEL numbers must be included for all items of equipment. Always refer to the AEL for a list of allowable equipment and conditions, if any.

Training Tab – Provides detailed information on grant-funded training activities. All training activities must receive Cal OES approval prior to starting the event, including a Training Feedback number. The Training Request Form must be submitted and approved to obtain a Training Feedback number and should be submitted at **least** 30 days in advance.

Exercise TAB – Provides detailed information on grant-funded exercises.

M&A Tab – Provides information on grant-funded M&A activities.

Indirect Costs Tab – Provides information on indirect costs.

Financial Management Forms Workbook Cont.

Consultant-Contractor Tab – Provides detailed information on grant-funded consultants and contractors.

Authorized Agent Page – The AA Page must be submitted with the application, all cash requests, and Grant Subaward Modifications. The AA Page must include a valid signature on file with Cal OES and the date.

Subrecipient Grants Management Assessment

Per 2 C.F.R. § 200.332, Cal OES is required to evaluate the risk of non-compliance with federal statutes, regulations, and grant terms and conditions posed by each Subrecipient of pass-through funding. The Subrecipient Grants Management Assessment Form contains questions related to an organization's experience in the management of federal grant awards. It is used to determine and provide an appropriate level of technical assistance, training, and grant oversight to Subrecipients during the subaward. The questionnaire must be completed and returned with the grant application.

Application Attachments

Federal Funding Accountability and Transparency Act (FFATA) Financial Disclosure – Use the FFATA Financial Disclosure Form to provide the information required by the Federal Funding Accountability and Transparency Act of 2006.

Certification Regarding Lobbying – Use the Certification Regarding Lobbying Form to certify lobbying activities, as stipulated by the Byrd Anti-Lobbying Amendment, 31 U.S.C. § 1352.

Intelligence Analysts Certificates – Pursuant to the Preparedness Grants Manual, Cal OES must have certificates for completion of training for fusion center analytical personnel. Please provide copies of certificates for each intelligence analyst, if applicable.

UASI Footprint (UASIs Only) – The Urban Area Working Group (UAWG) establishes the 'footprint' of the UA. A map or list defining the footprint must be included with the application.

UAWG Member Roster (UASIs Only) – A list of all current UAWG members with positions or titles.

Indirect Cost Rate Agreement – If claiming indirect costs at a federally-approved rate, please provide a copy of the approved indirect cost rate agreement.

Standard Assurances

The Standard Assurances list the requirements to which the Subrecipients will be held accountable. All Applicants will be required to submit a signed, **original** of the FY 2023 Standard Assurances as part of their FY 2023 HSGP application. The required Standard Assurances can be found only in PDF format on the Cal OES website.

NOTE: Self-created Standard Assurances will not be accepted.

Operational Areas and Urban Areas

Governing Body Resolution – The GBR appoints AAs (identified by the individual's name or by a position title) to act on behalf of the governing body and the Applicant by executing any actions necessary for each application and subaward. All Applicants are required to submit a copy of an approved GBR with their grant application. Resolutions may be valid for up to three grant years given the following:

- The resolution identifies the applicable grant program (e.g., EMPG and/or HSGP);
- The resolution identifies the applicable grant years, (e.g., FY 2023, FY 2024, FY 2025; and
- Adheres to any necessary elements required by local protocols, rules, etc., if applicable.

Resolutions that only identify a single grant program will only be valid for that single program. Resolutions that do not identify applicable grant years will only be valid for the grant year in which the resolution was submitted.

Authorized Agent Information – For each person or position appointed by the governing body, identify the individual in the Authorized Body of 5 ledger of the FMFW.

All changes in AA and contact information must be provided to Cal OES in writing. If the GBR identifies the AA by name, a new Resolution is needed when changes are made. If the GBR identifies the AA by position and/or title, changes may be made by submitting a request on the entity's letterhead, signed by an existing AA. Cal OES will not accept signatures of an AA's designee, unless authorized by the GBR. A change to an AA's designee must be submitted on agency letterhead and signed by the AA, announcing the change to their designee.

Operational Areas Only

Approval Authority Body – OAs must appoint an Anti-Terrorism Approval Body (Approval Authority) to have final approval of the OA's application for HSGP funds. Each member of the Approval Authority must provide written agreement with the OA's application for HSGP funds. The Approval Authority shall consist of the following representatives, and additional voting members may be added by a simple majority vote of the following standing members:

- County Public Health Officer or designee responsible for Emergency Medical Services
- County Fire Chief or Chief of Fire Authority
- Municipal Fire Chief (selected by the OA Fire Chiefs)
- County Sheriff
- Chief of Police (selected by the OA Police Chiefs)

Urban Areas Only

Urban Area Working Groups – Membership in the UAWG must provide either direct or indirect representation for all relevant jurisdictions and response disciplines (including law enforcement, fire service, EMS, hospitals, public health, and emergency management) that comprise the defined UA. It also must be inclusive of local Citizen Corps Council and tribal representatives. The UAWG should also ensure the integration of local emergency management, public health, and health care systems into a coordinated sustained local capability to respond effectively to a mass casualty incident. Additional group composition criteria are found in the FEMA *Preparedness Grants Manual*.

Threat Hazard Identification and Risk Assessment – Subrecipients are required to submit a THIRA for all 32 core capabilities. Beginning in 2019, UAs are required to submit a THIRA every three years. An annual capability assessment will still be required.

Stakeholder Preparedness Review – The SPR is an annual grant requirement for all states, territories, and UAs. It is an annual capability assessment, which helps jurisdictions identify capability gaps and prioritize investment requirements to reach the targets set in their THIRA.

All fusion center investments must align to, and reference, specific performance areas of the assessment that the funding is intended to support.

Fusion Centers Only	Fusion Centers are also required to follow all Reporting and Administrative Metrics for California Fusion Centers, as set forth in the Governor's Homeland Security Advisor/Cal OES Director's letter dated March 16, 2016. These operational and administrative metrics set forth an integrated and coordinated approach for regular and proactive information and intelligence sharing between all fusion centers in the California State Threat Assessment System (STAS).
State Agencies and Tribes Only	State Agencies, and federally recognized tribes may submit the Signature Authorization Form in lieu of a GBR, signed by the most senior ranking official, such as the Secretary, Director, President, Chancellor, or Chairperson.

Application Submission

Subrecipients must submit an electronic copy of their completed FMFW to their Program Representative for review. After the application is approved, a completed copy of the FMFW, along with all other application components must be submitted, with official signatures, by the application due date. During the application process, if it is determined not all allocated funds can be expended by the end of the period of performance, please inform a Program Representative as soon as possible. The completed application should be received by Cal OES no later than the date provided in the FY 2023 HSGP Timeline, referenced as Attachment B.

Late or Incomplete Application

Late or incomplete applications may be denied. If an application is incomplete, the Program Representative may request additional information. Requests for late submission of applications must be made in writing to the Program Representative prior to the application due date. Cal OES has sole discretion to accept or reject a late or incomplete grant application.

HSGP Contact Information

All Subrecipient application materials, questions, comments, and correspondence should be directed to:

California Governor's Office of Emergency Services
ATTN: Grants Management (Building F)
Homeland Security Grants Unit
3650 Schriever Avenue
Mather, CA 95655

Darlene Arambula	(916) 845-8427
Christopher Camacho	(916) 845-8789
Laura Halverstadt	(916) 845-8899
Antoinette Johnson	(916) 845-8260
Jim Lane	(916) 845-8428
Tyrone Freeman	(916) 328-7750
Abigayle Tirapelle	(916) 845-8400

The Program Representative Regional Assignments Map is available at the Cal OES website under "Regional Assignments".

Subaward Approval

Subrecipients will receive a formal notification of award no later than 45 days after Cal OES accepts the federal grant award. The award letter must be signed, dated, and returned to Cal OES within 20 calendar days. Once the completed application, along with the signed award letter, is received and approved, reimbursement of eligible subaward expenditures may be requested using the Cal OES FMFW.

Payment Request Process

To request an advance or cash reimbursement of HSGP funds, Subrecipients must first complete a payment request using the Cal OES HSGP FMFW, returning it to the appropriate Program Representative. Subrecipients who fail to follow the workbook instructions may experience delays in processing the payment request.

Payments can only be made if the Subrecipient has an approved application.

Advances and Interest Earned on Advances

An Advance payment is a payment that is requested before Subrecipients have disbursed the funds for program purposes. Subrecipients may be paid an advance, provided they maintain a willingness and ability to maintain procedures to minimize the time elapsing between the receipt of funds and their disbursement. The timing and amount of advance payments must be as close as administratively feasible to the actual disbursements by the Subrecipient for project costs.

Federal rules require advances to be deposited in interest-bearing accounts. Interest earned amounts up to $500 per year may be retained by Subrecipients for administrative expenses; any additional interest earned on federal advance payments must be returned annually to Cal OES.

Semi-Annual Drawdown Requirements

All Subrecipients must report expenditures and request funds at least semi-annually throughout the period of performance. Semi-annual drawdowns should occur by March and October of each calendar year following final approval of the subaward application, except for the final cash request, which must be submitted within 20 calendar days after the end of the period of performance.

Modifications

Post-award budget and scope modifications must be requested using the Cal OES HSGP FMFW v1.23, signed by the Subrecipient's AA, and submitted to the Program Representative.

The Subrecipient may implement grant modification activities, and incur associated expenses, only after receiving written final approval of the modification from Cal OES.

Modifications Cont.

Subrecipients must provide a written justification with all modification requests. The justification may be included in the body of the e-mail transmitting the request, or in a document attached to the transmittal e-mail. Please reference GMM 2018-17 for additional information regarding modification requests.

Modifications to NP Projects have additional restrictions as indicated below:

Modifications which do not change the project scope and do not decrease the overall project budget can be processed via regular modification request.

Modifications which change the project scope or decrease the overall project budget will require DHS/FEMA approval and must be requested on the National Priority Project Modification Form.

Training Requirements

All grant-funded training activities must receive Cal OES approval prior to starting the training event. Cal OES shall allow Subrecipients to develop a "placeholder" for future training conferences when an agenda has not been established at the time Subrecipient applications are due. Please work with a Program Representative and the Training Branch to identify a possible "placeholder" for these types of training activities.

When seeking approval of non-DHS/FEMA developed courses, course materials must be submitted with the approval requests. Conditional approvals are not offered.

Subrecipients must complete a Training Request Form and submit it electronically to the Cal OES Training Branch to be approved with a Training Feedback Number before beginning any training activities. This includes project components like travel to, materials for, or attendance in training courses. Training Feedback Numbers should be obtained no later than 30 days before the first day of the training or related activities. Requests that are submitted with less than 30 days prior to the start of the training or activity are not guaranteed to be approved in time and run the risk of training being unallowable. Training Feedback numbers must

Training Requirements Cont.

be included on the FMFW Training Ledger to be considered for reimbursement.

For more information on this or other training-related inquiries, contact the Cal OES Training Branch at (916) 845-8745 or Training@CalOES.ca.gov.

Exercises, Improvement Plans, and After-Action Reporting

Subrecipients should engage stakeholders to identify long-term training and exercise priorities. These priorities should address capability targets and gaps identified through the THIRA and SPR process, real-world events, previous exercises, and national areas for improvement identified in the NPR.

Subrecipients must report on all exercises conducted with HSGP grant funds. An After-Action Report (AAR)/Improvement Plan (IP) or Summary Report (for Seminars and Workshops) must be completed and submitted to Cal OES within 90 days after exercise/seminars/workshops are conducted. It is acceptable to submit an *Exercise Summary Report for Seminars and Workshops* in lieu of a full AAR/IP.

Please e-mail AAR/IPs and Summary Reports to:

- hseep@fema.dhs.gov
- exercise@caloes.ca.gov
- christopher.camacho@caloes.ca.gov

For exercise-related issues and/or questions, please email the Cal OES Exercise Team at exercise@caloes.ca.gov.

Exercise costs will not be considered for reimbursement until an AAR/IP is received by Cal OES.

Procurement Standards and Written Procedures

Subrecipients must conduct procurement using documented local government procurement procedures, or the federal procurement standards found in 2 C.F.R. Part 200, whichever are more strict. Subrecipients must also have written conflict of interest policies governing the actions of its employees engaged in the selection, award and administration of contracts, including disciplinary actions for violations of such standards.

Procurement Thresholds

Effective June 20, 2018, the micro-purchase threshold was increased from $3,500 to $10,000 and the simplified acquisition threshold was increased from $150,000 to $250,000. These increases apply to all Subrecipient procurements executed on or after June 20, 2018.

Refer to IB 434 for additional information.

Procurement Documentation

Non-federal entities, other than states and territories, are required to maintain and retain records sufficient to detail the history of procurements, covering at least the rationale for the procurement method, contract type, contractor selection or rejection, and the basis for the contract price. For any cost to be allowable, it must be adequately documented. Examples of the types of documents that would meet this requirement include, but are not limited to:

- Solicitation documentation, such as requests for quotes, invitations for bids, or requests for proposals;
- Responses to solicitations, such as quotes, bids, or proposals;
- Pre-solicitation independent cost estimates and post-solicitation cost/price analyses on file for review by federal personnel, if applicable;
- Contract documents and amendments;
- Documents demonstrating inclusion of required contract provisions; and
- Other documents required by federal regulations applicable at the time the grant was awarded to the Subrecipient.

Noncompetitive Procurement

All noncompetitive procurements exceeding the simplified acquisition threshold requires Cal OES **prior** written approval to be eligible for reimbursement. This method of procurement must be approved by the local Purchasing Agent prior to submitting a request for Cal OES approval. A copy of the Purchasing Agent's approval must be included with the Cal OES Request for Noncompetitive Procurement Authorization form. Cal OES may request additional documentation that supports the procurement effort.

Noncompetitive Procurement Cont.	Cal OES will not reimburse for any noncompetitive procurement contracts for any HSGP terrorism-related training, regardless of the cost of the training. Exceptions to this policy may be approved in limited circumstances, e.g., related to a procurement effort that has resulted in inadequate competition. Please refer to GMM2017-01A and GMM2021-05 for additional guidance.
Performance Bond	Due to the risks associated with delays in vendor delivery of large equipment procurements, DHS/FEMA allows Subrecipients to obtain a "performance bond" for items that are paid for up front to ensure delivery of the equipment within the grant period of performance. Cal OES *requires* Subrecipients to obtain a performance bond when procuring any equipment item over $250,000, or for any vehicle, aircraft, or watercraft that requires full or partial payment **prior** to receiving the final product(s). Performance Bond Waivers may be granted on a case-by-case basis and must be submitted to Cal OES prior to procurement.
Environmental Planning and Historic Preservation (EHP)	DHS/FEMA is required to ensure all activities and programs that are funded by the agency comply with federal Environmental Planning and Historic Preservation (EHP) regulations. Subrecipients proposing projects or activities (including, but not limited to, training, exercises, the installation of equipment, and construction or renovation projects) that have the potential to impact the environment, or a historic structure must participate in the EHP screening process. EHP Screening Memos must include detailed project information, explain the goals and objectives of the proposed project, and include supporting documentation. DHS/FEMA may also require the Subrecipient to provide a confidential California Historical Resources Information System (CHRIS) report in addition to the EHP Screening Form. Determination on the necessity of a CHRIS report is based upon information disclosed on the form. Program Representatives will provide additional instructions should this report be required.

Environmental Planning and Historic Preservation (EHP) Cont.

EHP Screening Requests should be submitted to Cal OES as early as possible. All projects/activities triggering EHP must receive DHS/FEMA written approval prior to commencement of the funded activity.

Updated information may be referenced in the FEMA GPD EHP Policy Guidance.

Construction and Renovation

When applying for construction activity at the time of application, including communication towers, Subrecipients must submit evidence of approved zoning ordinances, architectural plans, any other locally required planning permits, and a notice of federal interest. Additionally, Subrecipients are required to submit an SF-424C Budget and Budget Detail that cites project costs. Communication tower construction requests also require evidence that the Federal Communications Commission's Section 106 review process was completed.

Subrecipients using funds for construction projects must comply with the Davis-Bacon Act. Subrecipients must ensure that their contractors or subcontractors for construction projects pay workers no less than the prevailing wages for laborers and mechanics employed on projects of a character like the contract work in the civil subdivision of the state in which the work is to be performed.

Project construction using SHSP and UASI funds may not exceed $1,000,000 or 15% of the grant subaward (for the purposes of limitations on funding levels, communications towers are not considered construction).

Written approval* for construction must be provided by DHS/FEMA *prior to* the use of any HSGP funds for construction or renovation. *No construction activities (including site preparation, utility installations, and any groundbreaking activities) or equipment installations on existing structures, may begin until the EHP review process is complete.

Inventory Control and Property Management

Subrecipients must use standardized resource management concepts for resource typing and credentialing, in addition to maintaining an inventory by which to facilitate the effective identification, dispatch, deployment, tracking, and recovery of resources.

Subrecipients must have an effective inventory management system, to include:

- Property records that document description, serial/ID number, fund source, title information, acquisition date, cost, federal cost share, location, use, condition, and ultimate disposition;
- A physical inventory conducted at least every two years;
- A control system to prevent loss, damage, and theft of grant purchased equipment and supplies; and
- Adequate maintenance procedures to keep the property in good condition.

Equipment Disposition

When original or replacement equipment acquired under the HSGP is no longer needed for program activities, the Subrecipient must contact the Program Representative to request disposition instructions. See 2 C.F.R. § 200.313(e).

Performance Reporting

Subrecipients must complete a BSIR each Winter and Summer using the DHS/FEMA Grants Reporting Tool (GRT) for the duration of the subaward period of performance or until all grant activities are completed and the subaward is formally closed by Cal OES. Failure to submit a BSIR could result in subaward reduction, suspension, or termination.

Access to the BSIR may be obtained through the GRT. To create a new account, please click the link that reads, "Register for an account" and follow the instructions provided. The Subrecipient will be required to ensure up-to-date project information is entered. The Project Ledger in the FMFW may assist with the BSIR data entry process. For additional assistance with the GRT, please contact your Program Representative.

Extension Requests

Extensions to the initial period of performance identified in the subaward will only be considered through formal, written requests to your Program Representative. Upon receipt of the extension request, Cal OES will:

1. Verify compliance with performance reporting requirements by confirming the Subrecipient has submitted all necessary performance reports;
2. Confirm the Subrecipient has provided sufficient justification for the request; and
3. If applicable, confirm the Subrecipient has demonstrated sufficient progress in past situations where an extension was authorized by Cal OES.

Extension requests will be granted only due to compelling legal, policy, or operational challenges, must be project-specific and will only be considered for the following reasons:

1. Contractual commitments with vendors that prevent completion of the project within the period of performance;
2. The project must undergo a complex environmental review which cannot be completed within this timeframe;
3. Projects are long-term by design and therefore, acceleration would compromise core programmatic goals; and
4. Where other special circumstances exist.

To be considered, extension requests must be received no later than 60 days prior to the end of the Subrecipient's period of performance and must contain specific and compelling justifications as to why an extension is required. All extension requests must address the following:

1. Grant program, fiscal year, and award number;
2. Reason for delay;
3. Current status of the activity/activities;
4. Approved period of performance termination date and new project completion date;
5. Amount of funds drawn down to date;
6. Remaining available funds, both federal and non-federal;

Extension Requests Cont.

7. Budget outlining how remaining federal and non-federal funds will be expended;
8. Plan for completion, including milestones and timeframes for each milestone and the position/person responsible for implementing the plan for completion; and
9. Certification the activity/activities will be completed within the extended period of performance without any modification to the original Project Scope.

General questions regarding extension requirements and the extension request form, should be directed to your Program Representative. For additional information, please see IB 379. Extension requests for personnel and salaries do not meet the requirements of IB 379 and will not be granted. Subrecipients are expected to complete all grant-funded personnel activities by the end of the subaward period of performance.

Progress Reports on Grant Extensions

All Subrecipients that receive Cal OES approval to extend their FY 2023 Grant Subaward period of performance may be required to submit progress reports indicating completed and future project milestones on all extended projects. Progress reports must be submitted electronically to the Subrecipient's Program Representative. Deadlines for the submission of progress reports will be established at the time of extension approval.

Monitoring

Cal OES Grants Monitoring actively monitors Subrecipients, through day-to-day communications, programmatic site visits, desk, and on-site compliance assessments. The purpose of the compliance assessment is to ensure Subrecipients are in compliance with applicable state and federal regulations, grant guidelines, and programmatic requirements.

Monitoring activities may include, but are not limited to:

- Verifying entries recorded on the FMFW categories are properly supported with source documentation;
- Eligibility of and support for expenditures, typically covering two to three years of data;
- Comparing actual Subrecipient activities to those approved in the grant application and subsequent

Monitoring Cont.

modifications, including the review of timesheets and invoices as applicable;
- Procurements and contracts;
- Ensuring equipment lists are properly maintained and physical inventories are conducted;
- Ensuring advances have been disbursed in accordance with applicable guidelines; and
- Confirming compliance with Standard Assurances; and
- Information provided on performance reports and payment requests

NOTE: It is the responsibility of all Subrecipients that pass down grant funds to other entities, to maintain and utilize a formal process to monitor the grant activities of their subawards. This requirement includes, but is not limited to, on-site verification of grant activities, as required. It is common for Subrecipients to receive findings in a programmatic site visit or compliance assessment, which require a Corrective Action Plan (CAP) to be submitted by Subrecipients. Those Subrecipients who fail to submit a CAP, as required, shall have a "hold" placed on any future reimbursements until the "finding" is resolved.

Failure to Submit Required Reports

Periodic reporting is required by the grant. Subrecipients who miss a single reporting deadline may receive a letter addressed to their Board of Supervisors informing them of the failure to report. County OAs and tribes who fail to report twice consecutively may have subsequent awards reduced by 10% until timely reporting is reestablished; UASIs may have a "hold" placed on any future reimbursements.

Suspension/ Termination

Cal OES may suspend or terminate grant funding, in whole or in part, or other measures may be imposed for any of the following reasons:

- Failure to submit required reports.
- Failure to expend funds in a timely manner consistent with the grant milestones, guidance, and assurances.
- Failure to comply with the requirements or statutory progress toward the goals or objectives of federal or state law.
- Failure to make satisfactory progress toward the goals or objectives set forth in the Subrecipient application.
- Failure to follow Grant Subaward requirements or Special Conditions.

Suspension/

Termination Cont.

- Proposing or implementing substantial plan changes to the extent that, if originally submitted, the application would not have been selected for funding.
- False certification in the application or document.
- Failure to adequately manage, monitor, or direct the grant funding activities of their Subrecipients.

Before taking action, Cal OES will provide the Subrecipient reasonable notice of intent to impose corrective measures and will make every effort to informally resolve the problem.

Closeout

Cal OES will close-out Subrecipient awards when it determines all applicable administrative actions and all required work of the federal award have been completed. Subawards will be closed after:

- All funds have been requested and reimbursed, or disencumbered;
- Receiving all applicable Subrecipient reports indicating all approved work has been completed, and all funds have been distributed;
- Completing a review to confirm the accuracy of reported information;
- Reconciling actual costs to subawards, modifications, and payments; and
- Verifying the Subrecipient has submitted a final BSIR showing all grant funds have been expended.

Records Retention

The records retention period is three years from the date of the Cal OES Grant Closeout letter, or until any pending litigation, claim, or audit started before the expiration of the three-year retention period has been resolved and final action is taken.

For indirect cost rate proposals, cost allocation plans, or other rate computation records, the start of the record retention period is dependent on whether the proposal, plan, or other

computation is required to be submitted to the federal government (or to the pass-through entity) for negotiation purposes. See 2 C.F.R. § 200.334(f).

In order for any cost to be allowable, it must be adequately documented per 2 C.F.R. § 200.403(g).

Records Retention Cont.

The Cal OES Grant Closeout Letter will notify the Subrecipient of the start of the records retention period for all programmatic and financial grant-related records.

If the State Administrative Agency's award remains open after the Subrecipient's submission of the final BSIR, Cal OES will complete any additional BSIR reporting required under the award on behalf of the Subrecipient.

Closed grants may still be monitored and audited. Failure to maintain all grant records for the required retention period could result in a reduction of grant funds, and an invoice to return costs associated with the unsupported activities.

If documents are retained longer than the required retention period, FEMA, the DHS Office of Inspector General, Government Accountability Office, and pass-through entity have the right to access these records as well. See 2 C.F.R. §§ 200.334, 200.336.

Attachment A – FY 2023 HSGP Allocations | 2023

*SHSP allocations reflect National Priority Area project adjustments

State Homeland Security Program (SHSP)				
Operational Area	**Total Award**		**Operational Area**	**Total Award**
ALAMEDA	1,650,795		ORANGE	3,091,413
ALPINE	76,145		PLACER	465,161
AMADOR	113,439		PLUMAS	93,069
BUTTE	267,310		RIVERSIDE	2,398,207
CALAVERAS	117,971		SACRAMENTO	1,578,910
COLUSA	94,168		SAN BENITO	137,459
CONTRA COSTA	1,178,218		SAN BERNARDINO	2,161,778
DEL NORTE	100,963		SAN DIEGO	3,210,706
EL DORADO	256,682		SAN FRANCISCO	878,889
FRESNO	1,039,636		SAN JOAQUIN	823,130
GLENN	102,425		SAN LUIS OBISPO	342,774
HUMBOLDT	203,934		SAN MATEO	785,321
IMPERIAL	246,059		SANTA BARBARA	499,634
INYO	93,103		SANTA CLARA	1,882,403
KERN	942,855		SANTA CRUZ	329,271
KINGS	220,012		SHASTA	247,205
LAKE	126,762		SIERRA	78,080
LASSEN	103,878		SISKIYOU	116,809
LOS ANGELES	9,481,457		SOLANO	501,615
MADERA	225,138		SONOMA	535,157
MARIN	320,277		STANISLAUS	599,128
MARIPOSA	102,042		SUTTER	169,572
MENDOCINO	168,349		TEHAMA	132,940
MERCED	346,225		TRINITY	90,284
MODOC	83,289		TULARE	528,108
MONO	87,762		TUOLUMNE	127,741
MONTEREY	488,715		VENTURA	870,207
NAPA	204,898		YOLO	285,965
NEVADA	171,574		YUBA	153,481
			*Total	41,728,498

Fusion Centers	
Region	**Total Award**
SAN FRANCISCO BAY AREA	1,792,050
SACRAMENTO/CENTRAL VALLEY AREA	2,565,000
GREATER LOS ANGELES AREA	2,887,500
SAN DIEGO AREA	2,047,500
ORANGE AREA	835,000
***Total**	**10,127,050**

* SHSP allocations reflect National Priority Area project adjustments

Urban Areas Security Initiative (UASI) *A minimum of 35% of UASI funding must be for Law Enforcement Terrorism Prevention			
Urban Area	**Federal Allocation to State**	**Allocation to UASI**	**State Initiatives**
ANAHEIM/SANTA ANA AREA	5,250,000	4,278,750	971,250
BAY AREA	36,493,265	29,742,011	6,751,254
LOS ANGELES/LONG BEACH AREA	66,174,270	53,932,030	12,242,240
RIVERSIDE AREA	3,900,000	3,178,500	721,500
SACRAMENTO AREA	3,800,000	3,097,000	703,000
SAN DIEGO AREA	16,445,560	13,403,131	3,042,429
Total	**132,063,095**	**107,631,422**	**24,431,673**

Attachment B – FY 2023 HSGP Timeline | **2023**

DHS/FEMA Announcement of 2023 HSGP NOFO	February 13, 2023
Cal OES Application Due to DHS	May 18, 2023
DHS Award to California	September 25, 2023
Subrecipient period of performance begins	September 1, 2023
2023 HSGP California Supplement release	October 2023
Subrecipient Workshops	October 2023
Subrecipient Awards (45 days from DHS award)	October 2023
Subrecipient Final Applications for FY23 Due to Cal OES	December 29, 2023
Subrecipient period of performance ends	May 31, 2026
Final Cash Requests due to Cal OES	Within twenty (20) calendar days after end of grant
Cal OES's period of performance ends	August 31, 2026

EXHIBIT F

Subrecipient: _____ **FIPS#:** _____

Program Representative: _____

Financial Management Forms Workbook:

- ☐ Grant Award Face Sheet
- ☐ Authorized Body of 5
- ☐ Project Ledger
- ☐ Planning Tab
- ☐ Organization Tab
- ☐ Equipment Tab
- ☐ Training Tab
- ☐ Exercise Tab
- ☐ Consultant/Contractor Tab
- ☐ Management & Administration Tab
- ☐ Indirect Cost Tab
- ☐ Authorized Agent Sheet

Attachments:

- ☐ Original Counter-Signed Award Letter
- ☐ Governing Body Resolution (Certified)
- ☐ Standard Assurances (Signed Originals)
- ☐ FFATA Certification
- ☐ Lobbying Certification
- ☐ Subrecipient Grant Management Assessment Form
- ☐ Indirect Cost Rate Negotiation Agreement
- ☐ Personnel Cap Waiver (If Applicable)
- ☐ Intelligence Analyst(s) Certificates (If Applicable)

UASI Only:

- ☐ UASI Footprint
- ☐ UAWG Roster

State Agencies and Tribes Only:

- ☒ Signature Authority Form (in lieu of Governing Body Resolution)

For Cal OES Use Only

Reviewed by: _____ Date: _____

Management Approval: _____ Date: _____

EXHIBIT G

LOS ANGELES COUNTY/DEPARTMENT OF AUDITOR-CONTROLLER

SHARED SERVICES DIVISION

GRANT PAYMENT REQUEST

SECTION A: SUBMITTING YOUR REQUEST

Please submit Grant Payment Request Form along with **legible** supporting documents to:

Grants@auditor.lacounty.gov

In the event e-mail is not available, you can mail your Grant payment request to (please do **not** fax or send duplicates):

Department of Auditor-Controller
Shared Services Division / Attn: Grants Unit
320 W. Temple Street, Room 380
Los Angeles, CA 90012

1. Grant Name & Year:

SECTION B: SUB-RECIPIENT'S INFORMATION

1. Sub-recipient's Name: (reimbursement check will be made payable to a payee entered here)	**3.** Taxpayer ID #:	**4.** Contact's Name:
2. Mailing Address (please let us know where you want your check delivered, including attention line if necessary):		**4.** Contact's phone:
		4. Contact's e-mail:

SECTION C: DETAIL PAYMENT REQUEST INFORMATION

1. SOLUTION AREA (e.g. equipment, training, planning, exercise, organization)	2. PROJECT # (e.g. 011.22)	4. EHP required? (Environmental & Historic Preservation)		5. VENDOR'S INVOICE # (Maximum of 5 invoices)	6. PURCHASE METHOD (including Training)			7.CLAIM AMOUNT (indicate the amount per each line)
		No	Yes (attach State Approval)		If Competitive, indicate the # of bids.	Non-Competitive Bid	Sole Source	

COUNTY OF LOS ANGELES
DEPARTMENT OF AUDITOR-CONTROLLER / SHARED SERVICES DIVISION

INSTRUCTIONS TO COMPLETE THE GRANT PAYMENT REQUEST

Purpose of these instructions:

To assist sub-recipients in completing the Grant Payment Request. We appreciate your participation in this program, for questions or suggestions please use our e-mail below to contact us. **Please do not send these instructions to us, they are to be used for your guidance only.**

SECTION A: GENERAL INSTRUCTIONS FOR SUBMISSION OF GRANT PAYMENT REQUEST

In numeral **1** of this section, please enter the name and year of the grant program that you are submitting for payment. In addition, please help us expedite the process of your Homeland Security claims by:

- Completing the Grant payment request correctly and according to these instructions.
- Submitting your Grant payment request using our e-mail --> **Grants@auditor.lacounty.gov** (please do **not** fax documents).
- Sending your Grant payment request only once (we do not require original documents and duplicates will slow down our process).
- Using the checkboxes to ensure all the required supporting documents and files accompany your Grant payment request. Supporting documents are flagged for your convenience with a checkbox within the corresponding areas.
- Ensuring that all documents attached to your Grant payment requests are legible.
- Submitting Grant payment request timely. We do **not** guarantee the process of Grant payment requests that are submitted late or too close to the final due date. Reimbursable expenditures need to be charged within the performance period of the grant and submitted to us as soon as they are incurred.

SECTION B: SUB-RECIPIENT'S INFORMATION

The following numerals provide the instructions to fill in the corresponding numeral in the form:

1. Please enter the name of the agency requesting for payment. The name of the agency should be typed according to its signed agreement and as you need it to appear in the payee line of the reimbursement check.
2. Please enter the complete address (street number and name, city, zip code) and attention line where you will need to receive the reimbursement check. Please note that this is not necessary for L.A. County departments.
3. Please enter the tax ID of the governmental entity requesting payment. Please leave blank for L.A. County departments.
4. Please enter the information of the person that can assist us with detail claim questions.

SECTION C: DETAIL PAYMENT REQUEST INFORMATION:

In order to expedite your Grant payment request, in this area's grid, include a **maximum of five (5) invoices or reimbursements charges (one charge or one invoice per line)**. The invoices or charges need to share the same solution area, project #.

The following numerals provide the instructions to fill in the corresponding numeral in the form:

1. Enter the solution area corresponding to the claim. This information is found in the latest budget of the grant. Examples of solution areas are: equipment, training, planning or exercise.
2. Enter the project # corresponding to the claim. This information is found in the latest budget of the grant. An example of Item # is 17.020.
4. Check with an X under either yes or no according to the claim's Environmental & Historical Preservation (EHP) requirements from the State. EHP approval needs to be obtained from the State **prior** to the start of the project on certain equipment items (see AEL description) or training/exercise projects. Please attach the following:

   a) ☐ **State EHP Approval:** if required by the state for your claim.

SECTION C: (Continued)

5. If the expenditures that you are claiming were purchased thru a vendor or contractor, please enter the invoice # in the grid area. Please note that you are responsible for following acceptable purchasing policies and for documenting your procurement process. Additionally please include the following documentation with your claim:

a) ☐ **Copy of the invoice**: Please attach an invoice that provides sufficient information to be used as a cross reference with the items described in your grant line item and AEL #. When the invoice includes items that are not being claimed or that belong to different claims or grants, please circle and designate on the invoice the items that you are requesting for reimbursement. Each item circled must have a project #, a funding source, and a total. Purchase orders and price quotes will not be accepted in the place of the invoice.

b) ☐ **Copy of the purchase order**

c) ☐ **Print out of the corresponding AEL # (Authorized Equipment List number).** The AEL listing can be found at: https://www.fema.gov/grants/guidance-tools/authorized-equipment-list

d) ☐ **Proof of payment of the invoice:** The proof of payment for L.A. County Departments is the printout from e-CAPS showing that the check cleared the bank. The proof of payment for **other** than L.A. County Department is the corresponding copy of the bank's cleared check .

e) ☐ **Calculations for use tax paid:** When use tax is paid, clearly show the calculations of the use tax in the invoice included in your claim.

f) ☐ **Proof of payment of the use tax**: Please provide official documents which authenticate the remittance of the use tax to the state, the amount and the reference to the invoice being claimed.

g) ☐ **Federal Debarment Listing:** Please provide a screen print out of the queried Federal Debarment Listing at sam.gov/SAM/. The listing needs to be queried **prior** to the selection of the vendor.

6. If you are claiming services, supplies, training related costs, or any other type of items purchased thru a vendor or contractor or government agency, please indicate with an X the method that you used to acquire the items (do **not** leave blank or mark more than one). Please note that competitive bid, non-competitive bid or sole source are the only valid purchasing methods.

a) ☐ **Competitive Bid:** for projects that received more than one bid. Please indicate number of bids received (must be more than one).

b) ☐ **Non-Competitive Bid:** for single bid purchases of $250,000 or more (effective June 21, 2018) to a single vendor or a single project, please attach the approval from the State. The approval needs to be requested from the State **prior** to the start of the project.

c) ☐ **Sole Source:** for non-bid purchases of $250,000 or more effective (June 21, 2018) to a single vendor or a single project, please attach the approval from the State. The approval needs to be requested from the State **prior** to the start of the project.

7. Enter the amount of your claim after you verify that your budget is sufficient to cover your request. When the amount of the budget is not sufficient, please let your Program Coordinator know of the possible need for budget modification.

8. Enter the "Total Amount" by adding the subtotal claims included in each line.

SECTION D: SUB-RECIPIENT'S CERTIFICATION

The following numerals provide the instructions to fill in the corresponding numeral in the form:

1. Please read and check the box provided if you are an authorized signor.

2. Please read and check the box provided if you are an authorized signor.

3. Please sign the Grant payment request if you are an authorized signor of your agency.

4 & 5. When the authorized person is the same as the contact person in Section B you do not need to enter the authorized contact information. If the authorized person and the contact person in Section B are different, please enter all the fields in this area as requested.

ADDITIONAL ITEMS THAT YOU NEED TO ATTACH TO YOUR GRANT PAYMENT REQUEST:

For Equipment Claims:

a) ☐ **Equipment Inventory Listing (Print out & Excel File):** Please include both the printout of the listing and the corresponding excel file with your claim. The excel file is used to submit your claim with the state and the printout as backup document for audits. If there is no serial # for your equipment please assign a valid ID tag, or write "Consumable" (if it applies) or write N/A. please do NOT leave the corresponding space blank. *1 Please refer to the **Instructions to Equip Inty Tab for completion procedures of Equipment Inventory.**

Additionally, please enter the appropriate CBRNE Mission (Chemical, Biological, Radiological, Nuclear, or Explosive) in the column titled "Equipment Description & Quantity". This only applies to vehicles with AEL # 12VE-00-MISS (Vehicle Specialized Mission:CBRNE).

You need to inform us of any changes on the items above *1. This applies to each piece of equipment added in the Inventory Listing, including when the items are disposed and/or no longer useful. We will update the master inventory listing (per grant requirement) according to the information you give us. Please make sure that you include all the attachments that are necessary to provide us with the requested information.

For Training Claims:

a) ☐ **State Sole Source Approval:** If you are claiming training related costs thru a Non-Competitive Bid or Sole Source training provider, regardless the purchased amount, please attach the State's approval (effective December 03, 2018). The approval needs to be requested from the State prior to the start of the project.

b) ☐ **State-Sponsored Training Reporting Form (with the tracking request #):** Please add this form along with the Training Request Form Training Officer (POC), which you completed at the website, to the claim's backup documentation. All the backup documentation submitted for the training claim needs to agree with the training period and the detail description on the Training Reporting Form and the line item of the Grant. Training request #'s must be obtained from the State prior to the start of the project.

c) ☐ **Receipts and paid invoices:** please include the complete copy of the receipts and paid invoices with your claim for itemized costs such as air plane tickets, hotel stays, instructor's fees, workshop cost, facilities fees, consulting services, etc. Additionally, you will need to include the documents requested in numeral 5 under Section C.

If you are including **personnel cost** with your training claim, please add the following:

d) ☐ **Personnel List (Print out & Excel File):** Please include both the printout of the listing and the corresponding excel file with your claim. The excel file is used to submit your claim with the state and the printout as backup document for audits.

e) ☐ **Documents that certify completion of the training:** please attach supporting documents that show the class name, dates of training, # of hours of the training class, printed name and signature of individual taking the class and approval signature from supervisor or trainer (attach the information for backfilled positions also). Examples of documents that certify completion of training are:

- Attendance sheets (signed by employee and instructor)
- Sign in sheets (same as above)
- Signed training certificates

f) ☐ **Summary Listing of Charges:** Please use the **Training Summary Sheet** form provided in this claim packet that **clearly** shows the breakdown of the training charges per employee and that match the total claimed. This form includes the following: employee name, assignment, job title, date, salary, hours claimed, regular rate, overtime rate, employee benefits rate, claim amount per employee, clear calculations of amount claimed per employee and total (equal to the amount claimed).

Please ensure that the Training Summary Sheet is verified/approved by an authorized signatory, with printed name and title, and dated.

g) ☐ **Backup for the Benefits Rate:** If you are adding benefits to your claim, please make sure that you include the official calculation for the rate used.

h) ☐ **Timecards:** Include a printout of the corresponding timecards. Manual timecards need to indicate the # of hours charged per day to the grant, supervisor's signature, employee name and signature. Automatic system generated timecards need to be approved and include the name of the employee and hours charged per day to the grant.

i) ☐ **Explanation of timekeeping codes:** When the supporting documentation (timesheet, payroll register, etc.) includes timekeeping codes please provide a printout with the explanation of the usage as detailed as possible.

j) ☐ **Payroll register:** The payroll register needs to clearly support and explain the amount claimed per employee. It also needs to show the salary, hourly rate, employee benefits and overtime rate.

k) ☐ **Roster of backfilled positions:** When you are claiming overtime for a backfilled position, please attach the backfilled roster to your claim. The roster needs to include the name of the backfilling employees, a short description of duties performed, the corresponding employee whose duties were covered and the dates accordingly. Please make sure that the roster is signed and that you include documentation corresponding to the employee covered by the backfilling position.

For Planning Claims:

a) ☐ **Deliverable (or final product):** Please include with your claim the final product of the planning activity (deliverable) that was identified in the grant award.

b) ☐ **Signed Certificate of Completion:** The certificate of completion can be an e-mail confirming that the planning activity was completed.

c) ☐ **Invoices:** If your planning claim includes charges invoiced by vendors, please see requirements and documents you need to attach to your claim form under Section C (numeral 5 and numeral 6).

d) ☐ **Supporting Documentation for Personnel Cost:** When your planning claim includes personnel cost, please see d) to i) under Training Claim (supporting documents needed) and add to the documentation.

For Exercise Claims:

a) ☐ **Proof of State Approval of After Action Report (AAR):** In order for your AAR to be approved you have to submit it to the State using the ODP Portal (see link below), within 90 days after completion of the exercise. You need to notify the State when the AAR is uploaded so they can proceed with the approval process.

https://hseep.dhs.gov/DHS_SSO/

b) ☐ **Invoices:** If your exercise claim includes charges invoiced by vendors please see requirements and documents you need to attach to your claim form under Section C (numeral 5 and numeral 6).

c) ☐ **Supporting Documentation for Personnel Cost:** When your exercise claim includes personnel cost, please see d) to i) under Training Claim (supporting documents needed) and add to the documentation.

For Organization Claims: Please see above b) and c) under Exercise Claims

EXHIBIT G

GRANT PROPERTY AND EQUIPMENT INVENTORY LISTING

GRANT NAME:
SUB-RECIPIENT: _____
DATE OF REPORT: _____

Grant Year	Project Number	AEL No.	Description of Property	Serial # or Other ID #	SAFECOM Consult (Yes/No/NA)	Source of Property (SHSP or EMPG Grant Program)	Department (Title Holder)	Vendor Name	Invoice Number	Acquisition		% of FED Participation	Location	Use & Condition (N=New, D=Deployed, O=Out of Service, L=Lost,	Disposition	
										Date	Cost				Date	Sale Price

Equipment Inventory Listing
Procedures for Completion

OBJECTIVE: To provide an equipment inventory listing that links the State Homeland Security Workbook, to the Equipment Ledger and to the Equipment Listing to simplify the tracking and accountability; and to eliminate duplication and confusion.

Field	Date Element	Procedure
(1)	Grant Name	SHSP or EMPG
(2)	Sub-Recipient	Name of your agency
(3)	Date of Report	Date report completed {1}
(4)	Grant Year	Grant Year of funds used to purchase equipment
(5)	Project #	Project Number (from Grant Workbook Project Sheets)
(7)	AEL No.	Authorized Equip Listing No (from Grant Workbook)
(8)	Description	Description of the equipment
(9)	Serial # or Other ID #	Serial # or Other identification # used
(10)	Safecom consult	Fill out either by Yes, No, or N/A
(11)	Source of Property	Funding source, i.e, SHSP, EMPG, etc.
(12)	Title Holder	Name of agency (City/Department)
(13)	Vendor Name	Name of the vendor
(14)	Invoice Number	Invoice number
(15)	Acquisition Date	Date equipment acquired
(16)	Acquisition Cost	Cost of the individual equipment item
(17)	% of Fed Part	Fed participation in the cost of equipment
(18)	Location	Location of equipment
(19)	Use & Condition	Use & condition {2}
(20)	Disposition data	Date of disposition
(21)	Sale Price	Sale price, If applicable, or N/A for not applicable

The Equipment Inventory Listing must be completed in its entirety to meet the objective of the form.

Note {1}: This date should be the date the physical inventory of equipment was taken and the results reconciled with the equipment records (at least once every two years).

{2} Indicate: N = New, D = Deployed, O = Out of Service, L = Lost & S = Stolen

Distribution
Copy maintained in sub-recipient file
Copy forwarded to Shared Services Division

EXHIBIT G

Training Summary Sheet

Grant Name _____
Jurisdiction Name: _____
Training Provider: _____
OHS Approved Course Title: _____
Non-SLGCP Course Title & OHS Tracking No. _____
(requires pre-approval thru OEM)
Date of Course: _____
Class/ Exercise Duration/Hours: _____

	EMP NO.	EMPLOYEE NAME	ASSIGNMENT	TITLE	TRAINING REQUEST # (for Training only)	TRAINING START DATE	TRAINING END DATE	SALARY	OT HOURS	REG RATE	OT RATE	OT PAY	Are you claiming for Employee Benefits?	Employee Benefits Rate	CLAIM TOTAL
1											$ -	$ -			$ -
2															
3															
4															
5															
6															
7															
8															
9															
10															
	GRAND TOTAL														$ -

Approved by: _____
Authorized Signature

_____
Print Name and Title

_____
Date

CALIFORNIA GOVERNOR'S OFFICE OF EMERGENCY SERVICES (Cal OES)

EXHIBIT G

PLANNING ROSTER												
Project	Planning Activity	Solution Area Sub-Category	Discipline	Funding Source	Total Cost	Total Claimed	Cash Request Number	Final Product				
					-	-						
	GRAND TOTAL						**$**					

Approved by:

_____
Authorized Signature

_____ _____
Print Name and Title Date

CALIFORNIA GOVERNOR'S OFFICE OF EMERGENCY SERVICES (Cal OES)

EXHIBIT G

EXERCISE ROSTER												
Project	Exercise Title	Funding Source	Solution Area Sub-Category	Discipline	Cash Request Number	Total Cost	Total Claimed	Conducted By	Date of Exercise	Exercise Type	Exercise Role	Date AAR entered into HSEEP
						-	-					
	GRAND TOTAL						$					

Approved by:

_____
Authorized Signature

_____ _____
Print Name and Title Date

8. Notes on Personnel Cost:

In general, costs associated with:

- Work performed under contract for a specific deliverable DOES NOT count against the personnel cap, however,
- Work performed under contract for an undefined period, such as for personnel costs supporting operational activities, including general planning, training or exercise activities DO count against the personnel cap; and
- Work performed by all non-contractor personnel, including for full- or part-time staff and operational overtime DO count against the personnel cap.

The following examples would not count towards the personnel cap:

- Vendor installation of a radio tower;
- Vendor training on new equipment purchased;
- Contractor hired to create an Emergency Operations Plan;
- Contractor hired to provide deliveries of ICS 400; and
- Contractor hired to assist with planning, training, evaluating, and reporting the effectiveness of a specific exercise.

The following examples would count towards the personnel cap:

- Contractor hired to be the State's WMD training instructor with no specific deliverables under contract;
- Contractor hired to facilitate unidentified number of exercises throughout the performance period;
- Contractor hired to be the part-time auditor of Homeland Security Grants throughout the year; and
- Contractor hired to be an intelligence analyst.

CALIFORNIA GOVERNOR'S OFFICE OF EMERGENCY SERVICES (Cal OES)

EXHIBIT G

Project	Employee Name	Project / Deliverable	Funding Source	Discipline	Solution Area	Solution Area Sub Category	Dates of Payroll Period	Total Salary & Benefits charged for this Reporting Period	Total Project Hours	REIMB Request #	Total Cost Charged to Grant
								-	-	N/A	-

Subrecipient Monitoring Instrument

Subrecipient Monitoring Instrument

PROJECT TITLE

Los Angeles County State Homeland Security Program
Monitoring Reports

A. FINANCIAL REPORTING REQUIREMENTS

Objective

To determine that the Subrecipient implemented corrective action to address findings noted in its Single Audit that is related to the Homeland Security Grant.

Verification	Yes	No	Comment
1. Was a Single Audit completed for Grant Year 2014-15 and 2015-16?			
2. If yes, did the Subrecipient forward a copy to the Homeland Security Grant Administrator (HSGA) by March 30th of the year following the audit?			
3. Did the Single Audit(s) identify findings related to the Homeland Security Grant? If yes, please continue. If no, please mark N/A and continue to Section B.			
4. Did the Subrecipient develop a corrective action plan that addresses the finding(s)?			
5. Did the Subrecipient send a copy of a corrective action plan to the HSGA?			
6. Did the Subrecipient implement the corrective action plan?			

B. TRAINING

Objective

To determine that the Training expenditures were appropriately documented and that the activities aligned with the project' s goals and objectives. If the Training activities involved employees, determine if the Subrecipient appropriately documented the Training expenditures using employee timecards, sign-in sheets, and certificates of training. If the Training activities involved using consultants or contractors, determine if the Subrecipient followed the appropriate procurement procedures to hire the consultants or contractors. Use Worksheets 1 and 3 (See Attachment E – Subrecipient Monitoring Worksheets).

Verification	Yes	No	Comments
1. Did the Subrecipient receive funding for Training expenditures? If yes, then continue. If no, continue to next section.			
2. Did the Subrecipient receive prior approval from the State either via email or other documentation and did it include the training course name and number?			
3. If the Training expenditures relate to the use of employees, did the Subrecipient appropriately document the Training expenditures using employee timecards, sign-in sheets and certificates of training?			
4. If Training expenditures relate to the use of consultants/contractors, did the Subrecipient follow proper procurement procedures to hire the consultants or contractors?			
5. Did the Subrecipient accurately report the Training expenditures in their accounting records?			
6. For Projects with overtime expenditures for Training:			
a. Did the Subrecipient maintain employee timecards to appropriately document the overtime expenditures?			
b. Did the Subrecipient accurately report the overtime expenditures in their accounting records?			

B. TRAINING (Continued)

Verification	Yes	No	Comments
7. For Projects with backfill expenditures for Training:			
a. Does the Subrecipient have documentation that the backfill expenditures were approved by the State?			
b. Did the Subrecipient appropriately document the backfill expenditures using employee timecards and sign-in sheets?			
c. Did the Subrecipient accurately report the expenditures in their accounting records?			
8. Were employee timecards utilized in Training activities signed and dated by the employee and direct supervisor?			
9. Were the Training expenditures consistent with the State approved grant award and/or post award modification(s)?			
10. Ensure the Subrecipient corrected areas of noncompliance that remain outstanding and were reported as findings in prior Grant Year monitoring reports submitted by HSGA:			
a. If the Project prior Grant Year monitoring report finding was resolved, explain resolution, and indicate such in the current report as resolved.			
b. If the Project prior Grant Year report finding is not resolved, indicate why it has not been resolved and what the Subrecipient is doing to resolve the prior year finding and indicate such in the current report.			

C. PLANNING

Objective

To determine that the Planning expenditures were appropriately documented and that the activities aligned with the project's goals and objectives. If the Planning activities involved employees, determine if the Subrecipient appropriately documented the Planning expenditures using employee timecards and sign-in sheets. If the Planning activities involved using consultants or contractors, determine if the Subrecipient followed the appropriate procurement policies. Use Worksheets 1 and 3 (See Attachment E – Subrecipient Monitoring Worksheets).

Verification	Yes	No	Comments
1. Did the Subrecipient receive funding for Planning expenditures? If yes, continue. If no, continue to next section.			
2. Did the Subrecipient appropriately document the Planning expenditures providing copies of the support documentation that indicated the efforts made to produce the final product and a copy of the product produced?			
3. If Planning expenditures relate to the use of employees, did the Subrecipient use employee timecards and sign-in sheets?			
4. If Planning expenditures relate to the use of consultants/contractors, did the Subrecipient follow proper procurement procedures to hire the consultants or contractors?			
5. Did the Subrecipient accurately report the Planning expenditures in their accounting records?			
6. For Projects with overtime expenditures for Planning:			
a. Did the Subrecipient maintain employee timecards to appropriately document the overtime expenditures?			

C. PLANNING (Continued)

Verification	Yes	No	Comments
b. Did the Subrecipient accurately report the overtime expenditures in their accounting records?			
7. For Projects with backfill expenditures for Planning:			
a. Does the Subrecipient have documentation that the backfill expenditures were approved by the State?			
b. Did the Subrecipient appropriately document the backfill expenditures using employee timecards and sign-in sheets?			
c. Did the Subrecipient accurately report the backfill expenditures in their accounting records?			
8. Were the employee timecards utilized in Planning activities signed and dated by the employee and direct supervisor?			
9. Were the Planning expenditures consistent with the State approved grant award and/or post award modification(s)?			
10. Ensure the Subrecipient corrected area of noncompliance that remain outstanding and were reported as findings in prior Grant Year monitoring reports submitted to HSGA:			
a. If the project prior Grant Year monitoring report finding was resolved, explain resolution, and indicate such in the current report as resolved.			
b. If the project prior Grant Year monitoring report finding is not resolved, indicate why it has not been resolved and what the Subrecipient is doing to resolve the prior year finding and indicate such in the current report.			

D. EQUIPMENT

Objective

To determine that the project Equipment expenditures are supported by invoices and that a listing of the Equipment/property is maintained by the Subrecipient. To determine that the purchases are aligned with the project's goals and objectives. Use Worksheets 2 and 3 (See Attachment E – Subrecipient Monitoring Worksheets).

Verification	Yes	No	Comments
1. Did the Subrecipient receive funding for Equipment expenditures? If yes, continue. If no, continue to next section.			
2. Did the Subrecipient maintain invoices to support the Equipment expenditures?			
3. Did the Subrecipient follow proper procurement procedures to purchase the Equipment and were the items listed in the federal "Authorized Equipment List" and/or "Standardized Equipment List"?			
4. Did the Subrecipient accurately report the Equipment expenditures in their accounting records?			
5. Did the Subrecipient maintain an Equipment inventory that listed the following: a) Description of Equipment, b) Serial number or other identification number, c) AEL number, d) Fund/source/grant year, e) Title holder, f) 100 percent of federal participation. If no, then identify percentage, g) Acquisition date, h) Acquisition cost, i) Quantity, j) Equipment location, k) Use and condition of Equipment, l) Disposal date and sale price of the Equipment			
6. Did the Subrecipient conduct an inventory of Equipment purchased with Cal/OES grant funds at least once every two years?			

D. EQUIPMENT (Continued)

Verification	Yes	No	Comments
7. Was the Equipment physically inspected to ensure: a. The Equipment existed and agreed to inventory listing? b. The Equipment worked and adequately trained staff are available to operate the Equipment?			
8. Did the Subrecipient maintain Equipment in a secure location?			
9. For property other than Equipment, i.e. supplies, did the Subrecipient have controls and accountability to safeguard and ensure that the items are used and solely for authorized purposes?			
10. For Equipment disposal, if any: a. Was the disposition consistent with federal regulations? b. What is the status of the proceeds received from the disposal?			
11. Did the Subrecipient have a policy for damaged, destroyed, lost or stolen Equipment including but not limited to informing the Cal/OES, steps to replace the Equipment and an investigative process?			
12. Were the Equipment expenditures consistent with State approval grant award and/or post award modification(s)?			
13. Ensure the Subrecipient corrected areas of noncompliance that remain outstanding and were reported as findings in prior Grant Year monitoring reports maintained by HSGA: a. If the project prior Grant Year monitoring report finding was resolved, explain resolution, and indicate such in the current report as resolved. b. If the project prior Grant Year monitoring report finding is not resolved, indicate why it has not been resolved and what the Subrecipient is doing to resolve the prior year finding and indicate such in the current report.			

E. EXERCISE

Objective

To determine that the Exercise expenditures were appropriately documented and the activities align with project's goals and objectives. If the Exercise activities involved employees, determine if the Subrecipient appropriately documented the Exercise expenditures using timecards and sign-in sheets. If the Exercise activities involved using consultants or consultants, determine if the Subrecipient followed the appropriate procurement procedure. Use Worksheets 1 and 3 (See Attachment E – Subrecipient Monitoring Worksheets).

Verification	Yes	No	Comments
1. Did the Subrecipient receive funding for Exercise expenditures? If yes, continue. If no, continue to next section.			
2. Did the Subrecipient receive prior approval from the State either via email or other documentation and did it include the Exercise course name and number?			
3. If the Exercise expenditures relate to the use of employees, did the Subrecipient appropriately document the Exercise expenditures using employee timecards, sign-in sheets, and certificates for Exercise?			
4. If the Exercise expenditures relate to the use of consultants/ contractors, did the Subrecipient follow proper procurement procedures to hire the consultants or contractors?			
5. Did the Subrecipient accurately report the Exercise expenditures in their accounting records?			
6. For Projects with overtime expenditures for Exercise:			
a. Did the Subrecipient maintain employee timecards to appropriately document the overtime expenditures?			
b. Did the Subrecipient accurately report the overtime expenditures in their accounting records?			
c. Did the Subrecipient accurately report the backfill expenditures in their accounting records?			
7. For Projects with backfill expenditures for Exercise:			
a. Does the Subrecipient have documentation that the backfill expenditures were approved by the State?			
b. Did the Subrecipient appropriately document the backfill expenditures using employee timecards and sign-in sheets?			

E. EXERCISE (Continued)

Verification	Yes	No	Comments
8. Were the employee timecards utilized in the Exercise activities signed and dated by the employee and direct supervisor?			
9. Were the Exercise expenditures consistent with the State approved grant award and/or post award modifications?			
10. Ensure the Subrecipient corrected areas of noncompliance that remain outstanding and were reported as findings in prior Grant Year monitoring reports:			
a. If the Project prior Grant Year monitoring report finding was resolved, explain resolution and indicate such in the current report as resolved.			
b. If the Project prior Grant Year monitoring report finding is not resolved, indicate why it has not been resolved and what the Subrecipient is doing to resolve the prior year finding and indicate such in the current report.			

F. ORGANIZATION

Objective

To determine that the Organization expenditures were appropriately documented and that the activities align with the project's goals and objectives. If the Organization activities involved employees, determine if the Subrecipient appropriately documented the Organization expenditures using employee timecards and sign-in sheets. If the Organization activities involved using consultants or contractors, determine if the Subrecipient followed the appropriate procurement policies. Use Worksheets 1 and 3 (See Attachment E – Subrecipient Monitoring Worksheets).

Verification	Yes	No	Comments
1. Did the Subrecipient receive funding for Organization expenditures? If so, continue. If no, continue to next section.			
2. If the Organization expenditures relate to the use of employees, did the Subrecipient document the expenditures using employee timecards, sign-in sheets, or with other support documentation that substantiated the expense?			
3. If the Organization expenditures relate to the use of consultants or contractors, did the Subrecipient follow proper procurement procedures to hire the consultants or contractors?			
4. Did the Subrecipient accurately report the Organization expenditures in their accounting records?			
5. For Projects with overtime expenditures for Organization:			
a. Did the Subrecipient maintain employee timecards to appropriately document the overtime expenditures?			
b. Did the Subrecipient accurately report the overtime expenditures in their accounting records.?			

F. ORGANIZATION (Continued)

Verification	Yes	No	Comments
6. For Projects with backfill expenditures for Organization:			
b. Does the Subrecipient have documentation that the backfill expenditures were approved by the State?			
c. Did the Subrecipient appropriately document the backfill expenditures using employee timecards and other payroll documentation?			
7. Were employee timecards utilized in Organization activities signed and dated by the employee and direct supervisor?			
8. Were the Organization expenditures consistent with the State approved grant award and/or post award modification(s)?			
9. Ensure that the Subrecipient corrected areas of noncompliance that remain outstanding and were reported as findings in prior Grant Year monitoring reports maintained by HSGA:			
a. If the Project prior Grant Year monitoring report finding was resolved, explain resolution and indicate such in the current report as resolved.			
b. If the Project prior Grant Year monitoring report finding is not resolved, indicate why it has not been resolved and what the Subrecipient is doing to resolve the prior year finding and indicate such in the current report.			

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Master Services Agreement

This Master Services Agreement (this "***Agreement***") is entered into by and between Flock Group Inc., a Delaware corporation, with a place of business at 1170 Howell Mill Road NW, Suite 210, Atlanta, GA 30318 ("***Flock***") and the City of Glendora, a municipal corporation, with a place of business at 150 South Glendora Avenue, Glendora, CA 91741 ("***Customer***") (each a "***Party***," and together, the "***Parties***"). This Agreement shall be effective on the date that both Parties have executed it ("***Effective Date***"). The Parties will sign an Order Form ("***Order Form***") which will describe the Flock Services (as defined below) to be performed and the period for performance, attached hereto as **Exhibit A**.

RECITALS

WHEREAS, Flock offers a software and hardware situational awareness solution through Flock's technology platform that upon detection is capable of capturing audio, video, image, and recording data and provide notifications to Customer ("***Notifications***");

WHEREAS, Customer desires access to the Flock Services (defined below) on existing devices, provided by Customer, or Flock provided Flock Hardware (as defined below) in order to create, view, search and archive Footage and receive Notifications, via the Flock Services; and

WHEREAS, Flock desires to provide Customer the Flock Services and any access thereto, subject to the terms and conditions of this Agreement, solely for Permitted Purpose (as defined below).

NOW THEREFORE, in consideration of the mutual promises and covenants set forth herein, the Parties agree as follows:

1. DEFINITIONS

Certain capitalized terms, not otherwise defined herein, have the meanings set forth or cross-referenced in this Section 1.

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1.1 "***Agreement***" means the order form (to be provided as Exhibit A, "Order Form"), together with the terms and conditions set forth herein, and any document therein incorporated by reference in Section 11.4.

1.2 "***Anonymized Data***" means Customer Data permanently stripped of identifying details and any potential personally identifiable information, by commercially available standards which irreversibly alters data in such a way that a data subject (i.e., individual person or entity) can no longer be identified directly or indirectly.

1.3 "***Authorized End User(s)***" means any individual employees, agents, or contractors of Customer accessing or using the Flock Services, under the rights granted to Customer pursuant to this Agreement.

1.4 "***Customer Data***" means the data, media, and content provided by Customer through the Flock Services. For the avoidance of doubt, the Customer Data will include the Footage.

1.5. "***Customer Hardware***" means the third-party camera owned or provided by Customer and any other physical elements that interact with the Embedded Software and the Web Interface to provide the Services.

1.6 "***Embedded Software***" means the Flock proprietary software and/or firmware integrated with or installed on the Flock Hardware or Customer Hardware.

1.7 "***Flock Hardware***" means the Flock device(s), which may include the pole, clamps, solar panel, installation components, and any other physical elements that interact with the Embedded Software and the Web Interface, to provide the Flock Services as specifically set forth in the applicable Order Form.

1.8 "***Flock IP***" means the Flock Services, the Embedded Software, and any intellectual property or proprietary information therein or otherwise provided to Customer and/or its Authorized End Users. Flock IP does not include Footage (as defined below).

1.9 "***Flock Services***" means the provision of Flock's software and hardware situational awareness solution, via the Web Interface, for automatic license plate detection, alerts, audio detection, searching image records, video and sharing Footage.

1.10 "***Footage***" means still images, video, audio, and other data captured by the Flock Hardware or Customer Hardware in the course of and provided via the Flock Services.

1.11 "***Integration Data***" means any distribution of data from a Customer requested third party integration.

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1.12"***Installation Services***" means the services provided by Flock for the installation of Flock Services.

1.13 "***Permitted Purpose***" means for legitimate public safety and/or business purpose, including but not limited to the awareness, prevention, and prosecution of crime; investigations; and prevention of commercial harm, to the extent permitted by law.

1.14 "***Retention Period***" means the time period that the Customer Data is stored within the cloud storage, as specified in the applicable Order Form. Flock deletes all Footage on a rolling thirty (30) day basis, except as otherwise stated on the Order Form. Customer shall be responsible for extracting, downloading and archiving Footage from the Flock Services on its own storage devices.

1.15 "***Web Interface***" means the website(s) or application(s) through which Customer and its Authorized End Users can access the Flock Services.

2. SERVICES AND SUPPORT

2.1 **Provision of Access.** Flock hereby grants to Customer a non-exclusive, non-transferable right to access the features and functions of the Flock Services via the Web Interface during the Term, solely for the Authorized End Users. The Footage will be available for Authorized End Users to access and download via the Web Interface for the Retention Period. Authorized End Users will be required to sign up for an account and select a password and username ("***User ID***"). Customer shall be responsible for all acts and omissions of Authorized End Users. Customer shall undertake reasonable efforts to make all Authorized End Users aware of all applicable provisions of this Agreement and shall cause Authorized End Users to comply with such provisions. Flock may use the services of one or more third parties to deliver any part of the Flock Services, (such as using a third party to host the Web Interface for cloud storage or a cell phone provider for wireless cellular coverage).

2.2 **Embedded Software License.** Flock grants Customer a limited, non-exclusive, non-transferable, non-sublicensable (except to the Authorized End Users), revocable right to use the Embedded Software as it pertains to Flock Services, solely as necessary for Customer to use the Flock Services.

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2.3 **Support Services.** Flock shall monitor the Flock Services, and any applicable device health, in order to improve performance and functionality. Flock will use commercially reasonable efforts to respond to requests for support within seventy-two (72) hours. Flock will provide Customer with reasonable technical and on-site support and maintenance services in-person, via phone or by email at support@flocksafety.com (such services collectively referred to as ***"Support Services"***).

2.4 **Updates to Platform.** Flock may make any updates to system or platform that it deems necessary or useful to (i) maintain or enhance the quality or delivery of Flock's products or services to its agencies, the competitive strength of, or market for, Flock's products or services, such platform or system's cost efficiency or performance, or (ii) to comply with applicable law. Parties understand that such updates are necessary from time to time and will not diminish the quality of the services or materially change any terms or conditions within this Agreement.

2.5 **Service Interruption.** Services may be interrupted in the event that: (a) Flock's provision of the Flock Services to Customer or any Authorized End User is prohibited by applicable law; (b) any third-party services required for Flock Services are interrupted; (c) if Flock Services are being used for malicious, unlawful, or otherwise unauthorized use; (d) there is a threat or attack on any of the Flock IP by a third party; or (e) scheduled or emergency maintenance ("***Service Interruption***"). Flock will make commercially reasonable efforts to provide written notice of any Service Interruption to Customer, to provide updates, and to resume providing access to Flock Services as soon as reasonably possible after the event giving rise to the Service Interruption is cured. Flock will have no liability for any damage, liabilities, losses (including any loss of data or profits), or any other consequences that Customer or any Authorized End User may incur as a result of a Service Interruption. To the extent that the Service Interruption is not caused by Customer's direct actions or by the actions of parties associated with the Customer, the time will be tolled by the duration of the Service Interruption (for any continuous suspension lasting at least one full day). For example, in the event of a Service Interruption lasting five (5) continuous days, Customer will receive a credit for five (5) free days at the end of the Term.

2.6 **Service Suspension.** Flock may temporarily suspend Customer's and any Authorized End User's access to any portion or all of the Flock IP or Flock Service if (a) there is a threat or attack on any of the Flock IP by Customer; (b) Customer's or any Authorized End User's use of the Flock IP disrupts or poses a security risk to the Flock IP or any other customer or vendor of

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Flock; (c) Customer or any Authorized End User is/are using the Flock IP for fraudulent or illegal activities; (d) Customer has violated any term of this provision, including, but not limited to, utilizing Flock Services for anything other than the Permitted Purpose; or (e) any unauthorized access to Flock Services through Customer's account ("***Service Suspension***"). Customer shall not be entitled to any remedy for the Service Suspension period, including any reimbursement, tolling, or credit. If the Service Suspension was not caused by Customer, the Term will be tolled by the duration of the Service Suspension.

2.7 **Hazardous Conditions.** Flock Services do not contemplate hazardous materials, or other hazardous conditions, including, without limit, asbestos, lead, or toxic or flammable substances. In the event any such hazardous materials are discovered in the designated locations in which Flock is to perform services under this Agreement, Flock shall have the right to cease work immediately.

3. CUSTOMER OBLIGATIONS

3.1 **Customer Obligations.** Flock will assist Customer Authorized End Users in the creation of a User ID. Authorized End Users agree to provide Flock with accurate, complete, and updated registration information. Authorized End Users may not select as their User ID, a name that they do not have the right to use, or any other name with the intent of impersonation. Customer and Authorized End Users may not transfer their account to anyone else without prior written permission of Flock. Authorized End Users shall not share their account username or password information and must protect the security of the username and password. Unless otherwise stated and defined in this Agreement, Customer shall not designate Authorized End Users for persons who are not officers, employees, or agents of Customer. Authorized End Users shall only use Customer-issued email addresses for the creation of their User ID. Customer is responsible for any Authorized End User activity associated with its account. Customer shall ensure that Customer provides Flock with up-to-date contact information at all times during the Term of this Agreement. Customer shall be responsible for obtaining and maintaining any equipment and ancillary services needed to connect to, access or otherwise use the Flock Services (e.g., laptops, internet connection, mobile devices, etc.). Customer shall (at its own expense) provide Flock with reasonable access and use of Customer facilities and Customer personnel in order to enable

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Flock to perform the Flock Services (such obligations of Customer are collectively defined as ***"Customer Obligations"***).

3.2 **Customer Representations and Warranties.** Customer represents, covenants, and warrants that Customer shall use Flock Services only in compliance with this Agreement and all applicable laws and regulations, including but not limited to any laws relating to the recording or sharing of data, video, photo, or audio content.

4. DATA USE AND LICENSING

4.1 **Customer Data.** As between Flock and Customer, all right, title and interest in the Customer Data, belong to and are retained solely by Customer. Customer hereby grants to Flock a limited, non-exclusive, royalty-free, irrevocable, worldwide license to use the Customer Data and perform all acts as may be necessary for Flock to provide the Flock Services to Customer. Flock does not own and shall not sell Customer Data.

4.2 **Customer Generated Data.** Flock may provide Customer with the opportunity to post, upload, display, publish, distribute, transmit, broadcast, or otherwise make available, messages, text, illustrations, files, images, graphics, photos, comments, sounds, music, videos, information, content, ratings, reviews, data, questions, suggestions, or other information or materials produced by Customer (**"*Customer Generated Data"***). Customer shall retain whatever legally cognizable right, title, and interest in Customer Generated Data. Customer understands and acknowledges that Flock has no obligation to monitor or enforce Customer's intellectual property rights of Customer Generated Data. Customer grants Flock a non-exclusive, irrevocable, worldwide, royalty-free, license to use the Customer Generated Data for the purpose of providing Flock Services. Flock does not own and shall not sell Customer Generated Data.

4.3 **Anonymized Data.** Flock shall have the right to collect, analyze, and anonymize Customer Data and Customer Generated Data to the extent such anonymization renders the data non-identifiable to create Anonymized Data to use and perform the Flock Services and related systems and technologies, including the training of machine learning algorithms. Customer hereby grants Flock a non-exclusive, worldwide, perpetual, royalty-free right to use and distribute such Anonymized Data to improve and enhance the Flock Services and for other development, diagnostic and corrective purposes, and other Flock offerings. Parties understand

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that the aforementioned license is required for continuity of the Flock Services. Flock does not own and shall not sell Anonymized Data.

4.4 **Data Distribution**. Customer may, upon request, choose to integrate Flock Services with a third party to either distribute Integration Data or Customer Data (such third party, "***Recipient***"). Upon such request, Customer hereby grants to Flock a non-exclusive, non-transferable, royalty-free, perpetual license to access, share, view, record, duplicate, store, save, reproduce, modify, display, and distribute Customer Data and/or Integration Data, as required by the requested distribution. Customer acknowledges that such data may be viewed, recorded, duplicated, stored, saved, reproduced, modified, displayed, distributed, and retained by Recipient for a period longer than Flock's standard retention period and hereby provides consent to such retention period. Unless expressly listed in the Order Form, the provision, access, or use of any Application Programming Interfaces ("APIs") is not included under this Agreement. Any rights, licenses, or obligations related to APIs shall be governed solely by the terms set forth in the Order Form or a separate agreement between the parties.

5. CONFIDENTIALITY; DISCLOSURES

5.1 **Confidentiality.** To the extent required by any applicable public records request, each Party (the "***Receiving Party***") understands that the other Party (the "***Disclosing Party***") has disclosed or may disclose business, technical or financial information relating to the Disclosing Party's business (hereinafter referred to as "***Proprietary Information***" of the Disclosing Party). Proprietary Information of Flock includes non-public information provided by the Disclosing Party to the Receiving Party regarding features, functionality and performance of this Agreement. Proprietary Information of Customer includes non-public data provided by Customer to Flock or collected by Flock via Flock Services, which includes but is not limited to geolocation information and environmental data collected by sensors. The Receiving Party agrees: (i) to take the same security precautions to protect against disclosure or unauthorized use of such Proprietary Information that the Party takes with its own proprietary information, but in no event less than commercially reasonable precautions, and (ii) not to use (except in performance of the Flock Services or as otherwise permitted herein) or divulge to any third person any such Proprietary Information, unless otherwise required by law or compelled by a court of competent jurisdiction. The Disclosing Party agrees that the foregoing shall not apply

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with respect to any information that the Receiving Party can document (a) is or becomes generally available to the public; or (b) was in its possession or known by it prior to receipt from the Disclosing Party; or (c) was rightfully disclosed to it without restriction by a third party; or (d) was independently developed without use of any Proprietary Information of the Disclosing Party. Nothing in this Agreement will prevent the Receiving Party from disclosing the Proprietary Information pursuant to any judicial or governmental order, provided that the Receiving Party gives the Disclosing Party reasonable prior notice of such disclosure to contest such order. At the termination of this Agreement, all Proprietary Information will be returned to the Disclosing Party, destroyed or erased (if recorded on an erasable storage medium), together with any copies thereof, when no longer needed for the purposes above, or upon request from the Disclosing Party, and in any case upon termination of the Agreement. Notwithstanding any termination, all confidentiality obligations of Proprietary Information that is trade secret shall continue in perpetuity or until such information is no longer trade secret.

5.2 **Usage Restrictions on Flock IP.** Flock and its licensors retain all right, title and interest in and to the Flock IP and its components, and Customer acknowledges that it neither owns nor acquires any additional rights in and to the foregoing not expressly granted by this Agreement. Customer further acknowledges that Flock retains the right to use the foregoing for any purpose in Flock's sole discretion. Customer and Authorized End Users shall not: (i) directly or indirectly, reverse engineer, decompile, disassemble, or otherwise attempt to discover, or recreate the source code, object code or underlying structure, ideas or algorithm of the Flock Services or any software provided hereunder; modify, translate, or create derivative works based on the Flock Services or any software provided hereunder, (ii) attempt to modify, alter, tamper with or repair any of the Flock IP, or attempt to create any derivative product from any of the foregoing; (iii) interfere or attempt to interfere in any manner with the functionality or proper working of any of the Flock IP; (iv) remove, obscure, or alter any notice of any intellectual property or proprietary right appearing on or contained within the Flock Services or Flock IP; (v) use the Flock Services for anything other than the Permitted Purpose; or (vi) assign, sublicense, sell, resell, lease, rent, or otherwise transfer, convey, pledge as security, or otherwise encumber, Customer's rights. There are no implied rights.

5.3 **Disclosure of Footage.** Subject to and during the Retention Period, Flock may access, use, preserve and/or disclose the Footage to law enforcement authorities, government officials, and/or

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third parties, if legally required to do so or if Flock has a good faith belief that such access, use, preservation or disclosure is reasonably necessary to comply with a legal process, enforce this Agreement, or detect, prevent or otherwise address security, privacy, fraud or technical issues, or emergency situations.

6. PAYMENT OF FEES

6.1 **Billing and Payment of Fees**. Customer shall pay the fees set forth in the applicable Order Form based on the billing structure and payment terms as indicated in the Order Form. To the extent the Order Form is silent, Customer shall pay all invoices net thirty (30) days from the date of receipt. If Customer believes that Flock has billed Customer incorrectly, Customer must contact Flock no later than thirty (30) days after the closing date on the first invoice in which the error or problem appeared to receive an adjustment or credit. Customer acknowledges and agrees that a failure to contact Flock within this period will serve as a waiver of any claim. If any undisputed fee is more than thirty (30) days overdue, Flock may, without limiting its other rights and remedies, suspend delivery of its service until such undisputed invoice is paid in full. Flock shall provide at least thirty (30) days' prior written notice to Customer of the payment delinquency before exercising any suspension right.

6.2 **Notice of Changes to Fees.** In the event of any changes to fees, Flock shall provide Customer with sixty (60) days notice (email sufficient) prior to the end of the Initial Term or Renewal Term (as applicable). Any such changes to fees shall only impact subsequent Renewal Terms.

6.3 **Taxes.** To the extent Customer is not a tax exempt entity, Customer is responsible for all taxes, levies, or duties, excluding only taxes based on Flock's net income, imposed by taxing authorities associated with the order. If Flock has the legal obligation to pay or collect taxes, including amount subsequently assessed by a taxing authority, for which Customer is responsible, the appropriate amount shall be invoice to and paid by Customer unless Customer provides Flock a legally sufficient tax exemption certificate and Flock shall not charge Customer any taxes from which it is exempt. If any deduction or withholding is required by law, Customer shall notify Flock and shall pay Flock any additional amounts necessary to ensure that the net amount that Flock receives, after any deduction and withholding, equals the amount Flock would have received if no deduction or withholding had been required.

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7. TERM AND TERMINATION

7.1 **Term.** The "***Initial Term***" of this Agreement shall be for the period of time set forth on the Order Form (the "***Term***"). Unless otherwise indicated on the Order Form, the Term shall commence upon first installation of Flock Hardware, as applicable. Following the Term, unless otherwise indicated on the Order Form, this Agreement will automatically renew for successive renewal terms of the greater of one year or the length set forth on the Order Form (each, a "***Renewal Term***") unless either Party gives the other Party notice of non-renewal at least thirty (30) days prior to the end of the then-current term.

7.2 **Termination.** Upon termination or expiration of this Agreement, Flock will remove any applicable Flock Hardware at a commercially reasonable time period. In the event of any material breach of this Agreement, the non-breaching Party may terminate this Agreement prior to the end of the Term by giving thirty (30) days prior written notice to the breaching Party; provided, however, that this Agreement will not terminate if the breaching Party has cured the breach prior to the expiration of such thirty (30) day period ("***Cure Period***"). Either Party may terminate this Agreement (i) upon the institution by or against the other Party of insolvency, receivership or bankruptcy proceedings, (ii) upon the other Party's making an assignment for the benefit of creditors, or (iii) upon the other Party's dissolution or ceasing to do business. In the event of a material breach by Flock, and Flock is unable to cure within the Cure Period, Flock will refund Customer a pro-rata portion of the pre-paid fees for Flock Services not received due to such termination.

7.3 **Survival**. The following Sections will survive termination: 1, 3, 5, 6, 7, 8.3, 8.4, 9, 10.1 and 11.6.

8. REMEDY FOR DEFECT; WARRANTY AND DISCLAIMER

8.1 **Manufacturer Defect.** Upon a malfunction or failure of Flock Hardware or Embedded Software (a **"*Defect***"), Customer must notify Flock's technical support team. In the event of a Defect, Flock shall make a commercially reasonable attempt to repair or replace the defective Flock Hardware at no additional cost to the Customer. Flock reserves the right, in its sole discretion, to repair or replace such Defect, provided that Flock shall conduct inspection or

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testing within a commercially reasonable time, but no longer than seven (7) business days after Customer gives notice to Flock.

8.2 **Replacements.** In the event that Flock Hardware is lost, stolen, or damaged, Customer may request a replacement of Flock Hardware at a fee according to the reinstall fee schedule (https://www.flocksafety.com/reinstall-fee-schedule). In the event that Customer chooses not to replace lost, damaged, or stolen Flock Hardware, Customer understands and agrees that Flock is not liable for any resulting impact to Flock Service, nor shall Customer receive a refund for the lost, damaged, or stolen Flock Hardware.

8.3 **Warranty.** Flock shall use reasonable efforts consistent with prevailing industry standards to maintain the Flock Services in a manner which minimizes errors and interruptions in the Flock Services and shall perform the Installation Services in a professional and workmanlike manner. The Flock Services may be temporarily unavailable for scheduled maintenance or for unscheduled emergency maintenance, either by Flock or by third-party providers, or because of other causes beyond Flock's reasonable control, but Flock shall use reasonable efforts to provide advance notice in writing or by e-mail of any scheduled service disruption.

8.4 **Disclaimer.** THE REMEDY DESCRIBED IN SECTION 8.1 ABOVE IS CUSTOMER'S SOLE REMEDY, AND FLOCK'S SOLE LIABILITY, WITH RESPECT TO DEFECTS. FLOCK IS NOT LIABLE FOR ANY DAMAGES OR ISSUES ARISING FROM THIRD-PARTY DISTRIBUTIONS REQUESTED BY CUSTOMER. AFOREMENTIONED DISTRIBUTION IS AT CUSTOMER'S OWN RISK. FLOCK DOES NOT WARRANT THAT THE FLOCK SERVICES WILL BE UNINTERRUPTED OR ERROR FREE; NOR DOES IT MAKE ANY WARRANTY AS TO THE RESULTS THAT MAY BE OBTAINED FROM USE OF THE FLOCK SERVICES. EXCEPT AS EXPRESSLY SET FORTH IN THIS SECTION, THE FLOCK SERVICES ARE PROVIDED "AS IS" AND FLOCK DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THIS DISCLAIMER ONLY APPLIES TO THE EXTENT ALLOWED BY THE GOVERNING LAW OF THE STATE MENTIONED IN SECTION 11.6.

8.5 **Insurance.** Flock will maintain commercial general liability policies to be provided as set forth in Exhibit B attached hereto.

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8.6 **Force Majeure.** Parties are not responsible or liable for any delays or failures in performance from any cause beyond their control, including, but not limited to acts of God, changes to law or regulations, embargoes, war, terrorist acts, pandemics (including the spread of variants), issues of national security, acts or omissions of third-party technology providers, riots, fires, earthquakes, floods, power blackouts, strikes, supply chain shortages of equipment or supplies, financial institution crisis, weather conditions or acts of hackers, internet service providers or any other third party acts or omissions.

9. LIMITATION OF LIABILITY; INDEMNITY

9.1 **Limitation of Liability.** NOTWITHSTANDING ANYTHING TO THE CONTRARY, FLOCK, ITS OFFICERS, AFFILIATES, REPRESENTATIVES, CONTRACTORS AND EMPLOYEES SHALL NOT BE RESPONSIBLE OR LIABLE WITH RESPECT TO ANY SUBJECT MATTER OF THIS AGREEMENT OR TERMS AND CONDITIONS RELATED THERETO UNDER ANY CONTRACT, NEGLIGENCE, STRICT LIABILITY, PRODUCT LIABILITY, OR OTHER THEORY: (A) FOR LOSS OF REVENUE, BUSINESS OR BUSINESS INTERRUPTION; (B) INCOMPLETE, CORRUPT, OR INACCURATE DATA; (C) COST OF PROCUREMENT OF SUBSTITUTE GOODS, SERVICES OR TECHNOLOGY; (D) FOR ANY INDIRECT, EXEMPLARY, INCIDENTAL, SPECIAL OR CONSEQUENTIAL DAMAGES; (E) FOR ANY MATTER BEYOND FLOCK'S ACTUAL KNOWLEDGE OR REASONABLE CONTROL INCLUDING REPEAT CRIMINAL ACTIVITY OR INABILITY TO CAPTURE FOOTAGE; OR (F) FOR ANY AMOUNTS THAT, TOGETHER WITH AMOUNTS ASSOCIATED WITH ALL OTHER CLAIMS, EXCEED TWO (2) TIMES THE FEES PAID AND/OR PAYABLE BY CUSTOMER TO FLOCK FOR THE SERVICES UNDER THIS AGREEMENT IN THE TWELVE (12) MONTHS PRIOR TO THE ACT OR OMISSION THAT GAVE RISE TO THE LIABILITY, IN EACH CASE, WHETHER OR NOT FLOCK HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. THIS LIMITATION OF LIABILITY OF SECTION ONLY APPLIES TO THE EXTENT ALLOWED BY THE GOVERNING LAW OF THE STATE REFERENCED IN SECTION 11.6. NOTWITHSTANDING ANYTHING TO THE CONTRARY, THE FOREGOING LIMITATIONS OF LIABILITY SHALL NOT APPLY (I)

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IN THE EVENT OF GROSS NEGLIGENCE OR WILLFUL MISCONDUCT, OR (II) INDEMNIFICATION OBLIGATIONS.

9.2 **Responsibility.** Each Party to this Agreement shall assume the responsibility and liability for the acts and omissions of its own employees, officers, or agents, in connection with the performance of their official duties under this Agreement. Each Party to this Agreement shall be liable for the torts of its own officers, agents, or employees.

9.3 **Flock Indemnity.** Flock shall indemnify and hold harmless Customer, its agents and employees, from liability of any kind, including claims, costs (including defense) and expenses, on account of: (i) any copyrighted material, patented or unpatented invention, articles, device or appliance manufactured or used in the performance of this Agreement; or (ii) any damage or injury to property or person directly caused by Flock's installation of Flock Hardware, except for where such damage or injury was caused solely by the negligence of the Customer or its agents, officers or employees; or (iii) the gross negligence or willful misconduct of Flock with respect to the Flock Services. Flock's performance of this indemnity obligation shall not exceed two (2) times the fees paid and/or payable for the services rendered under this Agreement in the preceding twelve (12) months.

10. INSTALLATION SERVICES AND OBLIGATIONS

10.1 **Ownership of Hardware**. Flock Hardware is owned and shall remain the exclusive property of Flock. Title to any Flock Hardware shall not pass to Customer upon execution of this Agreement, except as otherwise specifically set forth in this Agreement. Except as otherwise expressly stated in this Agreement, Customer is not permitted to remove, reposition, re-install, tamper with, alter, adjust or otherwise take possession or control of Flock Hardware. Customer agrees and understands that in the event Customer is found to engage in any of the foregoing restricted actions, all warranties herein shall be null and void, and this Agreement shall be subject to immediate termination for material breach by Customer. Customer shall not perform any acts which would interfere with the retention of title of the Flock Hardware by Flock. Should Customer default on any payment of the Flock Services, Flock may remove Flock Hardware at Flock's discretion. Such removal, if made by Flock, shall not be deemed a waiver of Flock's rights to any damages Flock may sustain as a result of Customer's default and Flock shall have the right to enforce any other legal remedy or right.

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10.2 **Deployment Plan**. Flock shall advise Customer on the location and positioning of the Flock Hardware for optimal product functionality, as conditions and locations allow. Flock will collaborate with Customer to design the strategic geographic mapping of the location(s) and implementation of Flock Hardware to create a deployment plan ("***Deployment Plan***"). In the event that Flock determines that Flock Hardware will not achieve optimal functionality at a designated location, Flock shall have final discretion to veto a specific location, and will provide alternative options to Customer.

10.3 **Changes to Deployment Plan.** After installation of Flock Hardware, any subsequent requested changes to the Deployment Plan, including, but not limited to, relocating, re-positioning, adjusting of the mounting, removing foliage, replacement, changes to heights of poles will incur a fee according to the reinstall fee schedule located at (https://www.flocksafety.com/reinstall-fee-schedule). Customer will receive prior notice and confirm approval of any such fees.

10.4 **Customer Installation Obligations**. Customer is responsible for any applicable supplementary cost as described in the Customer Implementation Guide, attached hereto as Exhibit C. Customer represents and warrants that it has, or shall lawfully obtain, all necessary right title and authority and hereby authorizes Flock to install the Flock Hardware at the designated locations and to make any necessary inspections or maintenance in connection with such installation.

10.5 **Flock's Obligations**. Installation of any Flock Hardware shall be installed in a professional manner within a commercially reasonable time from the Effective Date of this Agreement. Upon removal of Flock Hardware, Flock shall restore the location to its original condition, ordinary wear and tear excepted. Flock will continue to monitor the performance of Flock Hardware for the length of the Term. Flock may use a subcontractor or third party to perform certain obligations under this Agreement, provided that Flock's use of such subcontractor or third party shall not release Flock from any duty or liability to fulfill Flock's obligations under this Agreement.

11. MISCELLANEOUS

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11.1 **Compliance with Laws.** Parties shall comply with all applicable local, state and federal laws, regulations, policies and ordinances and their associated record retention schedules, including responding to any subpoena request(s).

11.2 **Severability.** If any provision of this Agreement is found to be unenforceable or invalid, that provision will be limited or eliminated to the minimum extent necessary so that this Agreement will otherwise remain in full force and effect.

11.3 **Assignment.** This Agreement is not assignable, transferable or sublicensable by either Party, without prior consent. Notwithstanding the foregoing, either Party may assign this Agreement, without the other Party's consent, (i) to any parent, subsidiary, or affiliate entity with such Party, or (ii) to any purchaser of all or substantially all of such Party's assets or to any successor by way of merger, consolidation or similar transaction.

11.4 **Entire Agreement.** This Agreement, together with the Order Form(s), the reinstall fee schedule (https://www.flocksafety.com/reinstall-fee-schedule), and any attached exhibits are the complete and exclusive statement of the mutual understanding of the Parties and supersedes and cancels all previous or contemporaneous negotiations, discussions or agreements, whether written and oral, communications and other understandings relating to the subject matter of this Agreement. All waivers and modifications must be in a writing signed by both Parties, except as otherwise provided herein. None of Customer's purchase orders, authorizations or similar documents will alter the terms of this Agreement, and any such conflicting terms are expressly rejected. Any mutually agreed upon future purchase order is subject to these legal terms and does not alter the rights and obligations under this Agreement, except that future purchase orders may outline additional products, services, quantities and billing terms to be mutually accepted by Parties. In the event of any conflict of terms found in this Agreement or any other terms and conditions, the terms of this Agreement shall prevail. Customer agrees that Customer's purchase is neither contingent upon the delivery of any future functionality or features nor dependent upon any oral or written comments made by Flock with respect to future functionality or feature.

11.5 **Relationship.** No agency, partnership, joint venture, or employment is created as a result of this Agreement and Parties do not have any authority of any kind to bind each other in any respect whatsoever. Flock shall at all times be and act as an independent contractor to Customer.

11.6 **Governing Law; Venue.** This Agreement shall be governed by the laws of the state in which the Customer is located. The Parties hereto agree that venue would be proper in the

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chosen courts of the State of which the Customer is located. The Parties agree that the United Nations Convention for the International Sale of Goods is excluded in its entirety from this Agreement.

11.7 **Special Terms.** Flock may offer certain special terms which are indicated in the Order Form and will become part of this Agreement, upon Customer's prior written consent and the mutual execution by authorized representatives ("***Special Terms***"). To the extent that any terms of this Agreement are inconsistent or conflict with the Special Terms, the Special Terms shall control.

11.8 **Publicity.** Upon prior written consent, Flock has the right to reference and use Customer's name and disclose the nature of the Flock Services in business and development and marketing efforts. Nothing contained in this Agreement shall be construed as conferring on any Party, any right to use the other Party's name as an endorsement of product/service.

11.9 **Feedback.** If Customer or Authorized End User provides any suggestions, ideas, enhancement requests, feedback, recommendations or other information relating to the subject matter hereunder, Customer or Authorized End User hereby assigns to Flock all right, title and interest (including intellectual property rights) with respect to or resulting from any of the foregoing.

11.10 **Export.** Customer may not remove or export from the United States or allow the export or re-export of the Flock IP or anything related thereto, or any direct product thereof in violation of any restrictions, laws or regulations of the United States Department of Commerce, the United States Department of Treasury Office of Foreign Assets Control, or any other United States or foreign Customer or authority. As defined in Federal Acquisition Regulation ("FAR"), section 2.101, the Flock Services, the Flock Hardware and Documentation are "commercial items" and according to the Department of Defense Federal Acquisition Regulation ("DFAR") section 252.2277014(a)(1) and are deemed to be "commercial computer software" and "commercial computer software documentation." Flock is compliant with FAR Section 889 and does not contract or do business with, use any equipment, system, or service that uses the enumerated banned Chinese telecommunication companies, equipment or services as a substantial or essential component of any system, or as critical technology as part of any Flock system. Consistent with DFAR section 227.7202 and FAR section 12.212, any use, modification, reproduction, release, performance, display, or disclosure of such commercial software or

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commercial software documentation by the U.S. Government will be governed solely by the terms of this Agreement and will be prohibited except to the extent expressly permitted by the terms of this Agreement.

11.11 **Headings.** The headings are merely for organization and should not be construed as adding meaning to the Agreement or interpreting the associated sections.

11.12 **Authority.** Each of the below signers of this Agreement represent that they understand this Agreement and have the authority to sign on behalf of and bind the Parties they are representing upon the Effective Date. This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the Parties.

11.13 **Conflict.** In the event there is a conflict between this Agreement and any applicable statement of work, or Customer purchase order, this Agreement controls unless explicitly stated otherwise.

11.14 **Notices.** All notices under this Agreement will be in writing and will be deemed to have been duly given when received, if personally delivered; when receipt is electronically confirmed, if transmitted by email; the day after it is sent, if sent for next day delivery by recognized overnight delivery service; and upon receipt to the address listed on the Order Form (or, if different, below), if sent by certified or registered mail, return receipt requested. All notices will be provided to the email or mailing address listed in the Order Form.

11.15 **Non-Appropriation.** Notwithstanding any other provision of this Agreement, all obligations of the Customer under this Agreement which require the expenditure of public funds are conditioned on the availability of said funds appropriated for that purpose. To the extent applicable, Customer shall have the right to terminate this Agreement for non-appropriation with thirty (30) days written notice without penalty or other cost.

11.16 **Counterpart**s. This Agreement may be executed in counterparts, each of which shall be deemed to be an original, and such counterparts shall constitute one and the same instrument. Each of the Parties intend to be bound by the signatures on any telecopied, .pdf or other electronically delivered document, and are aware that the other party will rely on the telecopied, .pdf or other electronically delivered signatures, and hereby waive any defenses to the enforcement of the terms of this Agreement based on the form of signature.

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[SIGNATURE PAGE(S) FOLLOWS]

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IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the Effective Date.

CUSTOMER:
CITY OF GLENDORA, a municipal corporation

Adam Raymond
City Manager

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

DocuSigned by:
Danny Aleshire
0D5924B7E6ED4A5...
Danny Aleshire
City Attorney

ATTEST:

Kathleen R. Sessman
City Clerk/Communications Director

FLOCK:
FLOCK GROUP INC., a Delaware corporation

Signed by:
Garrett Langley
4F05F9EA1ED9489...
Name: Garrett Langley
Title: Chief Executive Officer
Email: Garrett@FlockSafety.com
Mar 20, 2025 | 5:03 PM EDT

Signed by:
Mark Smith
AC5C931454C24F3...
Name: Mark Smith
Title: General Counsel
Email: Mark.Smith@FlockSafety.com
Mar 20, 2025 | 2:18 PM PDT

Address: 1170 Howell Mill Rd., NW Suite 210
Atlanta, GA 30318

Docusign Envelope ID: 82186069-6997-409E-8B76-F64CDF1B3E38

EXHIBIT A

Docusign Envelope ID: 82186069-6997-409E-8B76-F64CDF1B3E38

Flock Safety + CA - Glendora PD

Flock Group Inc.
1170 Howell Mill Rd, Suite 210
Atlanta, GA 30318

MAIN CONTACT:
Jake Sherman
jake.sherman@flocksafety.com
8187467444

flock safety

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ORDER FORM

This order form ("**Order Form**") hereby incorporates and includes the terms of the previously executed agreement (the "**Terms**") which describe and set forth the general legal terms governing the relationship (collectively, the "**Agreement**"). The Terms contain, among other things, warranty disclaimers, liability limitations and use limitations.

This additional services Agreement will be effective when this Order Form is executed by both Parties (the "**Effective Date**")

Customer:	CA - Glendora PD	Initial Term:	24 Months
Legal Entity Name:	CA - Glendora PD	Renewal Term:	24 Months
Accounts Payable Email:	mfenner@glendorapd.org	Payment Terms:	Net 30
Address:	150 N Glendora Ave Glendora, California 91741	Billing Frequency:	Total Contract Billed at Signing
		Retention Period:	30 Days

Hardware and Software Products

Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
Flock Safety Platform			**$33,400.00**
Flock Safety Bundles			
Solar LPR Combo Bundle	Included	1	Included
Flock Safety LPR Products			
Flock Safety LPR, fka Falcon	Included	9	Included
Solar Long-Range LPR, fka Solar Falcon LR	Included	1	Included
Solar LPR, fka Solar Falcon	Included	1	Included

Professional Services and One Time Purchases

Item	Cost	Quantity	Total
One Time Fees			
Flock Safety Professional Services			
Professional Services - Standard Implementation Fee	$650.00	4	$2,600.00
Professional Services - Existing Infrastructure Implementation Fee	$150.00	5	$750.00
Professional Services - Solar Bundle Implementation Fee	$900.00	1	$900.00
		Estimated Tax:	$0.00
		Contract Total:	$71,050.00

*Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This Agreement will automatically renew for successive renewal terms of the greater of one year or the length set forth on the Order Form (each, a "**Renewal Term**") unless either Party gives the other Party notice of non-renewal at least thirty (30) days prior to the end of the then-current term.*

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The Term for Flock Hardware shall commence upon first installation and validation, except that the Term for any Flock Hardware that requires self-installation shall commence upon execution of the Agreement. In the event a Customer purchases more than one type of Flock Hardware, the earliest Term start date shall control. In the event a Customer purchases software only, the Term shall commence upon execution of the Agreement.

Billing Schedule

Billing Schedule	Amount (USD)
Total Contract Due at Signing	$71,050.00

*Tax not included

Annual Billing Schedule	
Total Contract Due at Signing:	$71,050.00
Contract Total:	$71,050.00
Annual Totals	
Annual Recurring:	$33,400.00

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Product and Services Description

Flock Safety Platform Items	Product Description
Flock Safety LPR, fka Falcon	Law enforcement grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint ™ technology (proprietary machine learning software) and real-time alerts for unlimited users.
Professional Services - Standard Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.
Professional Services - Existing Infrastructure Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment of existing vertical infrastructure location, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.
Solar LPR Combo Bundle	One solar-powered fixed long-range camera and one solar-powered, standard-range LPR camera on the same pole
Solar Long-Range LPR, fka Solar Falcon LR	Law enforcement grade, long range and high vehicle speed license plate recognition camera with Vehicle Fingerprint ™ technology (proprietary machine learning software) and real-time alerts for unlimited users, with LTE. Solar Power only
Solar LPR, fka Solar Falcon	Standard range license plate recognition camera with Vehicle Fingerprint ™ technology (proprietary machine learning software) and real-time alerts for unlimited users, with LTE
Professional Services - Solar Bundle Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.

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By executing this Order Form, Customer represents and warrants that it has read and agrees to all of the terms and conditions contained in the previously executed agreement.

The Parties have executed this Agreement as of the dates set forth below.

FLOCK GROUP, INC.	**Customer: CA - Glendora PD**
By: _____	By: _____
Name: _____	Name: _____
Title: _____	Title: _____
Date: _____	Date: _____
	PO Number: _____

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EXHIBIT B

Docusign Envelope ID: 82186069-6997-409E-8B76-F64CDF1B3E38

EXHIBIT B

INSURANCE

Required Coverage. Flock shall procure and maintain for the duration of this Agreement insurance against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the Flock Services under this Agreement and the results of that work by Flock or its agents, representatives, employees or subcontractors. Insurance shall be placed with insurers with a current A. M. Best rating of no less than "A" and "VII". Flock shall obtain and, during the term of this Agreement, shall maintain policies of professional liability (errors and omissions), automobile liability, and general liability insurance for insurable amounts of not less than the limits listed herein. The insurance policies shall provide that the policies shall remain in full force during the life of the Agreement. Flock shall procure and shall maintain during the life of this Agreement Worker's Compensation insurance as required by applicable State law for all Flock employees. For the avoidance of doubt, (i) all required insurance limits by Customer can be met through a combination of primary and excess/umbrella coverage, and (ii) Flock's Cyber and Professional Liability/Errors and Omissions insurance has a shared limit of Five Million Dollars (5,000,000) per incident and in the aggregate.

Types and Amounts Required. Flock shall maintain, at minimum, the following insurance coverage for the duration of this Agreement:

(i) **Commercial General Liability** insurance written on an occurrence basis with minimum limits of One Million Dollars ($1,000,000) per occurrence and Two Million Dollars ($2,000,000) in the aggregate for bodily injury, death, and property damage, including personal injury, contractual liability, independent contractors, broad-form property damage, and product and completed operations coverage;

(ii) **Workers Compensation** insurance in accordance with statutory limits;

(iii) **Professional Liability/Errors and Omissions** insurance with minimum limits of Five Million Dollars ($5,000,000) per occurrence and Five Million Dollars ($5,000,000) in the aggregate;

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(iv) **Commercial Automobile Liability** insurance with a minimum combined single limit of One Million Dollars ($1,000,000) per occurrence for bodily injury, death, and property coverage, including owned and non-owned and hired automobile coverage; and

(v) **Cyber Liability** insurance written on an occurrence basis with minimum limits of Five Million Dollars ($5,000,000).

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EXHIBIT C

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Customer Implementation Guide

Law Enforcement



flock safety

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Implementation Timeline

This timeline provides general guidance and understanding of your installation process. While we typically complete installations 6-8 weeks after locations have been finalized, delays can occur as noted in the timeline below:

REVIEW LOCATIONS

Confirm Camera Locations With Your Sales Representative

FLOCK: Your sales representative will present several viable options for camera locations

CUSTOMER: Review Deployment Plan & approve camera locations

PLEASE NOTE: If Public Works is required to move forward, please obtain approval

FINALIZE LOCATIONS

Prepare For Finalized Camera Locations

FLOCK: Confirm Deployment Plane and signed agreement. Flock will move forward with next steps for locations that don't need permits (minimum 10 locations needed to move forward with partial installation)

CUSTOMER: Prepare the below items, as needed

- **If permits are required, begin application process**
- **If camera will be AC-powered, hire an electrician/street department**

STEP 1

Conduct On-site Survey & Place Flags

FLOCK: Flock technician conducts site survey to (1) evaluate/reconfirm solar or power access, (2) check line of sight to the road, and (3) evaluate/reconfirm cellular service in the area. When the technician deems the locations suitable, s/he will place a white flag at each spot

PLEASE NOTE: If the initially determined locations don't meet Flock standards, we will evaluate a new location, obtain customer approval, and redo a site survey. This may push timeline for installation

STEP 2

Call 811

FLOCK: Flock Safety will coordinate with Call 811 to mark each camera location for underground utilities within a 10-foot radius

PLEASE NOTE: Call 811 is a government service, so turnaround times may vary and is outside of Flock control

STEP 3

Schedule Installation

FLOCK: Flock will (1) ship any site specific material that the technician does not have locally (2) schedule the installation date

STEP 4

Install & Validate Cameras

FLOCK: After installation, your Onboarding Specialist will confirm that cameras are capturing footage well and functioning properly. They will then give you full access to the system along with helpful training resources

ONGOING – AS NEEDED

Finalize Any Installation Needs

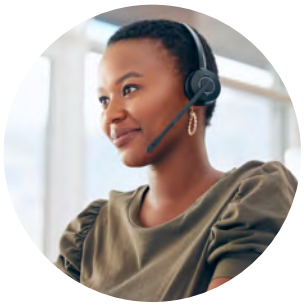
FLOCK: While we typically complete installations within 4 weeks of finalizing locations, delays may occur due to external factors. In these instances, we will continue to work through this process until your cameras are fully installed and operational

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Flock Safety Team

Implementation Team	How They Will Support You
 **Project Manager**	Your **Project Manager** is your **primary contact during camera installation.** Your project manager will guide you through the entire installation process, keeping you apprised of all implementation updates as well as answering any questions you have during this time. They will ensure that all the cameras are on the ground and operating for at least 48 hours before transitioning you to your Customer Success Manager.
 **Field Operations Team**	• The Field Operations team is responsible for the physical installation and maintenance of cameras and associated equipment provided by Flock. This includes a large team of technicians, schedulers, and many others involved in ensuring the delivery of the product. • They take the technical plan you finalized with Product Implementation and work closely with other teams at Flock to make sure that the cameras are installed quickly and safely and in a way that maximizes the opportunity to solve crime at a specific location. • ***Note*:** For **all Installation questions or concerns**, please always direct them to your **Customer Success Manager** and not the technician.

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Relationship Team	How They Will Support You
 **Customer Success Manager**	Your Customer Success Manager is your strategic partner for your lifetime as a Flock customer. While the cameras are getting installed, your CSM will help get your account set up and get all key users trained on the system. Post-Camera-Installation, your CSM will be your go-to for most account-related needs: You should reach out to them to: • Set up Account Training • Understand benefits of features • Learning best practices for getting relevant data • Identifying opportunities to expand the security network in your area • Provide feedback on your partnership with Flock
 **Flock Safety Support**	The Flock Safety Support team is committed to answering all your day-to-day questions as quickly as possible. **To get in touch with support**, simply email **support@flocksafety.com or call 866-901-1781 Mon-Fri 8am-8pm EST.** Support can help you: • Request camera maintenance • Troubleshoot online platform • Contract / Billing questions • Update account information • Camera Sharing questions • Quick “How to” questions in your Flock Account

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Outside Party	When They May Be Involved
Electrician/Street Department	If the Flock cameras need to be AC powered, you (customer) are responsible for providing an electrician to ensure power connectivity
Public Works (LE)	To weigh in on the use of public Rights of Way or property
Department of Transportation (DOT), City, or County agencies	If installation in your area requires permitting

PLEASE NOTE: On some occasions, third parties outside of Flock Safety may be (or need to be) involved in your implementation.

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Implementation Service Briefs: Existing Infrastructure vs Standard vs Advanced

	Existing Infrastructure Install	Standard Install	Advanced Install
Pole	None	Flock	NCHRP 350 / MASH
Timeline	Short	Medium	Longest
Cost	Lowest	Mid	Highest

Existing Infrastructure Implementation

COST: $150 per camera (one time cost)

Included In Scope:

Once designated locations are approved by the customer, as part of the **Existing Infrastructure Implementation Service** Flock will perform the following:

- An in-person site survey to confirm the installation feasibility of a location (location assessment, solar assessment, visibility review, etc.)
  - Cameras need sufficient power. Since a solar panel is required per camera, it can prevent adequate solar power if two cameras and two solar panels are on a single pole (blocking visibility). Therefore if relying on solar power, only one camera can be installed per pole.
- Confirm that a location is safe for work by following State utility locating procedures.
- Each installation may include the following:
  - Installation of camera and solar panel or AC adapter box on a suitable existing pole

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        - Types of existing infrastructure such as existing utility, light, and traffic signal poles.
        - Pole no higher than 8’-12’ (approval at Flock Safety’s discretion)
        - Flock will provide and mount an AC adapter unit that a qualified electrician can connect to AC power following our **electrical wiring requirements.** Flock is unable to make any AC connections or boreholes in any material other than dirt, grass, loose gravel (or other non-diggable material). Electrical work requiring a licensed electrician and associated costs, not included in the scope.
    - Access requiring up to a 14’ using an A-frame ladder
    - Standard MUTCD traffic control procedures performed by a Flock technician
- Obtain a business license to operate in the city and state of camera location

Out Of Scope:

By default, Flock does **not** include the following as part of the **Existing Infrastructure Implementation Service** but can provide a quote for sourcing at an additional cost:

- Mounting on mast arms (always require bucket truck and traffic control)
- Call 811 ‘Call-before-you-Dig’ system
- Installation of any poles including but not limited to
    - Standard, 12’ above grade **Flock breakaway pole**
    - NCHRP 350 or MASH approved pole (as may be required for locations in DOT right of way)
- A Bucket Truck for accessing horizontal/cross-beams and/or height above 14’
- Special equipment rentals for site access
- Site-specific engineered traffic plans
- Third-party provided traffic control
- State or city-specific specialty contractor licenses or unique attachment/ connection requirements
- Custom engineered drawings
- Electrical work requires a licensed electrician.

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    - Flock will provide and mount an AC adapter that a qualified electrician can connect to AC power but cannot make any AC connections or boreholes in any material other than dirt, grass, loose gravel (or other non-diggable material).
- Concrete cutting
- Private utility search for privately owned items not included in standard 811 procedures (communication, networking, sprinklers, etc.)
- Upgrades to power sources to ready them for Flock power (additional fuses, switches, breakers, etc.)
- Any fees or costs associated with filing for required city, county, or state permits
- Licensing or attachment agreements with asset / infrastructure owners
- Utility contracts and billing
- Customer requested relocations (see fee schedule)

Standard Implementation

COST: $650 per camera (one time cost)

Included In Scope:

Once designated locations are approved by the customer, as part of the **Standard Implementation Service** Flock will perform the following:

- An in-person site survey to confirm the installation feasibility of a location (location assessment, solar assessment, visibility review, etc.)
- Confirm that a location is safe for work by following state utility locating procedures. Work with local utilities to prevent service interruptions during the installation
    - Engage 811 'Call-before-you-Dig' system to receive legal dig date
    - Apply approved markings Coordinate with 811 regarding any necessary high-risk dig clearances or required vendor meets
- Each installation may include the following:
    - Installation of camera and solar panel with **standard, 12' above grade Flock breakaway pole**

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    - Installation of camera and AC adapter that a qualified electrician can connect to AC power on a suitable existing pole, no higher than 8-12’ (approval at Flock Safety’s discretion)
        - Flock will provide and mount an AC adapter that a qualified electrician can connect to AC power following our **electrical wiring requirements**. Flock is unable to make any AC connections or boreholes in any material other than dirt, grass, loose gravel (or other non-diggable material). Electrical work requiring a licensed electrician and associated costs, not included in the scope.
    - Access requiring up to a 14’ A-frame ladder
    - Standard MUTCD traffic control procedures performed by a Flock technician
- Obtain a business license to operate in the City and State of camera location

Out Of Scope:

By default, Flock does **not** include the following as part of the Standard Implementation Service but can provide a quote for sourcing at an additional cost:

- Use and/or mounting to existing infrastructure.
- NCHRP 350 or MASH approved pole (as may be required for locations in DOT right of way)
- A Bucket Truck for accessing horizontal/cross-beams and/or height above 14’
- Special equipment rentals for site access
- Site-specific engineered traffic plans
- Third-party provided traffic control
- State or city-specific specialty contractor licenses
- Custom engineered drawings
- Electrical work requires a licensed electrician.
    - Flock will provide and mount an AC adapter that a qualified electrician can connect to AC power but cannot make any AC connections or boreholes in any material other than dirt, grass, loose gravel (or other non-diggable material).
- Concrete cutting
- Private utility search for privately owned items not included in standard 811 procedures (communication, networking, sprinklers, etc.)

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- Upgrades to power sources to ready them for Flock power (additional fuses, switches, breakers, etc.)
- Any fees or costs associated with filing for required city, county, or state permits
- Licensing or attachment agreements with asset / infrastructure owners
- Utility contracts and billing
- Customer requested relocations (see fee schedule)

Advanced Implementation

COST: $1,900 per camera (one time cost)

Included In Scope:

Once Designated Locations are confirmed, as part of the **Advanced Implementation Service**, Flock will perform the following:

- An in-person site survey to confirm the installation feasibility of a location (location assessment, solar assessment, visibility review, etc.)
- Confirm that a location is safe for work by following State utility locating procedures. Work with local utilities to prevent service interruptions during the installation
  - Engage 811 'Call-before-you-Dig' system to receive legal dig date
  - Apply approved markings Coordinate with 811 regarding any necessary high-risk dig clearances or required vendor meets
- Each installation may include the following:
  - Installation of camera and solar panel on a suitable **NCHRP 350 or MASH** approved pole.
  - Installation of camera and AC adapter that a qualified electrician can connect to AC power.
    - Flock will provide and mount an AC adapter that a qualified electrician can connect to AC power following our electrical wiring requirements. Flock cannot make any AC connections or boreholes in any material other than dirt, grass, loose gravel (or other non-diggable material).

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Electrical work requiring a licensed electrician and associated costs, not included in the scope.

- Access requiring up to a 14’ A-frame ladder
- Standard MUTCD traffic control procedures performed by a Flock technician

- Obtain a business license to operate in the City and State of camera location

Out Of Scope:

By default, Flock does not include the following as part of the **Advanced Implementation Service** but can optionally provide a quote for sourcing (additional cost):

- Installation on **Standard, 12’ above grade Flock breakaway pole** or existing infrastructure.
- A Bucket Truck for accessing horizontal/cross-beams and/or height above 14’
- Special equipment rentals for site access
- Site-specific engineered traffic plans
- Third-party provided traffic control
- State or City-specific specialty contractor licenses
- Custom engineered drawings
- Electrical work requires a licensed electrician. Flock will provide and mount an AC adapter that a qualified electrician can connect to AC power but cannot make any AC connections or boreholes in any material other than dirt, grass, loose gravel (or other non-diggable material).
- Concrete cutting
- Private utility search for privately owned items not included in standard 811 procedures (communication, networking, sprinklers, etc.)
- Upgrades to power sources to ready them for Flock power (additional fuses, switches, breakers, etc.)
- Fees or costs associated with filing for required City, County, or State permits

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Things to Consider When Selecting Locations

Falcon Cameras



- Use Cases
  - Flock LPRs are designed to capture images of rear license plates aimed in the direction of traffic.
  - Flock LPRs are not designed to capture pedestrians, sidewalks, dumpsters, gates, other areas of non-vehicle traffic, intersections.
- Placement
  - They capture vehicles driving away from an intersection.
  - They cannot point into the middle of an intersection.
  - They should be placed after the intersection to prevent stop and go motion activation or “stop and go” traffic.
- Mounting
  - They can be mounted on existing utility, light, traffic signal poles, or 12 foot Flock poles.*
  - They should be mounted one per pole.** If using AC power, they can be mounted 2 per pole.
- They can be powered with solar panels or direct wire-in AC Power (no outlets).***
- They will require adequate cellular service using AT&T or T-Mobile to be able to process & send images.

* Permitting (or permission from pole owner) may be required to use existing infrastructure or install in specific areas, depending on local regulations & policies.

** Cameras need sufficient power. Since a solar panel is required per camera, it can prevent adequate solar power if two cameras and two solar panels are on a single pole (blocking visibility). Therefore if relying on solar power, only one camera can be installed per pole.

*** Flock does not provide Electrical services. Once installed, the agency or community must work with an electrician to wire the cameras. Electrician services should be completed within two days of installation to prevent the camera from dying.

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Solar Panels

Solar panels need unobstructed southern-facing views.



Pole

If a location requires a "DOT Pole" (i.e., Advanced Pole, **not** Flock standard pole), the implementation cost will be $5,000/camera.





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Customer Responsibilities: AC-Powered Cams

If the Flock cameras need to be AC-powered, the **customer is responsible** for acquiring an electrician and ensuring they connect the camera to power. **See steps 2 and 6 below**.

How to Get Started with a Powered Install



1. Create a Deployment Plan

Work with us to select the best location(s) for Flock Safety cameras and power sources



2. Acquire an Electric Quote

Contact an electrician to receive a quote to run 120volt AC power to the camera



3. Sign Flock Safety Agreement

Sign the Flock Safety purchase order to begin the installation of cameras



4. Conduct Site Survey

Flock will mark camera locations, locate underground utilities and mark if present



5. Install Camera

Flock will install the camera and AC power kit at the specified camera location



6. Connect Camera to Power

Notify the electrician that the camera is ready for the power connection installation

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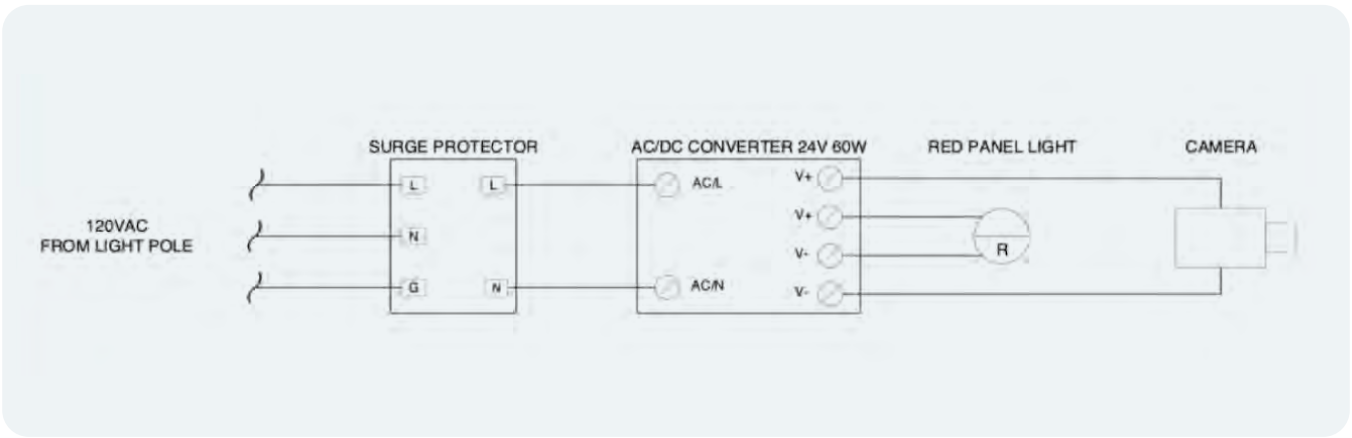
Electrician Handout

Electrician Installation Steps



1. Run AC cable and conduit to the box according to NEC Article 300 and any applicable local codes. The gland accepts ½" conduit.
2. Open the box using hinges.
3. Connect AC Mains per wiring diagram below:
    a. Connect AC Neutral wire to the Surge Protector white Neutral wire using the open position on the lever nut.
    b. Connect AC Line wire to the Surge Protector black Line wire using the open position on the lever nut.
    c. Connect AC Ground wire to the Surge Protector green ground wire using the open position on the lever nut.
4. Verify that both the RED LED is lit on the front of the box
5. Close box and zip tie the box shut with the provided zip tie
6. While still on-site, call Flock, who will remotely verify that power is working correctly:

Southeast Region - (678) 562-8766
West-Region - (804) 607-9213
Central & NE Region - (470) 868-4027



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FAQs about AC-Powered Flock Cameras

What voltage is supported?
The AC kit is designed to work with 120VAC Infrastructure by default. A 240VAC version is available on request.

How much power does this consume?
Peak current draw is 1.5 A at 120VAC. The average power draw is roughly 30W in high traffic conditions but maybe lower when fewer vehicles are present.

Who is responsible for contracting the electrician?
The customer is responsible for contracting an electrician. We can help answer questions, but the customer is responsible for identifying and contracting an electrician.

Who is responsible for maintenance?
Flock will handle all maintenance related to Flock's camera and power equipment. However, any problems with the electrical supply are the customer's responsibility. The AC junction box has two lights to indicate the presence of power and make it easy for quick diagnosis if there is a problem related to the AC power source.

- If the camera indicates to Flock that there is a power supply problem, Flock will notify the customer and request that the customer verifies the lights on the AC junction box. If the AC Source light is illuminated, Flock will send a technician to investigate. If the AC source light is not illuminated, the customer should check any GFCI's or breakers in the supply circuit or call the electrician who installed the power supply.

How much does it cost?
Work required to bring AC power to each location will be different, so exact pricing is unavailable. Primary cost drivers include arrow boards and the distance from the camera location to the AC power source.

What information do I need to provide my electrician?
The Flock deployment plan and these work instructions should be sufficient to secure a quote. It will be helpful if you know the location of the existing power infrastructure before creating the deployment plan.

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Can you plug it into my existing power outlet? The Flock AC power adapter does not use a standard outlet plug but must be directly wired into the power mains. While using outlet plugs may be convenient, they can easily be unplugged, presenting a tampering risk to this critical safety infrastructure.
The electrician can route power directly to the camera with a direct wire-in connection if an outlet is close to the camera.

How long does this process typically take?
The installation process typically takes 6-8 weeks. To accelerate the process, be sure to have the electrician perform his work shortly after the Flock technician finishes installing the camera.

What kind of electrician should I look for?
Any licensed electrician should perform this work, though we have found that those who advertise working with landscape lighting are most suited for this work.

What happens if the electrician damages the equipment?
The customer is responsible for contracting the electrician. Any liability associated with this work would be assumed by the customer. If any future work is required at this site due to the electrical infrastructure or the work performed by the electrician would be the responsibility of the customer.

When should the electrician perform his work?
Once Flock installs the camera, you will receive an email alert letting you know that this has been completed. After this, you will need to schedule the electrician to route power to the pole.

What if my electrician has questions about Flock's AC Kit?
You should share the **AC-Power Kit Details** packet with the electrician if they have questions.

What if the AC power is on a timer?
Sometimes the AC power will be on a timer (like used for exterior lighting). Flock requires that the AC power provided to the camera be constant. The source that the electrician uses must not be on a timing circuit.

Docusign Envelope ID: 82186069-6997-409E-8B76-F64CDF1B3E38

Installation Service Brief Summary

Below outlines the statement of work for the Flock Camera Installation:

What Is Covered By Flock	What Is NOT Covered By Flock	Special Note
Flock Cameras & Online Platform	Traffic Control And Any Associated Costs	
Mounting Poles	*DOT Approved Pole Cost Electrician & Ongoing Electrical Costs	
AC Power Kit (As Needed)	Engineering Drawings	
Solar Panels (As Needed)	Relocation Fees	*Excluding Changes During Initial Installation*
Site Surveys And Call 811 Scheduling	Contractor Licensing Fees	
Installation Labor Costs	Permit Application Processing Fees	
Customer Support / Training	Specialist Mounting Equipment	*Including, But Not Limited To, **MASH Poles Or Adapters*
Cellular Data Coverage	Bucket Trucks	
Maintenance Fees *(Review Fees Sheet For More Details)*	Loss, Theft, Damage To Flock Equipment	
Data Storage For 30 Days	Camera Downtime Due To Power Outage	*Only Applicable For AC-Powered Cameras*
	***Field Technician Maintenance For **Falcon™ Flex**	

*If a location requires a "DOT pole" (i.e., not our standard), the implementation cost will be $5,000/camera; This cost is applicable for installations in GA, IL, SC, TN, and CA.

**MASH poles: Manual for Assessing Safety Hardware (MASH) presents uniform guidelines for crash testing permanent and temporary highway safety features and recommends evaluation criteria to assess test results

***If a camera is lost, stolen, or damaged, a replacement device can be purchased at a discounted price of $800

Docusign Envelope ID: 82186069-6997-409E-8B76-F64CDF1B3E38

Permitting: Pre-Install Questionnaire

1. **Timeline**
   - In Flock Safety's experience, in-depth permitting requirements can **add 2+ months to the installation timeline.**
   - The SLA for permit document submission is within 15 days from contract signature date (contract Closed-Won)

2. **Right of Way**
   - Will any Flock Safety cameras be installed on the city, state, or power company-owned poles or in the city, county, or state Right of Way (RoW)?
     - What is the RoW buffer?
     - Will additional permits or written permission be required from third-party entities (such as DOT, power companies, public works, etc.)?
   - Will any cameras be installed on city-owned traffic signal poles (vertical mass)?
     - If yes, please provide heights/photos to determine if a bucket truck is needed for the installation.
       - Note: A bucket truck is required if the height exceeds 15 feet tall.

3. **AC Power vs. Solar**
   - If AC powered, is there a 120V power source available, and is there access to an electrician who can connect the existing wire to the Flock Safety powered **installation kit**?
   - If solar-powered, consider the size of the solar panel and potential to impact the visibility of DOT signs/signals:
     - Single Panel: 21.25" x 14" x 2" (Length x Width x Depth)
     - Double Panel: 21.25" x 28" x 2" (LxWxD)

4. **Traffic Control & Installation Methods**
   - **If a bucket truck is required**, this typically necessitates an entire lane to be blocked in the direction of travel. **Can you provide a patrol car escort, or will full traffic control be required?***

PLEASE NOTE: If traffic control is required, you may incur additional costs due to city/state requirements; Fees will be determined by quotes received.

Docusign Envelope ID: 82186069-6997-409E-8B76-F64CDF1B3E38

- **If full traffic control is required (cones, arrow boards, etc.):**
  - Will standard plans suffice, or are custom plans needed? Custom plans can double the cost, while standard plans can be pulled from the Manual of Uniform Traffic Control Devices **(MUTCD)**.
  - Will a non-sealed copy of the traffic plan suffice? Or does the traffic plan need to be sealed and/or submitted by a professional engineer?
  - Are there state-specific special versions/variances that must be followed?
- **If a bucket truck is *not* required**, the shoulder or sidewalk should suffice and enable Flock Safety to proceed without traffic control systems in place.
  - Note: In some states (i.e., arrow boards), sidewalks may require signage. If signage is mandatory, Will your Public Works department be able to assist?

5. **Paperwork & Required Forms**
   - Flock Safety will need copies of paperwork to complete before proceeding (ex., business license applications, encroachment permit applications). We can save critical time by gathering these documents upfront. We appreciate your assistance in procuring these.

6. **Contacts**
   - If Flock Safety needs to interface directly with the departments, please share the contact information of the following departments:
     - Permitting
     - Public Works
     - Traffic Department

Docusign Envelope ID: 82186069-6997-409E-8B76-F64CDF1B3E38

*Fee Schedule

After a deployment plan with Designated Locations and equipment has been agreed upon by both Flock and the Customer, any subsequent changes to the deployment plan ("Reinstalls") driven by a Customer's request will incur a fee per the table below.

What Services Incur Fees:

- Requested relocations post-approval by customer
- Relocations due to poor performance will be the responsibility of Flock
  - If a customer requests a location against the advisement of Flock, performance issues and any requested relocations will be the responsibility of the customer.
- Per the contract and absent a defect, in the event that Flock Hardware is lost, stolen, or damaged, Customer may request that Flock replace the Flock Hardware at a fee according to the then-current Reinstall policy **https://www.flocksafety.com/reinstall-fee-schedule**
- Misc billables for out of scope items for each implementation

Incurred Fees:

- Camera relocation
  - Existing infrastructure (non-AC powered) **$350**
  - Flock pole (non-AC powered) **$750**
  - Advanced pole (non-AC powered) **$5000**
- Replacements
  - Camera only as a result of vandalism, theft, or damage **$800**
  - Pole replacement only as a result of vandalism, theft, or damage
    - Flock pole **$500**
    - Advanced pole **$5000**
  - Full replacement as a result of vandalism, theft, or damage
    - Flock pole, camera, and solar (non-AC Powered) **$1300**
    - Advanced pole, camera, and solar (non-AC Powered) **$5800**

Docusign Envelope ID: 82186069-6997-409E-8B76-F64CDF1B3E38

- Trip charge **$350**
  - Examples:
    - Angle adjustment (elective)
    - Install additional Flock signage

All fees are per reinstall or required visit (in the case that a reinstall is attempted but not completed) and include labor and materials. If you have any questions, please email **support@flocksafety.com**.

Help Center

Our Help Center is filled with many resources to help you navigate through the online platform. Below you will find some common questions and their relevant help article:

How do I search camera footage?

How do I add a user?

How do I add a vehicle to my own Hot List?

How do I enable browser notifications for Hot List alerts?

How do I get text alerts for Hot List?

How do I request camera access from other nearby agencies?

How do I use the National Lookup to search for a plate?
(National Lookup - network of law enforcement agencies that have opted to allow their network of Flock cameras to be used for searches)

How do I reset my / another user's password?

Customer Support

You can reach our customer support team anytime by emailing **support@flocksafety.com**. They can help answer any "How-To" questions you may have.

flock safety

2024 Sole Source Letter for Flock Safety® Public Safety Solutions

March 10, 2025

Glendora Police Department
150 Glendora Ave
Glendora, CA, 91741

Dear Mike Randazzo,

This letter serves to confirm that Flock Group Inc. d/b/a Flock Safety is the sole provider of our proprietary public safety technology solution specifically designed for use by law enforcement, communities, and private entities to increase safety and reduce crime. Flock Safety's unique system integrates hardware and cloud-based software to enable real-time data processing and secure data sharing capabilities that are unavailable through other providers.

As the sole developer and provider of this proprietary technology, Flock Safety retains exclusive rights to manufacture, license, and support the products and software we offer. Our solutions include cutting-edge features such as machine learning analytics, CJIS-compliant data storage, and a centralized system that facilitates collaboration across multiple jurisdictions, supporting a more robust and efficient public safety network. Specifically, Flock Safety provides the ability to access additional cameras from Flock customers, including: Glendora, West Covina, Arcadia, Pasadena, Pomona, at no additional cost.

No other vendor offers the specific combination of hardware and cloud-based features, CJIS-compliant data handling, or the national network capabilities that Flock Safety provides. For these reasons, Flock Safety is the only source available for these services.

Thank you,



Garrett Langley CEO, Flock Safety®

Flock Safety® ALPR Cameras

Flock Safety® is the sole manufacturer, developer, and distributor of Flock Safety Falcon®, Flock Safety Falcon® LR, Flock Safety Falcon® SR, Flock Safety Falcon® Flex, Flock Safety Sparrow®, and Flock Safety Wing® automated license plate recognition ("ALPR") cameras.

Flock Safety Falcon®

- Fixed, infrastructure-free license plate recognition ("LPR") cameras suitable for capturing two (2+) lanes of traffic simultaneously with a single camera from a vertical mass
- Includes Solar Falcon® option (next-gen platform standard range), which may cover up to three (3) lanes of traffic simultaneously

Flock Safety Falcon® LR

- Fixed, infrastructure-free long-range ("LR") LPR, suitable for capturing three (3+) lanes of traffic simultaneously with a single camera from a vertical mass
- Includes Solar Falcon® LR option (next-gen platform LR)

Flock Safety Falcon® SR

- Fixed, infrastructure-free short-range ("SR") LPR with solar power capability, suitable for wide angle capture (i.e., parking lots or garages)

Flock Safety Falcon® Flex

- Location-flexible, infrastructure-free self-installation LPR camera with solar power option
- Ties seamlessly into the Flock Safety® ecosystem with a small and lightweight camera
- Ability to read up to 30,000 license plates and vehicle attributes on a single battery charge

Flock Safety Sparrow® LPR

- Infrastructure- and maintenance-free LPR for 24/7 neighborhood security

Flock Safety Wing® LPR

- Integrates third-party LPR and video cameras into FlockOS® utilizing existing camera infrastructures

The Flock Safety® ALPR cameras listed above are the only Law Enforcement Grade ALPR cameras to offer the following combination of proprietary features:

- **Vehicle Fingerprint Technology®**
  - Patented proprietary machine vision to analyze vehicle license plate, state recognition, and vehicle attributes such as color, type, make and objects (roof rack, bumper stickers, etc.) based on image analytics (not car registration data)
  - Machine vision to capture and identify characteristics of vehicles with a paper license plate and vehicles with the absence of a license plate
  - Ability to "Save Search" based on description of vehicles using Flock's patented Vehicle Fingerprint Technology® without the need for a license plate, and set up alerts based on vehicle description

- Only LPR provider with “Visual Search,” which can transform digital images from any source into an investigative lead by finding matching vehicles based on the vehicle attributes in the uploaded photo

- **Integrated Cloud-Software & Hardware Platform**
  - Best in class ability to capture and process up to 30,000 vehicles per day with a single camera powered exclusively by solar power
  - Wireless deployment of solar powered license plate reading cameras with integrated cellular communication weighing less than 5lbs and able to be powered solely by a solar panel of 65W or less
  - Web based footage retrieval tool with filtering capabilities such as vehicle color, vehicle type, vehicle manufacturer, partial or full license plate, state of license plate, and object detection
  - Utilizes motion trigger to start and stop recording without the need for a reflective plate
  - Motion detection allows for unique vehicle cases such as bicycle capture, ATV, motorcycle, etc.
  - On device machine processing to limit LTE bandwidth consumption
  - All images and metadata is encrypted throughout its entire lifecycle from on-device to storage in Flock’s US-based CJIS-compliant cloud
  - Covert industrial design for minimizing visual pollution

- **Transparency & Ethical Product Design**
  - One-of-a-kind “Transparency Portal,” a public-facing dashboard that details the customer’s policies, as well as automatically updates metrics from the Flock Safety® system
  - Built-in integration with National Center for Missing & Exploited Children (“NCMEC”) to receive AMBER Alerts to find missing children
  - Privacy controls to enable certain vehicles to “opt-out” of being captured

- **Integrated Audio & Gunshot Detection**
  - Ability to pair with Flock Safety Raven® audio detection device, which has natively integrated audio detection capabilities utilizing machine learning to recognize audio signatures typical of crimes in progress (e.g., gunshots)

- **Live Video Integration**
  - Ability to apply computer vision to third-party cameras using the Flock Safety Wing® LPR, transforming them into evidence capture devices using the same Vehicle Fingerprint® technology offered on the Flock Safety Falcon® ALPR cameras
  - Flock Safety Wing® livestream integrates live stream traffic cameras, publicly or privately owned livestream security cameras into one cloud-based situational awareness dashboard to increase response time in mission-critical incidents
  - Manage various government intelligence including ALPR, livestream cameras, computer-aided dispatch (“CAD”), automatic vehicle location (“AVL”) on Flock Safety Wing® suite

- **Situational Awareness**
  - FlockOS® is the world's first and only public safety operating system compatible with Flock Safety® LPR video cameras, including Flock Safety Condor™ live streaming fixed and Flock Safety Condor™ pan-tilt-zoom ("PTZ") video cameras, and the Flock Safety Raven® audio detection device, while seamlessly integrating first and third-party data across video, LPR, and audio to deliver real-time intelligence and retroactive crime solving in a single-pane real-time crime center
  - Ability to enhance situational awareness capacity by layering all intelligence streams onto the FlockOS® ESRI-based map
  - FlockOS® features Flock Safety® unique Real-Time Routing feature that analyzes various data sources to determine where a suspect vehicle has been and its direction of travel, providing users with possible outcomes based on a confidence threshold

- **Warranty & Service**
  - Lifetime maintenance and support included in subscription price
  - Flock Safety® is the only fully integrated ALPR one-stop solution from production of the devices to delivery and installation
  - Performance monitoring software to predict potential failures, obstructions, tilts, and other critical or minor issues

- **Partnerships**
  - Flock Safety® is the only LPR provider to officially partner with Prepared911 to distribute 911 call audio and transcripts to law enforcement agencies
  - Through FlockOS®, Flock Safety® is the only LPR provider to officially partner with FirstTwo to enable clicking anywhere on a display map to display the relevant information from FirstTwo
  - Access to additional cameras purchased by Flock's HOA and private business partners, means an ever-increasing amount of cameras and data at no additional cost

Axon Enterprise, Inc.
17800 N 85th St.
Scottsdale, Arizona 85255
United States
VAT: 86-0741227
Domestic: (800) 978-2737
International: +1.800.978.2737

Q-708158-45812KP

Issued: 06/04/2025

Quote Expiration: 06/30/2025

Estimated Contract Start Date: 07/01/2025

Account Number: 107228

Payment Terms: N30

Mode of Delivery: UPS-GND

Credit/Debit Amount: $0.00

SHIP TO	BILL TO
Glendora Police Dept. - CA 150 S Glendora Ave Glendora, CA 91741-3416 USA	Glendora Police Dept. - CA 116 E Foothill Blvd Glendora CA 91741-3335 USA Email:

SALES REPRESENTATIVE	PRIMARY CONTACT
Kyle Panasewicz Phone: +1 4803294734 Email: kpanasewicz@axon.com Fax: (480) 905-2071	Matthew Fenner Phone: 626) 914-8250 Email: mfenner@cityofglendora.org Fax:

Quote Summary

Program Length	31 Months
TOTAL COST	$33,278.94
ESTIMATED TOTAL W/ TAX	$33,278.94

Discount Summary

Average Savings Per Year	$1,431.36
TOTAL SAVINGS	$3,697.68

Payment Summary

Date	Subtotal	Tax	Total
Jul 2025	$11,115.16	$0.00	$11,115.16
Jan 2026	$11,081.89	$0.00	$11,081.89
Jan 2027	$11,081.89	$0.00	$11,081.89
Total	**$33,278.94**	**$0.00**	**$33,278.94**

Quote Unbundled Price:	**$36,976.62**
Quote List Price:	**$36,976.62**
Quote Subtotal:	**$33,278.94**

Pricing

All deliverables are detailed in Delivery Schedules section lower in proposal

Item	Description	Qty	Term	Unbundled	List Price	Net Price	Subtotal	Tax	Total
A la Carte Software									
80401	AXON FLEET 3 - ALPR LICENSE - 1 CAMERA	18	31		$60.89	$54.80	$30,578.94	$0.00	$30,578.94
A la Carte Services									
100159	AXON FLEET 3 - SERVICES - ALPR API INTEGRATION	1			$3,000.00	$2,700.00	$2,700.00	$0.00	$2,700.00
Total							**$33,278.94**	**$0.00**	**$33,278.94**

Delivery Schedule

Software

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
A la Carte	80401	AXON FLEET 3 - ALPR LICENSE - 1 CAMERA	18	07/01/2025	01/31/2028

Services

Bundle	Item	Description	QTY
A la Carte	100159	AXON FLEET 3 - SERVICES - ALPR API INTEGRATION	1

Shipping Locations

Location Number	Street	City	State	Zip	Country
1	150 S Glendora Ave	Glendora	CA	91741-3416	USA

Payment Details

Jul 2025

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 1	100159	AXON FLEET 3 - SERVICES - ALPR API INTEGRATION	1	$901.80	$0.00	$901.80
Year 1	80401	AXON FLEET 3 - ALPR LICENSE - 1 CAMERA	18	$10,213.36	$0.00	$10,213.36
Total				**$11,115.16**	**$0.00**	**$11,115.16**

Jan 2026

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 2	100159	AXON FLEET 3 - SERVICES - ALPR API INTEGRATION	1	$899.10	$0.00	$899.10
Year 2	80401	AXON FLEET 3 - ALPR LICENSE - 1 CAMERA	18	$10,182.79	$0.00	$10,182.79
Total				**$11,081.89**	**$0.00**	**$11,081.89**

Jan 2027

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 3	100159	AXON FLEET 3 - SERVICES - ALPR API INTEGRATION	1	$899.10	$0.00	$899.10
Year 3	80401	AXON FLEET 3 - ALPR LICENSE - 1 CAMERA	18	$10,182.79	$0.00	$10,182.79
Total				**$11,081.89**	**$0.00**	**$11,081.89**

Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.

Standard Terms and Conditions

Axon Enterprise Inc. Sales Terms and Conditions

Axon Master Services and Purchasing Agreement:

This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at https://www.axon.com/sales-terms-and-conditions), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. In the event you and Axon have entered into a prior agreement to govern all future purchases, that agreement shall govern to the extent it includes the products and services being purchased and does not conflict with the Axon Customer Experience Improvement Program Appendix as described below.

ACEIP:

The Axon Customer Experience Improvement Program Appendix, which includes the sharing of de-identified segments of Agency Content with Axon to develop new products and improve your product experience (posted at www.axon.com/legal/sales-terms-and-conditions), is incorporated herein by reference. By signing below, you agree to the terms of the Axon Customer Experience Improvement Program.

Acceptance of Terms:

Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.

Signature

Date Signed

6/4/2025



17800 N 85TH STREET
SCOTTSDALE, ARIZONA 85255

AXON.COM

January 17, 2025

To: United States state, local, and municipal public safety agencies

Re: Sole Source Letter for Axon Enterprise, Inc.'s Axon brand products and Axon Evidence (Evidence.com) Digital Evidence Management Solutions[1]

A sole source justification exists because the following goods and services required to satisfy the agency's needs are only manufactured and available for purchase from Axon Enterprise.

Axon Digital Evidence Solution Description

Axon Body 4 Video Camera (DVR)

- Improved, 160-degree field of view
- Upgraded sensor provides sharper, more detailed images
- 13-hour battery, even when using Axon Respond real-time services
- Bi-directional communications with Watch Me button allows wearers to request that a supervisor watch their livestream and provide guidance. (Requires Axon Respond)
- Configurable automatic activation capabilities
- Option of 4:3 or 16:9 aspect ratio
- Multiple mounting options available for a variety of needs, uniforms, and use cases
- Real-time support allows supervisor or dispatcher to view user locations on live maps, receive alerts, and view live streams. (Requires Axon Respond location services)
- Video Recall allows for recovery of footage up to 18 hours prior in the event a camera was not activated
- Fast-charge cable (20 percent in 30 minutes) with magnetic disconnect
- Optional point-of-view (Flex POV) camera module
- Up to 120-second buffering period to record footage before pressing the record button
- Simplified registration

Axon Body 3 Video Camera (DVR)

- Improved video quality with reduced motion blur and better low-light performance
- Multi-mic audio—four built-in microphones
- Wireless upload option
- Gunshot detection and alerts
- Streaming audio and video capability (requires the Axon Respond operations platform)
- "Find my camera" feature
- Verbal transcription with Axon Records
- End-to-end encryption
- Twelve-hour battery
- Up to 120-second buffering period to record footage before pressing record button

[1] Axon is also the sole developer and offeror of the Axon Evidence (Evidence.com) data management services. Axon Evidence is both a division of Axon and a data management product solution offered by Axon. Axon Evidence is not a separate corporate entity.

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SCOTTSDALE, ARIZONA 85255

AXON.COM

Axon Flex 2 Video Camera

- Video playback on mobile devices in the field via Bluetooth pairing
- Retina Low Light capability sensitive to less than 0.1 lux
- Audio tones to alert user of usage
- Low SD, high SD, low HD, and high HD resolution (customizable by the agency)
- Up to 120-second buffering period to record footage before pressing record button
- Multiple mounting options using magnetic attachment: head, collar, shoulder, helmet, ball cap, car dash, and Oakley sunglass mounts available
- 120-degree diagonal field of view camera lens, 102-degree horizontal field of view, and 55-degree vertical field of view

Axon Flex 2 Controller

- 12+ hours of battery operation per shift (even in recording mode)
- LED lights to show current battery level and operating mode
- Haptic notification available
- Tactical beveled button design for use in pocket
- Compatible with Axon Signal technology

Axon Air System

- Purpose-built solution for law enforcement UAV programs
- Supported applications on iOS and Android
- Automated tracking of pilot, aircraft, and flight logs
- Unlimited Storage of UAV data in Axon Evidence (Evidence.com)
- In application ingestion of data in Axon Evidence (Evidence.com)
- Axon Respond integration for live streaming and situational awareness

Axon Body 2 Video Camera

- Video playback on mobile devices in the field via Bluetooth pairing
- Retina Low Light capability sensitive to less than 1 lux
- Audio tones and haptic (vibration) notification to alert user of usage
- Audio mute during event option
- Wi-Fi capability
- High, medium, and low quality recording available (customizable by the agency)
- Up to 2-minute buffering period to record footage before pressing record button
- Multiple mounting options using holster attachment: shirt, vest, belt, and dash mounts available
- 12+ hours of battery operation per shift (even in recording mode)
- LED lights to show current battery level and operating mode
- 143-degree lens
- Includes Axon Signal technology

Axon Fleet 3 Camera

- High-definition Dual-View Camera with panoramic field of view, 12x zoom, and AI processing for automatic license plate reader (ALPR)
- High-definition Interior Camera with infrared illumination for back seat view in complete darkness
- Wireless Mic and Charging Base for capturing audio when outside of vehicle
- Fleet Hub with connectivity, global navigation satellite system (GNSS), secure solid-

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SCOTTSDALE, ARIZONA 85255

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state storage, and Signal inputs
- Automatic transition from Buffering to Event mode with configurable Signals
- Video Recall records last 24 hours of each camera in case camera not activated for an event
- Intuitive mobile data terminal app, Axon Dashboard, for controlling system, reviewing video, quick tagging, and more
- Ability to efficiently categorize, play back and share all video and audio alongside other digital files on Evidence.com
- Multi-cam playback, for reviewing up to four videos, including body-worn and in-car footage, at the same time
- Fully integrated with Evidence.com services and Axon devices
- Automatic time synchronization with all Axon Fleet and other Axon on-officer cameras allows for multi-camera playback on Evidence.com.
- Prioritized upload to Evidence.com of critical event videos via 4G/LTE
- Wireless alerts from the TASER energy weapon Signal Performance Power Magazine (SPPM) and Signal Side Arm (SSA).
- Best-in-class install times, wireless updates and quick remote troubleshooting
- Optional Axon Respond live stream, alerts, and location updates for situational awareness
- Optional Axon ALPR hotlist alerts, plate read retention, and investigative search

Axon Fleet 2 Camera
- Fully integrated with Axon Evidence services and Axon devices
- Automatic time synchronization with other Axon Fleet and Axon on-officer cameras allows for multi-camera playback on Axon Evidence.
- Immediate upload to Axon Evidence of critical event videos via 4G/LTE
- Wireless alerts from the TASER energy weapon Signal Performance Power Magazine (SPPM).
- Automatic transition from BUFFERING to EVENT mode in an emergency vehicle equipped with the Axon Signal Unit
- Decentralized system architecture without a central digital video recorder (DVR).
- Cameras that function independently and communicate wirelessly with the computer in the vehicle (MDT, MDC, MDU) for reviewing, tagging and uploading video.
- Wireless record alert based on Bluetooth communication from Axon Signal Vehicle when a configured input is enabled (e.g. emergency light, siren, weapon rack, etc.).
- Receives alerts from Axon Signal Sidearm.
- Plug-And-Play design allowing for cameras to be easily replaced and upgraded.
- Ability for an unlimited number of agency vehicles recording in the same vicinity with an Axon Fleet system to be automatically associated with one another when reviewing video in the video management platform. This feature is also supported across body cameras.

Axon Signal Vehicle Unit
- Communications device that can be installed in emergency vehicles.
- With emergency vehicle light bar activation, or other activation triggers, the Axon Signal Unit sends a signal. Upon processing the signal, an Axon system equipped with Axon Signal technology transitions from the BUFFERING to EVENT mode.

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Axon Signal Performance Power Magazine (SPPM)

- Battery pack for the TASER X2 and X26P conducted electrical weapons
- Shifting the safety switch from the down (SAFE) to the up (ARMED) positions sends a signal from the SPPM. Upon processing the signal, an Axon system equipped with Axon Signal technology transitions from the BUFFERING to EVENT mode. Axon Signal technology only works with Axon cameras.

Axon Signal Sidearm Sensor

- Can be installed on common duty holsters
- Drawing a service handgun from the holster sends a signal from the Axon Signal Sidearm sensor. Upon processing the signal, an Axon system equipped with Axon Signal technology transitions from the BUFFERING to EVENT mode.

Axon Interview Solution

- High-definition cameras and microphones for interview rooms
- Covert or overt camera installations
- Touch-screen user interface
- Motion-based activation
- Up to 7-minute pre- and post-event buffering period
- Full hardware and software integration
- Upload to Axon Evidence services
- Interview room files can be managed under the same case umbrella as files from Axon on-officer cameras and Axon Fleet cameras; i.e., Axon video of an arrest and interview room video are managed as part of the same case in Axon Evidence
- Dual integration of on-officer camera and interview room camera with Axon Evidence digital evidence solution

Axon Signal Technology

- Sends a broadcast of status that compatible devices recognize when certain status changes are detected
- Only compatible with TASER energy weapons and other Axon products

Axon Dock

- Automated docking station uploads to Axon Evidence services through Internet connection
- No computer necessary for secure upload to Axon Evidence
- Charges and uploads simultaneously
- The Axon Dock is tested and certified by TUV Rheinland to be in compliance with UL 60950-1: 2007 R10.14 and CAN/ CSA-C22.2 N0.60950-l-07+Al:2011+A2:2014 Information Technology Equipment safety standards.

Axon Evidence Digital Evidence Management System

- Software as a Service (SaaS) delivery model that allows agencies to manage and share digital evidence without local storage infrastructure or software needed
- SaaS model reduces security and administration by local IT staff: no local installation required
- Automatic, timely security upgrades and enhancements deployed to application without the need for any local IT staff involvement
- Securely share digital evidence with other agencies or prosecutors without creating

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copies or requiring the data to leave your agency's domain of control
- Controlled access to evidence based on pre-defined roles and permissions and pre-defined individuals
- Password authentication includes customizable security parameters: customizable password complexity, IP-based access restrictions, and multi-factor authentication support
- Automated category-based evidence retention policies assists with efficient database management
- Deleted files are sent to a deletion que for 7 days, to help prevent unintentional deletion
- Stores and supports all major digital file types: .mpeg, .doc, .pdf, .jpeg, etc.
- Requires NO proprietary file formats
- Ability to upload files directly from the computer to Axon Evidence via an Internet browser
- Data Security: Robust Transport Layer Security (TLS) implementation for data in transit and 256-bit AES encryption for data in storage
- Security Testing: Independent security firms perform in-depth security and penetration testing
- Reliability: Fault- and disaster-tolerant infrastructure in at least 4 redundant data centers in both the East and West regions of the United States
- Chain-of-Custody: Audit logs automatically track all system and user activity. These logs cannot be edited or deleted, even by account administrators and IT staff
- Protection: With no on-site application, critical evidence stored in Axon Evidence is protected from local malware that may penetrate agency infrastructure
- Stability: Axon Enterprise is a publicly traded company with stable finances and funding, reducing concerns of loss of application support or commercial viability
- Application and data protected by a CJIS and ISO 27001 compliant information security program
- Dedicated information security department that protects Axon Evidence and data with security monitoring, centralized event log analysis and correlation, advanced threat and intrusion protection, and incident response capabilities
- Easily redact videos utilizing Redaction Studio within the system. With the optional Redaction Assistant add-on, leverage additional features that includes automated assistants of heads, license plates, and screens

Axon Evidence for Prosecutors
- All the benefits of the standard Axon Evidence services
- Ability to share information during the discovery process
- Standard licenses available for free to prosecutors working with agencies already using Axon Evidence services
- Unlimited storage for data collected by Axon cameras and Axon Capture

Axon Justice
- Productivity tool for prosecutors and defense attorneys
- Streamlined evidence management
- Purpose-built user interface based on prosecutors' and public defenders' workflow. Optimizes evidence collection, management and review functionalities, and disclosure capabilities

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- Unlimited AI transcription of playable video and audio files
- Native image and PDF redaction software
- Ability to natively play a wide variety of 3rd party video codecs (CCTV) and extract file into an MP4
- Ability to obtain evidence directly from members of the community via secure web link
- Ability to collect digital evidence from LEAs not using axon products today via a trusted user or an ingestion portal
- Unlimited storage and data collected and shared by Axon partner agencies via Axon Evidence (Evidence.com)
- Available unlimited 3rd party data source storage plan
- Pro Licenses – all users have access to pro license features, including the Redaction Studio, Transcription Assistant, and Multi-Cam, and Reporting functionalities
- Transcription is Unlimited and automatic (i.e. all videos ingested into Axon Justice Premier are automatically transcribed)
- Discovery module designed to optimize all aspects of discovery management
- Chain of custody reports with extensive audit trail
- Free sharing with partners
- Customer-defined data retention policies

Axon Capture Application

- Free app for iOS and Android mobile devices
- Allows users to capture videos, audio recordings, and photos and upload these files to their Axon Evidence account from the field
- Allows adding metadata to these files, such as: Category, Title, Case ID, and GPS data

Axon Evidence Local Services

- On-premises data management platform
- Chain of custody reports with extensive audit trail
- Automated workflows, access control, storage, and retention
- Compatible with multiple file formats

Axon View Application

- Free app for iOS and Android mobile devices
- Allows user to view the camera feed from a paired Axon Body, Axon Body 2, Axon Flex, or Axon Flex 2 camera in real-time
- Allows for playback of videos stored on a paired Axon Body, Axon Body 2, Axon Body 3, Axon Body 4, Axon Flex, or Axon Flex 2 system
- Allows adding meta-data to videos, such as: Category, Title, Case ID, and GPS data

Axon App

- Free application (app) for iOS and Android mobile devices
- Allows user access to key features of Axon Evidence, Axon Records, Axon Standards on the go
- Manage evidence missing ID & categories. Create and submit reports
- Initiate Community Requests

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Axon Records

- Continuously improving automated report writing by leveraging AI and ML on officer recorded video, and audio from BWC, In-Car, Mobile App (Axon Capture), or other digital media
- Collaborative report writing through instantly synced workspaces allowing officers to delegate information gathering on scene
- Detectives can begin their investigations, and records clerks can update information exchanges on things like missing people or stolen property as a draft report exists
- Close integration with Axon Evidence sharing allows fast, efficient, digital, and secure sharing of records and cases to DAs and Prosecutors
- Robust APIs allow data to be easily ingested and pushed out to other systems—preventing data silos
- In-context search of master indexes (people, vehicles, locations, charges)—promoting efficient report writing through prefilling of existing data, which promotes clean and deduped data in the system
- Quick views for users to track calls for service and reports in draft, ready for review, kicked back for further information, or submitted to Records for archiving.
- Federal and State IBRS fields are captured and validated—ensuring the officer knows what fields to fill and what information needs to be captured
- Intuitive validation ensures officers know what information to submit without being burdened by understanding the mapping of NIBRS to state or local crime codes
- Ability to create custom forms and add custom fields to incident reports—allowing your agency to gather the information you find valuable
- Software as a Service (SaaS) delivery model that allows agencies to write, manage, and share digital incident reports without local storage infrastructure or software needed
- SaaS model reduces security and administration by local IT staff: no local installation required
- Automatic, timely security upgrades and enhancements deployed to application without the need for any local IT staff involvement
- Controlled access based on pre-defined users, groups, and permissions
- Chain-of-Custody: Audit logs automatically track all system and user activity. These logs cannot be edited or deleted, even by account administrators and IT staff

Axon Standards

- Internal affairs case management and use of force and professional standards reporting
- Can be deployed with and used alongside Axon Records, while ensuring Use-of-Force data remains safely silo'ed and permissioned
- Deep integration with Axon Evidence for efficient, digital, and secure sharing of records and cases
- Customizable information display, including custom forms
- Customizable workflows and user groups
- Automated alerts
- Data Store allowing custom summary reports and integration into 3rd-party analytic tools.
- Workflow analytics to provide SLA on throughputs
- Integration with the TASER 7 and TASER 10 energy weapons for automatically

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pulling firing logs (alpha)

Axon Professional Services

- Dedicated implementation team
- Project management and deployment best practices aid
- Training and train-the-trainer sessions
- Integration services with other systems

Axon Auto-Transcribe

- Transcribes audio to text, producing a time-synchronized transcript of incidents
- Allows searches for keywords (e.g., names, and addresses)
- Embedded time stamps when critical details were said and events occurred
- Produce transcripts in substantially less time than with manual methods
- Pull direct quotes and witness statements directly into reports

Axon Support Engineer:

- Dedicated Axon Regional/Resident Support Engineer Services
- Quarterly onsite visits
- Solution and Process Guidance custom to your agency
- White-Glove RMA and TAP (if applicable) Service for devices
- Monthly Product Usage Analysis
- Resident Support Engineer also includes onsite product maintenance, troubleshooting, and beta testing assistance

Axon Fusus

- Integration with Axon Fusus for Axon Fleet cameras and body cameras for location and/or live streaming.
- Integration with Axon Signal Sidearm, TASER 7 and TASER 10 energy weapons for enhanced situational awareness.
- Integration with Axon Air, Skydio, and Dedrone systems.
- SaaS model reduces security and administration by local IT staff: no local installation
- Robust API and SDK allows data to be easily ingested and pushed out to other systems -- preventing data silos. Technology agnostic platform enables integration of a vast array of third-party technologies as required by the agency.
- Complete leveraging of Axon Evidence (Evidence.com) sharing to allow fast, efficient, digital and secure sharing of data to DAs and Prosecutors.
- Future versions/enhancements included with minimal down time and no need to purchase an upgrade to the latest version.
- Native integration with Axon Records.
- Reliability: Fault – and disaster – tolerant infrastructure in at least four redundant data centers in both the East and West regions of the United States.
- Security Testing: Independent security firms perform in- depth security and penetration testing.
- Automatic, timely security upgrades and enhancements deployed to application without the need for any local IT staff involvement.

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Axon Investigate

- Video analysis software
- Compatible with video from cell phones, on-officer cameras, in-car camera systems, social media, and other sources
- Oriented to investigators and prosecutors
- Integration with Axon Evidence services
- Automatically identify video file codecs, formats, hash values, and other metadata
- Automatically determine the required codec necessary to play a wide variety of video formats
- Play forwards/backwards and fast forward through almost any video file
- Scrub forwards/backwards through almost any video file
- Mark and auto export an unlimited number of tagged video frames
- Create subclips from any readable media
- Batch transcode files to standard file formats (including uncompressed, lossless h.264, wmv, and more)
- Add filters to transcode workflow (including resize, deinterlace, pad, crop, blur, concatenate, etc.)
- Provide enhancement capabilities, such as stabilization, brightness adjustments, and frame averaging
- Produce dynamic frame analysis spreadsheets to xml documents
- Validate results compared with hexadecimal analysis tools
- Build and share workflows with other users
- Transcode files directly to Avid Media Composer projects
- Identify duplicate files in any folder based on md5 hash
- Produce detailed written reports via interactive PDF with embedded video and image content within iNPUT-ACE
- Extract I-frames
- Decimate
- Canvas Editor (picture-in-picture)
- Add raw FFmpeg arguments
- Perform four types of macroblock analysis
  - 4x4 prediction removed
  - 8x8 prediction removed
  - Color coded block types
  - Quantization parameter evaluation
- Offered iNPUT-ACE Software (from Axon Enterprise)
- Variable frame rate (VFR) lightboard designed to accurately calculate time and vehicle speed from any video surveillance camera. This feature is designed to eliminate common errors that might occur during calculations based on frame rate.
- Camera match overlay tool that provides margin of error reports based on scanner, calibration, and resolution accuracy (e.g., a margin of error of +0.5 feet) for data collected from footage.

Draft One

- AI-powered report-writing assistant
- Audio from Axon body-worn camera (BWC) footage is uploaded over long-term evolution (LTE) and transcribed automatically so report drafts are available within five minutes of an incident ending, without having to dock camera (this feature requires

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Axon Respond+)
- Create a single narrative from one or more body-worn camera recordings
- Supports audio from multiple devices, including 3rd party devices (anything that's playable on Axon Evidence)
- Integrates with Axon Records, allowing you to insert narratives into your report
- Multiple safeguards in place to ensure officers proofread and sign off on reports
- Security: all data processed in CJIS GovCloud environment (in US)
- Compatible with any 3rd-party RMS system
- No statistically significant levels of racial bias towards suspect's race
- Ability to include header and footer language to note when Draft One was used on a given report
- Ability to specify which incident types and level of charges can be used with Draft One
- Ability to warn or block users if they don't edit a certain percentage of words before submitting

Axon Customer Support
- Online and email-based support available 24/7
- Human phone-based support available Monday–Friday 7:00 AM–5:00 PM MST; support is located in Scottsdale, AZ, USA
- Library of webinars available 24/7
- Remote-location troubleshooting

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Axon Brand Model Numbers

1. Axon Body 4 Cameras:
   - Axon Body 4 Camera Model: 100147
   - Axon Body 4 Flex POV Module Model: 100200
2. Axon Body 3 Camera Model: 73202
3. Axon Flex 2 Cameras:
   - Axon Flex 2 Camera (online) Model: 11528
   - Axon Flex 2 Camera (offline) Model: 11529
4. Axon Flex 2 Controller Model: 11532
5. Axon Flex 2 USB Sync Cable Model: 11534
6. Axon Flex 2 Coiled Cable, Straight to Right Angle, 48″ (1.2 m)
7. Axon Flex 2 Camera Mounts:
   - Oakley Flak Jacket Kit Model: 11544
   - Collar Mount Model: 11545

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- Oakley Clip Model: 11554
- Epaulette Mount Model: 11546
- Ballcap Mount Model: 11547
- Ballistic Vest Mount Model: 11555

8. Universal Helmet Mount Model: 11548

9. Axon Air System with Axon Evidence (Evidence.com) 5-Year License Model: 12332

10. Axon Body 2 Camera Model: 74001

11. Axon Body 2 Camera Mounts:
    - Axon RapidLock Velcro Mount Model: 74054

12. Axon Flex 2 Controller, Axon Body 2 Camera, and Axon Body 3 Camera Mounts:
    - Z-Bracket, Men's, Axon RapidLock Model: 74018
    - Z-Bracket, Women's Axon RapidLock Model: 74019
    - Magnet, Flexible, Axon RapidLock Model: 74020
    - Magnet, Outerwear, Axon RapidLock Model: 74021
    - Small Pocket, 4″ (10.1 cm), Axon RapidLock Model: 74022
    - Large Pocket, 6″ (15.2 cm), Axon RapidLock Model: 74023
    - MOLLE Mount, Single, Axon RapidLock Model: 11507
    - MOLLE Mount, Double, Axon RapidLock Model: 11508
    - Mini MOLLE Mount, Axon RapidLock Model: 11703
    - Belt Clip Mount, Axon RapidLock Model: 11509

13. Axon Fleet Camera
    - Axon Fleet 2 Front Camera: 71079
    - Axon Fleet 2 Front Camera Mount: 71080
    - Axon Fleet 2 Rear Camera: 71081
    - Axon Fleet 2 Rear Camera Controller: 71082
    - Axon Fleet 2 Rear Camera Controller Mount: 71083
    - Axon Fleet Battery System: 74024
    - Axon Fleet Bluetooth Dongle: 74027
    - Axon Fleet 3 Dual View Camera: 72000
    - Axon Fleet 3 Interior Camera: 72037
    - Axon Fleet Hub: 72010

14. Axon Signal Unit Model: 70112

15. Axon Dock Models:
    - Axon Dock – Individual Bay and Core for Axon Flex 2
    - Axon Dock – 6-Bay and Core for Axon Flex 2
    - Individual Bay for Axon Flex 2 Model: 11538
    - Core (compatible with all Individual Bays and 6-Bays) Model: 70027
    - Wall Mount Bracket Assembly for Axon Dock: 70033
    - Axon Dock – Individual Bay and Core for Axon Body 2 and Axon Fleet Model 74009
    - Axon Dock – 6-Bay and Core for Axon Body 2 and Axon Fleet Model 74008
    - Individual Bay for Axon Body 2 and Axon Fleet Model: 74011

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- Axon Dock – 1-Bay for Axon Body 3 Model: 71104
- Axon Dock – 8-Bay for Axon Body 3 Model: 74210
- Axon Dock – Individual Bay for Axon Body 4 Model: 100201
- Axon Dock – Multi-Bay for Axon Body 4 Model: 100206

16. Axon Signal Performance Power Magazine (SPPM) Model: 70116

17. Axon Investigate Standard Seat License Package, 1-Year Renewal Model: 8025

Axon Product Packages

1. **Officer Safety Plan 10**: Includes a TASER 10 energy weapon, the TASER 10 certification bundle, Axon body camera with Technology Assurance Plan (TAP),[2] Axon Evidence (Evidence.com), unlimited body camera and Axon Capture storage, Command Staff Pro license (1 per 100 users), TASER 10 certification bundle, Axon Signal Sidearm,[3] Axon Standards,[4] Axon Respond, Axon Respond+, and third-party storage (100 GB)..
2. **Officer Safety Plan 10 Plus (Officer Safety Plan 10+)**: Includes a TASER 10 energy weapon, the TASER 10 certification bundle, Axon body camera with Technology Assurance Plan (TAP),[2] Axon Evidence (Evidence.com), unlimited body camera and Axon Capture storage, Command Staff Pro license (1 per 100 users), Axon Signal Sidearm,[3] Axon Standards,[4] Axon Respond, Axon Respond+, Axon Performance, Axon Community Request, Axon Investigate, Redaction Assistant, auto-tagging with implementation, channel services (3), and third-party video storage (100 GB), third-party video playback, Redaction Assistant, auto-tagging with implementation, channel services, Axon Records,[5] and Axon VR training.
3. **Officer Safety Plan 10 Premium**: Includes a TASER 10 energy weapon, the TASER 10 certification bundle, Axon body camera with Technology Assurance Plan (TAP),[2] Axon Evidence (Evidence.com), unlimited body camera and Axon Capture storage, Command Staff Pro license (1 per 100 users), Axon Signal Sidearm,[3] Axon Standards, Axon Respond, Axon Respond+, Axon Performance, Axon Community Request, Axon Investigate, Redaction Assistant, auto-tagging with implementation, channel services (unlimited), third-party video storage (unlimited), Axon Community Request, Axon Investigate Pro, third-party video playback, Redaction Assistant, auto-tagging with implementation, channel services, Axon Records,[5] Axon VR training, Axon Auto-Transcribe, My90 by Axon, and the Fusus Real-Time Crime Center.[6]
4. **TASER 10 Basic:** Pays for the TASER 10 program in installments over 5 years including access to Axon Evidence services for energy weapon program management.

[2] Technology Assurance Plan for warranties and refreshes. Axon Body 3 or Axon Body 4 & Axon Dock (for cameras) hardware purchased separately. Includes two Axon camera upgrades and one camera dock upgrade, which apply to 5-year contracts only.
[3] Additional configuration may be needed to ensure Axon Signal compatibility, and not all holster arrangements may be compatible. Reach out to your Axon representative to learn more.
[4] License subscription only. Does not include implementation costs. Available for agencies with 15+ sworn officers.
[5] License subscription only. Does not include implementation costs. Available for agencies with 50+ sworn officers.
[6] For more details on Fusus tiers, reach out to your account manager.

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5. **TASER 10 Certification:** Pays for TASER 10 program in installments over 5 years including access to Evidence.com for energy weapon program management, annual training cartridges, unlimited duty cartridges and online training content.
6. **TASER 10 Certification with Virtual Reality (VR):** Pays for the TASER 10 program in installments over 5 years including access to Evidence.com for energy weapon program management, annual training cartridges, unlimited duty cartridges, online training content, and VR training.
7. **Axon Core 10:** Pays for TASER 10 certification, Axon Body 4 camera, Axon Dock, warranty, TAP refresh, Professional Axon Evidence license, unlimited first-party storage, a la carte third-party storage (30 GB), Axon Signal Sidearm (1:1),[3] and Axon Respond.
8. **Corrections Officer Safety Plan**: Includes a TASER 7 energy weapon, Axon Body 3 Camera, Axon Dock, Axon Camera and Dock Upgrade, Axon Evidence Licenses and unlimited Axon storage.
9. **Officer Safety Plan:** Includes an X26P energy weapon, Axon camera and Dock upgrade, and Evidence.com license and storage. See your Sales Representative for further details and Model numbers.
10. **Officer Safety Plan 7**: Includes a TASER 7 energy weapon, Axon Body-worn camera (BWC) with the TASER Assurance Plan (TAP)[2], Axon Evidence (Evidence.com), unlimited BWC and Axon Capture storage, Command Staff Pro license (1 per 100 users), TASER 7 certification bundle, Axon Signal Sidearm,[3] Axon Standards[4], Axon Respond, Axon Respond+, and third-party storage (100 GB).
11. **Officer Safety Plan 7 Plus (Officer Safety Plan 7+)**: Includes a TASER 7 energy weapon, Axon Body-worn camera, Axon Evidence , unlimited BWC and Axon capture storage, Axon Signal Sidearm,[3] Axon Standards,[4] Axon Respond, Axon Respond+, third-party storage (100 GB), Axon Performance, Axon Community Request, Axon Investigate Pro, third-party video playback, Redaction Assistant, auto-tagging with implementation, channel services, Axon Records,[5] and Axon VR training.
12. **Officer Safety Plan 7 Premium**: Includes a TASER 7 energy weapon, Axon BWC with TAP, Axon Evidence (Evidence.com), unlimited BWC and Axon Capture storage, Command Staff Pro license (1 per 100 users), TASER 7 certification bundle, Axon Signal Sidearm,[3] Axon Standards,[4] Axon Respond, Axon Respond+, third-party storage (unlimited), Axon Performance, Axon Community Request, Axon Investigate Pro, third-party video playback, Redaction Assistant, auto-tagging with implementation, channel services, Axon Records,[5] Axon VR training, unlimited Axon Auto-Transcribe, My90 by Axon, and the Fusus Real-Time Crime Center.[6]
13. **TASER 7 Basic:** Pays for TASER 7 program in installments over 5 years including access to Axon Evidence services for energy weapon program management.
14. **TASER 7 Certification:** Pays for TASER 7 program in installments over 5 years including access to Axon Evidence for energy weapon program management, annual training cartridges, unlimited duty cartridges and online training content.
15. **TASER Certification Add-On:** Allows the agency to pay an annual fee to receive an annual allotment of training cartridges, unlimited duty cartridges and online training content.
16. **TASER 7 Certification with Virtual Reality (VR):** Pays for the TASER 7 program in

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installments over 5 years including access to Axon Evidence for energy weapon program management, annual training cartridges, unlimited duty cartridges, online training content, and VR training.

17. **Unlimited Cartridge Plan:** Allows the agency to pay an annual fee to receive annual training cartridges, unlimited duty cartridges and unlimited batteries for the X2 and X26P energy weapons.
18. **TASER 7 Close Quarters Dock Plan:** Pays for TASER 7 Close Quarters Plan over a 5-year period in installments including access to Axon Evidence for energy weapon program management, rechargeable batteries, annual cartridge shipments, unlimited duty cartridges, and access to online training.
19. **Axon Core 7:** Pays for TASER 7 certification, Axon Body 4 camera, Axon Dock, warranty, TAP refresh, Professional Axon Evidence License, unlimited first-party storage, a la carte third-party storage (30 GB), Axon Signal Sidearm (1:1),[3] and Axon Respond.
20. **Corrections Post OSP**: Includes one TASER 7 energy weapon for every two licenses, one Axon Body 3 Camera for every two licenses, Axon Dock, Axon Camera and Dock Upgrade, Axon Evidence Licenses and unlimited Axon storage for each license.
21. **TASER 60:** Pays for X2 and X26P energy weapons and Spare Products in installments over 5 years.
22. **TASER 60 Unlimited:** Pays for X2 and X26P energy weapons and Spare Products in installments over 5 years and receive unlimited cartridges and batteries.

SOLE AUTHORIZED DISTRIBUTOR FOR AXON BRAND PRODUCTS	SOLE AUTHORIZED REPAIR FACILITY FOR AXON BRAND PRODUCTS
Axon Enterprise, Inc. **17800 N. 85th Street, Scottsdale, AZ 85255** **Phone: 480-905-2000 or 800-978-2737** **Fax: 480-991-0791**	**Axon Enterprise, Inc.** **17800 N. 85th Street, Scottsdale, AZ 85255** **Phone: 480-905-2000 or 800-978-2737** **Fax: 480-991-0791**

Please contact your local Axon sales representative or call us at 1-800-978-2737 with any questions.

Sincerely,

Josh Isner
President
Axon Enterprise, Inc.

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Approval of the State Homeland Security Program (SHSP) Subrecipient Agreement for Grant Year 2023 with the County of Los Angeles, and Authorization to Enter into Agreements with Flock Group, Inc. and Axon Enterprise, Inc. for the Acquisition and Deployment of Additional Stationary and Mobile Automated License Plate Reader (ALPR) Systems.

POLICE

CITY COUNCIL MEETING

JUNE 24, 2025

MARC ARCHIBALD, SUPPORT SERVICES SUPERVISOR

EXECUTIVE SUMMARY

The State Homeland Security Grant Program (SHSGP) supports local efforts to enhance public safety and emergency preparedness. The City of Glendora has been awarded $100,000 in SHSGP funding to strengthen its public safety infrastructure.

Staff recommends using these funds to expand the City's Automated License Plate Reader (ALPR) system, which is eligible under the grant (03OE-01-ALPR). ALPR systems—fixed, portable, or vehicle-mounted—use imaging and character recognition technology to identify license plates, providing real-time alerts for stolen vehicles, wanted suspects, and missing persons.

EXECUTIVE SUMMARY

Since 2021, Glendora has partnered with Flock Safety to deploy ALPR cameras across the city. These systems have proven effective in preventing and solving crimes, enhancing law enforcement's efficiency and reach.

Expanding the Flock camera network with SHSGP funds will improve citywide coverage, support proactive policing, and maximize the return on this public safety investment.

LEGISLATIVE HISTORY

On May 25, 2021, the City Council approved entering into a two-year agreement to implement the ALPR systems in the City of Glendora.

On December 12, 2023, City Council approved entering into a Five-Year Master Services Agreement with Flock to continue use of Flock ALPR systems in the City.

On March 25, 2025, City Council approved using 2021 SHSGP funds for expansion of FLOCK. Due to federal delays in approving the Environmental and Historic Preservation (EHP) form for the ALPR project, staff proposed reallocating the $72,000 SHSGP grant to purchase mobile vehicle barriers instead of the ALPR cameras, which was presented in a separate agenda item.

DISCUSSION

The City of Glendora received $100,000 in SHSGP funding to enhance public safety. Staff recommends using the funds to expand the Flock ALPR camera network and add Axon Fleet 3 mobile ALPR to patrol vehicles. These systems help identify stolen vehicles, wanted suspects, and other threats in real time. Together, they enhance law enforcement's ability to prevent crime, improve response, and protect the community.

DISCUSSION

The Glendora Police Department has used Axon body-worn and in-car video systems since 2022. Our 18 patrol units are already equipped with Axon Fleet 3 hardware, which includes ALPR capability not yet activated. Enabling this feature would instantly add 18 mobile ALPR units, enhancing officer safety by providing real-time alerts for wanted, stolen, or missing person-related vehicles.

Axon allows secure data sharing with partner agencies under DOJ-compliant protocols, ensuring all searches are documented and justified. As the sole provider compatible with our current system, Axon offers a cost-effective leasing model covering activation, service, and support without added hardware costs.

FISCAL IMPACT

The proposed agreements will be funded using the Homeland Security Grant in Grant Fund 280. The increase in estimated revenues and the supplemental appropriation in the amount of $100,000 will cover two years of the agreement with Flock, including the implementation and subscription costs of $71,050 as well as 27 months of the $33,278.34 31-month agreement with Axon. The remaining 4 months of the agreement with Axon as well as any ongoing subscription costs to continue the expanded program with Flock and Axon will be considered during future budget processes as part of the Information Technology Fund 553 budget.

RECOMMENDATION

1. Approve the 2023 State Homeland Security Program Subrecipient Agreement with County of Los Angeles;
2. Approve a two-year agreement with Flock Group, Inc., for the use of eleven (11) additional automated license plate readers in the amount of $71,050;
3. Approve a 31-month agreement with Axon Enterprises, Inc., for the expansion of our existing Fleet 3 cameras, activating the existing automated license plate readers technology in eighteen (18) patrol vehicles in the amount of $33,278.94; and
4. Approve an increase in estimate revenues and a supplemental appropriation in the FY2024-25 Midcycle Budget from Grants Fund 280 in the amount of $100,000.

STAFF REPORT

TO:	**Mayor and Council Members**	**DATE:**	**June 24, 2025**
FROM:	**Information Technology**	**DISTRICT(S):**	**Citywide**

SUBJECT: Authorize the transition of City Cellphone services from Verizon Wireless to T-Mobile

RECOMMENDATION

That the City Council:

1. Authorize the Information Technology to transition the City's cellphone service provider from Verizon Wireless to T-Mobile, utilizing already budgeted funds.

STRATEGIC FOCUS AREAS

Goal 2: Maintain Financial Stability and Sustainability (MFSS)
Goal 5: Improve and Maintain the City’s Infrastructure and Facilities (IMCIF)

EXECUTIVE SUMMARY

The City currently uses Verizon Wireless as its cellphone service provider for staff and public safety personnel. However, ongoing concerns with coverage and service reliability in several areas prompted an evaluation of alternative providers. After conducting a successful field test with a T-Mobile device, which demonstrated improved coverage and performance, staff recommends transitioning to T-Mobile. The change will be executed under the National Association to the State Procurement Officials (NASPO) ValuePoint contract, ensuring the City benefits from competitively bid government pricing.

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

Not applicable.

DISCUSSION

The City currently utilizes Verizon Wireless as its primary cellphone service provider for staff across all departments, including public safety. Over the past several years, staff has experienced varying levels of service quality across different areas of the City, with particular concern regarding dropped calls and limited data connectivity in certain neighborhoods.

To evaluate alternatives, the City conducted a field test using a T-Mobile device issued to a police officer, who traveled throughout various neighborhoods and high-traffic zones, including residential areas, commercial corridors, and emergency response zones. The results of this test period indicated that T-Mobile service is not only reliable but in many cases providers stronger signal strength, faster data speeds, and better call clarity than Verizon, especially in previously identified trouble areas.

In addition to improved service quality, T-Mobile's proposed government pricing plan through NASPO ValuePoint contract offers substantial cost savings. Based on our current number of users and average usage, the transition is projected to save the City approximately $40,000 annually in cellphone service costs. These savings are achieved through lower per-line pricing, bundled data plans, and reduced equipment costs. Additionally, T-Mobile is offering a device buyback program as part of the transition. The City's existing Verizon devices will be eligible for trade-in credit, which can be used either to offset the cost of new equipment or to help pay off any remaining Verizon account balances. This buyback option further reduces the financial burden of transitioning providers.

To ensure a seamless and efficient changeover, T-Mobile has committed to providing on-site technical support. Their technicians will be scheduled to visit City facilities and departments to assist users with data transfers, activation of new devices, and training as needed. The primary device deployment and transition for general staff will occur over a two-day period, with additional time allocated for specialized coordination with Police Department units to minimize disruption to public safety operations.

This recommendation aligns with the City's broader goals of improving operational efficiency and reducing expenditures without compromising service quality. With reliable testing results and no disruption to essential communications, this transition represents a practical and fiscally responsible upgrade to our communications infrastructure.

FISCAL IMPACT

Sufficient appropriations are available in the FY2025-27 Adopted Two-Year Budget in the Information Technology Fund (553) account (55330150.57051).

The agreement was procured in accordance with Glendora Municipal Code Section 2.40.100 (c) (6) which provides for an exception to the City's competitive procurement process when cooperative purchasing is available and undertaken or when services can be obtained through federal, state and/or other public entity pricing contracts or price agreements. The National Association to the State Procurement Officials (NASPO) ValuePoint contract was competitively bid through the State of Utah and includes the State of California as a participating entity.

ENVIRONMENTAL DETERMINATION

Not applicable.

Prepared By	Katie Dang, Administrative Assistant
Concurs With	Not Applicable
Reviewed By	Sam Robbin, Information Technology Director
Certified to Availability of Funds	Kyle Johnson, Finance Director/City Treasurer
Approved By	Adam Raymond, City Manager
Legal Review	Danny Aleshire, City Attorney
CEQA Review	Not Applicable

ATTACHMENTS:

A. NASPO Agreement
B. Quote
C. Buyback

Attachments

A. NASPO Agreement.pdf

B. Quote.pdf

C. Buyback.pdf

PARTICIPATING ADDENDUM #PA-2022-WDV-TMUS
UNDER THE
STATE OF UTAH COOPERATIVE CONTRACT #MA176
(NASPO VALUEPOINT WIRELESS DATA, VOICE, AND ACCESSORIES)

PARTICIPATING ENTITY: STATE OF CALIFORNIA

This Participating Addendum, including the attached Appendix A and Appendix A-1 (the "PA") is made on 1/26/2022 the "PA Effective Date"), between the State of California, California Department of Technology ("Participating Entity" or "State"), and T-Mobile USA, Inc. ("Contractor") (Participating Entity and Contractor are, at times, referred to individually as a "Party" or together as the "Parties").

Section 1. Recitals

1.1 The Contractor and the State of Utah, acting through its Department of Administration, Purchasing Division, individually and on behalf of the NASPO ValuePoint, a division of the National Association of State Procurement Officials ("NASPO"), are parties to the State of Utah Cooperative Contract #MA176 (NASPO ValuePoint Wireless Data, Voice, and Accessories) dated July 1, 2019, as amended (the "Master Agreement").

1.2 Participating Entity wants to participate in the Master Agreement pursuant to the terms and conditions of the PA.

1.3 The term of this PA begins on the PA Effective Date through May 22, 2025 with one (1), two-year option to extend remaining at the State's sole discretion. Notwithstanding the foregoing, the term of this PA will automatically terminate upon the termination or expiration of the Master Agreement.

Section 2. Agreement

In consideration of the recitals set forth in §1 above, which are hereby re-stated and agreed to by the Parties, and for valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Parties, Participating Entity and the Contractor hereby agree to the terms and conditions of the PA. The Master Agreement and the PA, together with all valid Purchase Orders submitted to the Contractor by an Authorized Purchasing Entity, together constitute the

"CA Agreement". Unless otherwise defined, capitalized terms in the PA have the meanings ascribed to them in the Master Agreement.

Section 3. Authorized Purchasing Entities

The State hereby designates the following as Authorized Purchasing Entities under the CA Agreement: Local government entities defined as any city, county, city and county, district or other local governmental body empowered to expend public funds for the acquisition of goods. Additional qualifying entities include those that are either (i) entirely 100% tax supported, (ii) a local governmental entity with a Joint Powers Agreement (JPA), or (iii) a Federally recognized Indian Tribe. State agencies or other state entities are not Authorized Purchasing Entities. "Authorized Purchasing Entities" also may be referred to as "Purchasing Entities" for purposes of the CA Agreement.

Each Authorized Purchasing Entity placing an Order under this PA will be treated as if it was an individual customer. Except to the extent modified in this PA, each Authorized Purchasing Entity will be responsible for compliance with the terms and conditions of the Master Agreement. Each Authorized Purchasing Entity will be responsible for its own charges, fees and liabilities. Each Authorized Purchasing Entity will have the same rights to any indemnity or to recover any costs allowed in the Master Agreement for its purchases; and Contractor will apply the charges to each Authorized Purchasing Entity individually. Each Authorized Purchasing Entity agrees to the terms of this PA, including the disclosure of limited account information (including the name, address, email and phone number of each Authorized Purchasing Entity's authorized/designated purchasing agent(s)) as part of the contractual reporting requirements to NASPO ValuePoint and/or the Participating Entity, for purposes of monitoring the contract and calculating the administrative fee.

Section 4. Purchase Orders

Except as set forth herein, Purchase Orders must reference both Master Agreement #MA176 and the PA number to be valid. Upon acceptance of any such valid Purchase Order, the corresponding Authorized Purchasing Entities will be bound by the terms and conditions of the CA Agreement including, without limitation, the obligation to pay the Contractor for Services and related Products provided. Notwithstanding the foregoing, any Purchase Order submitted that does not properly reference the Master Agreement number and/or the PA may be accepted, at the Contractor's sole discretion, if the Contractor can reasonably ascertain that such Purchase Order was properly authorized and

intended for use with the PA. In such instances, the corresponding Purchase Order will be similarly valid and binding. The terms and conditions of the CA Agreement will not be modified or superseded by any terms and conditions in any Authorized Purchasing Entity-generated Purchase Order. Purchase Orders will have no force or effect other than to denote quantity, the products or services purchased, delivery destinations, requested delivery dates and any other information required by the CA Agreement.

Section 5 Primary Contacts

	Participating Entity (State): California Department of Technology	**Contractor:**
Name	Sandra Morales	David Bezzant
Title	Contract Manager	Vice President, T-Mobile for Government
Address	P.O.BOX 1810, MS 12 Rancho Cordova, CA 95741	c/o T-Mobile USA, Inc. 12920 SE 38th Street Bellevue, WA 98006
Telephone	(916)460-9809	(425) 383-4000
Email	TechnologyProcurements@state.ca.gov and Sandra.Morales@state.ca.gov	David.Bezzant@T-Mobile.com

Section 6. Notice of Administrative Fees

The following charges are being paid by the Contractor under this PA.

6.1 California Department of Technology Administrative Fee

Contract Fees to Participating Entity: The Contractor is being charged an Administrative Fee of 1.00% of all Authorized Purchasing Entities Total Wireless Spend, pursuant to the schedule of payments set forth in the Master Agreement. "Total Wireless Spend" for the Participating Entity's state will be calculated (with respect to Participating Entity state sales only) in the same manner as set forth in Section 6 of Attachment A (NASPO ValuePoint Master Agreement Terms and Conditions) to the Master Agreement.

The Contractor shall submit a check payable to the California Department of Technology, Accounting, P.O. Box 1810, MS Y06, Rancho Cordova, CA 95741 for the calculated administrative fee. This fee shall be included as an adjustment to the Contractor's NASPO ValuePoint pricing and not invoiced or charged to the Authorized Purchasing Entities for the use of this PA.

Section 7. Authority

By signing below, the corresponding Party's representative represents that he or she is duly authorized by the Contractor or Participating Entity, as applicable, to execute the PA on behalf of the respective Party, and that the Contractor and Participating Entity agree to be bound by the provisions hereof. In addition, Participating Entity represents that it has received the requisite approvals from the applicable State authority and NASPO to participate in the Master Agreement.

Section 8. Entire Agreement

The Master Agreement and this PA set forth the entire agreement between the Parties with respect to its subject matter, and it supersedes all previous communications, representations or agreements, whether oral or written, with respect thereto.

IN WITNESS WHEREOF, the Parties have executed the PA as of the PA Effective Date.

T-Mobile USA, Inc.	**State of California**
Signature: David Bezzant David Bezzant (May 19, 2023 08:27 MDT)	Signature: Samit Wangnoo
Printed Name: David Bezzant	Printed Name: Samit Wangnoo
Title: Vice President	Title: Assistant Deputy Director
Date Signed: May 19, 2023	Date Signed: May 19, 2023
Signature: David Viscovich (as to Legal Form) David Viscovich (as to Legal Form) (May 19, 2023 09:23 EDT)	
Printed Name: David Viscovich	
Title: Director, Legal Affairs	
Date Signed: May 19, 2023	

Appendix A

1. General Provisions - Wireless Voice And Data Services

This PA shall automatically incorporate by reference the General Provisions - Wireless Voice and Data Services for NASPO Participating Addendum for Local Government, which can be found attached hereto as Appendix A-1.

2. Reporting

The Contractor shall provide the following management reports to the State Contract Administrator as reasonably requested. The reports shall reflect the agency's usage under the contract for the respective month/quarter. Reports shall be submitted in electronic format by email. Upon execution of the Purchase Order, the Authorized Purchasing Entities understand and agree that the Contractor may provide the State Customer Proprietary Network Information (CPNI) as part of Contractor's reporting obligations under the Contract for purposes of administering the Participating Addendum.

Listed below are the management reports that shall be provided:

a) Usage Report (quarterly):

The Contractor shall submit a Usage Report for the Total Wireless spend of all Authorized Purchasing Entities on a quarterly basis by the 45th day of the first month of the new quarter. This report shall be reviewed by the State Contract Administrator and shall correlate with the Administration Fee. The Usage Report shall contain the same fields as Attachment H (NASPO ValuePoint Cooperative Contract Detailed Sales Report) of the Contractor's Master Agreement.

b) Authorized Purchasing Entities Report (annually):

The Authorized Purchasing Entities Report shall be submitted to the State Contract Administrator annually by the 30th day of January. The report shall include the name of the Authorized Purchasing Entity, contact name, phone number and email address of the individual responsible for submitting purchase requests for each Authorized Purchasing Entity. This information will be used for the State Contract Administrator to communicate with the Authorized Purchasing Entity's regarding Contract expiration and transition options.

c) Custom Reports:

Authorized Purchasing Entities will have access to Contractor's order and support portal, which provides a variety of reporting tools, including account management reports, invoicing reports, order reports, and usage reports.

3. CONTRACTOR'S WEBSITE

The Contractor shall provide a website for Authorized Purchasing Entities to manage accounts, get product information, and to order Products and Services. The Contractor shall maintain, support and keep current a NASPO-specific contract website with current pricing, general contract information, and Contractor point of contact information.

4. LOCAL NUMBER PORTABILITY

Authorized Purchasing Entities may be able to transfer a Master Account User's Number to or from another provider with whom Contractor has a porting relationship in accordance with Contractor internal business policies.

5. OUT OF STOCK

The Contractor shall alert the Authorized Purchasing Entities at time of order, or within three (3) business days after order if a Product is out of stock or subject to backorder date for delivery. The Authorized Purchasing Entity has the option to cancel the Product and/or purchase another Product. Under no circumstances the Contractor will make unauthorized substitutions.

6. SHIPPED ORDERS

All deliveries shall be F.O.B. destination, freight pre-paid, with all transportation and handling charges paid by the Contractor.

7. ORDER ACKNOWLEDGEMENT

The Contractor shall provide the Authorized Purchasing Entities (via self-service in the Contractor's order and support portal) with an Order receipt acknowledgement within one (1) business day after receipt of Order. The Order receipt acknowledgement shall contain:

a) Product(s) and/or Service plan(s) purchased

b) Contractor order number

c) Customer name, as designated by the Authorized Purchasing Entity

d) Bill to address

e) Ship to address

8. SHIPMENT CONFIRMATION

The Contractor shall provide a shipment confirmation to the Authorized Purchasing Entity (via self-service in the Contractor's order and support portal) on the day the Order is shipped. Shipment confirmation shall include, at a minimum:

a) Phone number for new lines, if applicable

b) Electronic Serial Number (ESN), International Mobile Equipment Identity (IMEI), or Mobile Equipment Identifier (MEID), if applicable

c) Date shipped

d) Tracking number

9. DELIVERY SCHEDULES

Delivery for Orders placed against this CA Agreement shall be in accordance with the following:

a) Locations

Deliveries are to be made (statewide) to the location specified on the individual Purchase Order, which may include, but not limited to inside buildings, high-rise office buildings, and receiving docks.

b) Schedule

The Contractor shall make reasonable efforts to deliver in-stock Products within five (5) business days after order receipt acknowledgement.

10. PACKING SLIP INFORMATION

All shipped Orders shall include a packing slip (via self-service in the Contractor's order and support portal) with the following information:

a) Customer name, as designated by the Authorized Purchasing Entity
b) Ship-to address
c) Contractor Order number
d) Description of items

11. INVOICING

Invoice content will vary depending on the type of Service. Invoices shall include data as defined below for an Authorized Purchasing Entity to validate charges.

The Contractor's Invoice shall include, at a minimum:

a) Contractor name, address, and telephone number

b) Authorized Purchasing Entity Name
c) Invoice number
d) Invoice date
e) Account Number
f) Line-item description
g) Quantity purchased
h) Unit of measure
i) Unit Price
j) Total Non-recurring Charges (NRC)/Total One-Time Charges
k) Total Recurring Charges (MRC)/Total Monthly Recurring Charges
l) State sales and/or use tax
m) Total Adjustments
n) Total Charges

The Authorized Purchasing Entity's obligation to make payment pursuant to the contract is subject to services completed and signed off by the Authorized Purchasing Entity and the availability of appropriation funds. Receipt of a Purchase Order under this Participating Addendum is proof of funds for that order.

12. WARRANTY

Equipment is covered by the manufacturer's consumer warranty that will be passed through to the Customer. The Contractor shall provide manufacturer's warranty information (terms and conditions, provider, etc.) to the Customer with all Equipment at the time of delivery. The Contractor shall work with the Customer to facilitate Equipment replacement.

13. DAMAGED, DEFECTIVE AND ITEMS SHIPPED IN ERROR

The Contractor shall provide credit and/or replacement for freight-damaged or defective Products within 48 hours after notification by the Authorized Purchasing Entity at no charge. This also includes incorrect Products shipped or an order entry error by the Contractor's customer service representative. The Contractor cannot require the Authorized Purchasing Entity to deal directly with the manufacturer. Additionally, the Contractor shall provide the Authorized Purchasing Entities with a prepaid and self-addressed container suitable for the return of the Products. Authorized Purchasing Entities shall not be assessed restocking fees or any other fees for items trialed and then returned as unacceptable for any reason.

14. ACTIVATIONS/TERMINATIONS/SUSPENSIONS AND ACCOUNT CHANGES

a) Existing Equipment: The Contractor shall activate or suspend Service or make account changes on existing Product(s) and complete requested plan changes within 48 hours of notification by the Authorized Purchasing Entity. The Contractor shall provide the appropriate Authorized Purchasing Entity with an account change or suspension confirmation within 24 hours of a change or suspension request.
b) New Equipment: The Contractor shall allow for Service activation on new equipment promptly following delivery of equipment, excluding activations involving number portability.
c) Emergency Service Activation: In the event of emergency, i.e. State declaration of emergency during a disaster, the Contractor shall (subject to any force majeure rights available to Contractor) make commercially reasonable efforts to activate Products within 24 hours or less after request.
d) Temporary Suspension and Reactivation: The Contractor shall suspend or reactivate lines within 48 hours of request. During periods of suspension, the line must not incur any charges and the wireless number must not change, provided that the suspension period does not exceed 90 consecutive calendar days or 180 total days in any year.

15. SERVICE PLAN CHANGES

There shall be no change fees or service plan term extensions when a subscriber changes service plans, unless expressly provided otherwise within the terms and conditions of the service plan(s).

16. PRODUCT RECALL

Authorized Purchasing Entities will be notified if a Master Agreement Product is affected by a product recall. The Contractor will provide notification and instructions on how to return or replace the Product.

17. ACCEPTANCE TESTING PERIOD

Inspection and acceptance will be in accordance with Section 15 of Attachment A (NASPO ValuePoint Master Agreement Terms and Conditions) to the Master Agreement.

APPENDIX A-1

GENERAL PROVISIONS – WIRELESS VOICE AND DATA SERVICES

FOR

NASPO PARTICIPATING ADDENDUM FOR LOCAL GOVERNMENT

Revised 12/14/2021

Issued By:

STATE OF CALIFORNIA

California Department of Technology

Statewide Technology Procurement

P.O. BOX 1910

RANCHO CORDOVA, CA 95741

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1. DEFINITIONS

The following terms shall be given the meaning shown below.

"Application Program" means a computer program intended to be executed for the purpose of performing useful work for the user of the information being processed. Application programs are developed or otherwise acquired by the user of the Hardware/Software system, but they may be supplied by the Contractor.

"Authorized Purchasing Entities" means any Local government entities defined as any city, county, city and county, district or other local governmental body empowered to expend public funds for the acquisition of goods. Additional qualifying entities include those that are either entirely 100% tax supported, a local governmental entity with a Joint Powers Agreement (JPA), or a federally recognized Indian Tribe.

State agencies or other state entities are not Authorized Purchasing Entities.

"Commercial Software" means Software developed or regularly used that: (i) has been sold, leased, or licensed to the general public; (ii) has been offered for sale, lease, or license to the general public; (iii) has not been offered, sold, leased, or licensed to the public but will be available for commercial sale, lease, or license in time to satisfy the delivery requirements of this Contract; or (iv) satisfies a criterion expressed in (i), (ii), or (iii) above and would require only minor modifications to meet the requirements of this Contract.

"CA Agreement" or "Contract" means the Master Agreement and the PA, together with all valid Purchase Orders submitted to the Contractor by an Authorized Purchasing Entity.

"Contractor" means the business entity with whom the State enters into this Contract. Contractor shall be synonymous with "supplier", "vendor" or other similar term.

"Deliverables" means Equipment (including Cellular Equipment) Services, Software, Information Technology, Telecommunications, Hardware, Documentation and other items (e.g. reports) to be delivered pursuant to this Contract, including any such items furnished incident to the provision of Services.

"Documentation" means manuals and other printed materials necessary or useful to the Authorized Purchasing Entities in its use or maintenance of the Equipment or Software provided hereunder. Manuals and other printed materials customized for the Authorized Purchasing Entities hereunder constitute Work Product if such materials are required by the Purchase Order.

"Equipment" is an all-inclusive term which refers either to individual machines or to a complete data processing system including its Hardware and Operating Software (if any), and Cellular Equipment.

"Equipment Failure" is a malfunction in the Equipment, excluding all external factors, which prevents the accomplishment of the Equipment's intended function(s). If microcode or Operating Software residing in the Equipment is necessary for the proper operation of the Equipment, a failure of such microcode or Operating Software which prevents the accomplishment of the Equipment's intended functions shall be deemed to be an Equipment Failure.

"Hardware" usually refers to computer Equipment and is contrasted with Software. See also equipment.

"Information Technology" includes, but is not limited to, all electronic technology systems and Services, automated information handling, System design and analysis, conversion of data, computer programming, information storage and retrieval, Telecommunications which include voice, video, and data communications, requisite System controls, simulation, electronic commerce and all related interactions between people and Machines.

"Maintenance" includes: (i) remedial maintenance performed by the Contractor or manufacturer as a of a result of Services, Equipment or Software failure, and which is performed as required, i.e. on an unscheduled basis; or (ii) maintenance performed on a scheduled basis by the Contractor or manufacturer and is designed to keep the Equipment and/or Software in proper operating condition.

"Master Agreement" means the Contractor's State of Utah Cooperative Contract (NASPO ValuePoint Wireless Data, Voice, and Accessories), and any amendments thereto.

"Operating Software" means those routines, whether or not identified as Program Products, that reside in the Equipment and are required for the Equipment to perform its intended function(s), and which interface the operator, other Contractor-supplied programs, and user programs to the Equipment.

"Participating Addendum" or "PA" means the Participating Addendum under the NASPO ValuePoint Wireless Communication Services and Equipment to which these General Provisions are attached and into which these General Provisions are incorporated.

"Purchase Order" has the meaning given to it in the Master Agreement.

"Services" means any and all Services, including cellular Services required to be performed by the Contractor pursuant to Contract.

"Software" means an all-inclusive term which refers to any computer programs, routines, or subroutines supplied by the Contractor, including operating software, Programming Aids, Application Programs, and Program Products.

"Software Failure" means a malfunction in the Contractor-supplied Software, other than Operating Software, which prevents the accomplishment of work, even though the Equipment (including its Operating Software) may still be capable of operating properly. For Operating Software failure, see definition of Equipment Failure.

"State" means the government of the State of California, its employees and authorized representatives, including without limitation any department, agency, or other unit of the government of the State of California.

"System" means the complete collection of Hardware, Software and Services as described in this Contract, integrated and functioning together, and performing in accordance with this Contract.

"Telecommunications" means to include all Hardware, Software and Service components involved in the secure, efficient and reliable delivery of analog and digital data streams to and/or from government 'end systems'. Examples of the components that comprise a Telecommunications System are communications links, routers, switches, multiplexers, transmitters, repeaters, and firewalls. The end systems which are interconnected via a telecommunications system include discrete hardware and software elements that accept analog or digital data streams for storage, processing or conversion to an end user. Examples of end systems are servers, telephones, video displays, and handheld computing devices.

"Telecommunications Service" means the providing, allowing, facilitating, or generating of any form of Telecommunication through the use of a Telecommunications device over a Telecommunications system.

"Telecommunications System" means systems, Services or components that: (i) Do not create data except for use by the Telecommunications system or systems used to monitor or manage the Telecommunications system. (ii) Do not store data except transiently for purposes related to network routing, performance optimization or error recovery. (iii) Do not delete or modify data except for purposes related to the reliability, efficiency and security of the Telecommunications Service.

2. PURPOSE

These General Provisions-Wireless Voice and Data Services are part of the Participating Addendum ("PA") entered into between the State and the Contractor.

3. PARTICIPATING ADDENDUM EFFECTIVE DATE

The PA (including this Appendix A-1) signed by the Contractor shall not become effective until signed by the Department of Technology ("PA Effective Date").

4. IRREVOCABLE OFFER

From the date that the Contractor executes the PA ("Signing Date") until such time as the State executes the PA (but in no event beyond 90 days after the Signing Date), and as such process is further described herein, the PA constitutes the irrevocable, firm offer by the Contractor to provide the Services to the Authorized Purchasing Entities for the charges in accordance with the PA. The PA shall not be binding or of any legal force or effect on the State until the authorized execution of the PA by the California Department of Technology, as provided in Section 3 (Participating Addendum Effective Date).

5. COMPLETE INTEGRATION

The PA, including any documents incorporated herein by express reference (including the Master Agreement referenced in the PA), is intended to be a complete integration and there are no prior, contemporaneous, different, or additional agreements pertaining to the subject matter of the PA.

6. SEVERABLITY/SURVIVAL CLAUSE

If any provision of the PA is found to be illegal or unenforceable, such term or provision shall be deemed stricken and the remainder of the PA shall remain in full force and effect.

7. INDEPENDENT CONTRACTOR

The Contractor and the agents and employees of the Contractor, in the performance of the PA, shall act in an independent capacity and not as officers or employees or agents of the State or any Authorized Purchasing Entities.

8. APPLICABLE LAW

a) The PA shall be governed by and interpreted in accordance with the laws of the State of California; venue of any action brought with regard to this PA shall be in Sacramento County, Sacramento, California. Each party irrevocably submits to the sole and exclusive jurisdiction of the courts in Sacramento County, Sacramento California. To the extent Services in the PA are subject to the jurisdiction of the

California Public Utilities Commission (CPUC), the CPUC shall have jurisdiction over the PA, and the PA and related Services may be subject to modification from time to time as the CPUC may so order in the exercise of their lawful jurisdiction. The United Nations Convention on Contracts for the International Sale of Equipment shall not apply to the PA.

b) The Contractor, in conducting its business as required by the PA, shall comply with the Communications Act of 1934, as amended (including, but not limited to, the Telecommunications Act of 1996 and subsequent Acts), and as interpreted and applied by the applicable regulatory authorities and courts and any applicable rules, regulations and decisions of the Federal Communications Commission (FCC) and the CPUC.

9. COMPLIANCE WITH STATUTES AND REGULATIONS

a) The State, Authorized Purchasing Entities and the Contractor warrant and certify that in the performance of the PA, they will comply with all applicable statutes, rules, regulations and orders of the United States and the State of California. The Contractor agrees to indemnify the State and Authorized Purchasing Entities against any loss, cost, damage or liability by reason of the Contractor's violation of this provision.

b) The State and Authorized Purchasing Entities will notify the Contractor of any such claim in writing and tender the defense thereof within a reasonable time; and

c) The Contractor will have sole control of the defense of any action on such claim and all negotiations for its settlement or compromise; provided that: (i) when substantial principles of government or public law are involved, when litigation might create precedent affecting future State and Authorized Purchasing Entities operations or liability, or when involvement of the State and Authorized Purchasing Entities is otherwise mandated by law, the State and Authorized Purchasing Entities may participate in such action at their own expense with respect to attorneys' fees and costs (but not liability); (ii) where a settlement would impose liability on the State and Authorized Purchasing Entities, affect principles of California government or public law, or impact the authority of the State and Authorized Purchasing Entities, the Department of Technology shall have the right to approve or disapprove any settlement or compromise, which approval will not unreasonably be withheld or delayed; and (iii) the State and Authorized Purchasing Entities will reasonably cooperate in the defense and in any related settlement negotiations.

d) To the extent that the PA falls within the scope of Government Code section 11135, the Contractor hereby agrees to respond to and resolve any complaint brought against the Contractor pursuant to this section.

e) In the event that any term or action required in the PA requires a regulatory filing, the Contractor shall make such filing and such action and/or term shall, to the extent applicable, be made effective pursuant to the rules of the FCC and/or the CPUC. To the extent applicable, the Contractor shall make the appropriate FCC filing in a timely manner with the rates being effective consistent with FCC requirements.

f) In addition to the foregoing, the Contractor shall, after execution of the PA, make all necessary regulatory filings.

10. CONTRACTOR'S POWER AND AUTHORITY

a) The Contractor warrants that it has full power and authority to grant the rights herein granted and will hold the State and Authorized Purchasing Entities harmless from and against any loss, cost, liability, and expense (including reasonable attorney fees) arising out of any breach of this warranty. Further, the Contractor avers that it will not enter into any arrangement with any third party which might abridge any rights of the State and Authorized Purchasing Entities under the PA.

b) The State and Authorized Purchasing Entities will notify the Contractor of any such claim in writing and tender the defense thereof within a reasonable time; and

c) The Contractor will have sole control of the defense of any action on such claim and all negotiations for its settlement or compromise; provided that (i) when substantial principles of government or public law are involved, when litigation might create precedent affecting future State and Authorized Purchasing Entities operations or liability, or when involvement of the State and Authorized Purchasing Entities is otherwise mandated by law, the State and Authorized Purchasing Entities may participate in such action at their own expense with respect to attorneys' fees and costs (but not liability); (ii) where a settlement would impose liability on the State and Authorized Purchasing Entities, affect principles of California government or public law, or impact the authority of the State and Authorized Purchasing Entities, the Department of Technology will have the right to approve or disapprove any settlement or compromise, which approval will not unreasonably be withheld or delayed; and (iii) the State and Authorized Purchasing Entities will reasonably cooperate in the defense and in any related settlement negotiations.

11. ASSIGNMENT

The PA shall not be assignable by the Contractor in whole or in part without the written consent of the State. The State's consent shall not be unreasonably withheld or delayed. For the purpose of this paragraph, the State will not unreasonably prohibit the Contractor from freely assigning its right to payment, provided that Contractor remains responsible for its obligations hereunder.

12. WAIVER OF RIGHTS

Any action (other than an express written waiver) or inaction by the State and Authorized Purchasing Entities or the failure of the State and Authorized Purchasing Entities on any occasion, to enforce any right or provision of the PA, shall not be construed to be a waiver by the State of its rights hereunder and shall not prevent the State and Authorized Purchasing Entities from enforcing such provision or right on any future occasion. The rights and remedies of the State and Authorized Purchasing Entities herein are cumulative and are in addition to any other rights or remedies that the State and Authorized Purchasing Entities may have at law or in equity.

13. ORDER OF PRECEDENCE

In the event of any inconsistency between the articles, attachments, specifications or provisions which constitute the CA Agreement, the following order of precedence shall apply:

1) The PA including the General Provisions - Wireless Voice and Data Services.
2) The NASPO Master Agreement (Master Agreement), and any attachments thereto.
3) Purchase Order and related ordering documents such as Work Authorizations (subject to Section 4 of the PA).

14. SUBSTITUTIONS

Substitution of Deliverables may not be tendered without five (5) days advance written consent of the Authorized Purchasing Entities. The Contractor shall not use any specification in lieu of those contained in the PA without written consent of the Authorized Purchasing Entities.

15. SERVICE INTERRUPTIONS

The Contractor's liability for Service interruptions, if any, shall be limited to credit out of allowances provided for in the Master Agreement.

16. ENHANCEMENT OF CELLULAR SERVICE

The Authorized Purchasing Entities must obtain the Contractor's prior approval (which Contractor may withhold in its sole discretion) and written agreement before they may install, deploy or use any regeneration equipment or similar mechanism (for example, a repeater) to originate, amplify, enhance, retransmit or regenerate Cellular Service.

17. SAFETY AND ACCIDENT PREVENTION

In performing work on Authorized Purchasing Entities premises, the Contractor shall conform to any specific safety requirements required by law or regulation. The Contractor may consider any additional precautions as reasonably requested by the Authorized Purchasing Entities for safety and accident prevention purposes.

18. INSURANCE

The Contractor shall maintain all commercial general liability insurance, workers' compensation insurance and any other insurance required under the Master Agreement.

19. TERMINATION FOR THE CONVENIENCE OF THE STATE

a) The State may terminate this Contract for convenience if the Deputy Director, Department of Technology, Statewide Technology Procurement, or designee, determines that a termination is in the State's interest. The Deputy Director, Department of Technology, Statewide Technology Procurement, or designee, shall terminate by delivering to the Contractor a Notice of Termination specifying the extent of termination and the effective date thereof, such date not to be earlier than thirty (30) days from the date the notice is delivered.

b) After receipt of a Notice of Termination, and except as directed by the State, the Contractor shall immediately proceed with the following obligations, as applicable, regardless of any delay in determining or adjusting any amounts due under this clause. The Contractor shall:

   i. Stop work as specified in the Notice of Termination (except as required by any Disentanglement/Migration-Out Services).

   ii. Place no further subcontracts for materials, Services, or facilities, except as necessary to complete the continuing portion of the Contract.

   iii. Terminate all subcontracts to the extent they relate to the work terminated.

   iv. Settle all outstanding liabilities and termination settlement proposals arising from the termination of subcontracts.

c) After termination, the Contractor shall submit a final termination settlement proposal to the State in the form and with the information prescribed by the State. The Contractor shall submit the proposal promptly, but no later than ninety (90) days after the effective date of termination, unless a different time is provided in the Notice of Termination.

d) The Contractor and the State may agree upon the whole or any part of the amount to be paid as requested under subsection c) above.

e) Unless otherwise specified, upon the termination for convenience, the State shall have no obligation to pay the Contractor any amount other than in accordance with the terms of the this Contract the agreed upon price for Deliverables accepted by the State, adjusted for any savings on freight and other charges plus any unrecovered amortized capital costs originally identified in writing by the Contractor and approved in advance by the State, calculated using Generally Accepted Accounting Principles.

20. TERMINATION FOR DEFAULT

Unless otherwise specified in the Contract:

a) The State may, subject to the clause titled "Force Majeure", by written notice of default to the Contractor, terminate this Contract in whole or in part if the Contractor fails to:

   i. Deliver the Deliverables or perform the Services within the time specified in the Contract or any amendment thereto;

   ii. Make progress, so that the lack of progress endangers performance of this Contract; or

   iii. Perform any of the material provisions of this Contract.

b) The State's right to terminate this Contract under subsection a) above, may be exercised if the failure constitutes a material breach of this Contract and if the Contractor does not cure such failure within the time frame stated in the State's cure notice, which in no event will be less than thirty (30) days.

c) If, after termination, it is determined by a final decision that the Contractor was not in default, the rights and obligations of the parties shall be the same as if the termination had been issued for the convenience of the State.

d) Both parties, State and the Contractor, upon any termination for default, have a duty to mitigate the damages suffered by it.

e) The rights and remedies of the State in this clause are in addition to any other rights and remedies provided by law or under this Contract, and are subject to the clause titled "Limitation of Liability".

21. RIGHTS AND REMEDIES FOR DEFAULT

a) In the event any Deliverables furnished or Services provided by the Contractor in the performance of the PA should fail to conform to the requirements herein, the Authorized Purchasing Entities may reject the same, and it shall become the duty of the Contractor to reclaim and remove the Deliverables promptly, including by providing the Authorized Purchasing Entities with appropriate instructions for returning the Equipment, or to correct the performance of the Services, without expense to the Authorized Purchasing Entities, and promptly replace or re-perform all such rejected Deliverables or Services, as applicable, with others conforming to the Contract.

b) In addition to any other rights and remedies, the Authorized Purchasing Entities may require the Contractor, at the Contractor's expense, to ship Deliverables via air freight or expedited routing to avoid or minimize actual or potential delay if the delay is the fault of the Contractor.

c) In the event of the termination of the Contract, either in whole or in part, by reason of default or breach by the Contractor, any direct damages sustained by the Authorized Purchasing Entities in procuring any items which the Contractor agreed to supply shall be borne and paid for by the Contractor.

d) The Authorized Purchasing Entities reserves the right to offset the reasonable cost of all direct damages caused to the Authorized Purchasing Entities against any outstanding invoices or amounts owed to the Contractor or to make a claim against the Contractor therefore.

22. LIMITATION OF LIABILITY

a) Except as may be otherwise approved by the California Department of Technology, Chief Technology Officer or designee, and subject to subsection b) below, the Contractor's liability for damages to the State for any cause whatsoever, and regardless of the form of action, whether in contract or in tort, shall be limited to the Purchase Price. For purposes of this subsection a), "Purchase Price" will mean the aggregate PA price; except that, with respect to a Contract under which multiple Purchase Orders will be issued (e.g., a Master Agreement or Multiple Award Schedule contract), "Purchase Price" will mean the total price of the Purchase Order for the Deliverable(s) or Service(s) that gave rise to the loss,

such that the Contractor will have a separate limitation of liability for each Purchase Order.

b) The foregoing limitation of liability shall not apply (i) to any liability under the Section 9 (Compliance with Statutes and Regulations) (ii) to liability under Section 38 (Patent, Copyright, and Trade Secret Indemnity) or to any other liability (including without limitation indemnification obligations) for infringement of third party intellectual property rights; (iii) to claims covered by any specific provision herein calling for liquidated damages; (iv) to claims arising under provisions herein calling for indemnification for third party claims against the State or Authorized Purchasing Entities for bodily injury to persons or damage to real or tangible personal property caused by the Contractor's negligence or willful misconduct; (v) to costs or attorney's fees that the State or Authorized Purchasing Entities becomes entitled to recover as a prevailing party in any action, or (vi) to direct costs of mitigation, remediation and/or notification obligations resulting from any data breach.

c) Nothing herein shall be construed to waive or limit the State's sovereign immunity or any other immunity from suit provided by law.

d) In no event will either the Contractor or the State or Authorized Purchasing Entities be liable for consequential, incidental, indirect, special, or punitive damages, even if notification has been given as to the possibility of such damages, except (i) to the extent that the Contractor's liability for such damages is specifically set forth in the Purchase Order or (ii) to the extent that the Contractor's liability for such damages arises out of subsection b)(i), b)(ii), or b)(iv) above.

23. STATEMENT OF ECONOMIC INTERESTS

As applicable, consultants can be categorized as a public official for purposes of adherence to Conflict of Interest laws and the filing of a Statement of Economic Interests (Form 700). As such, upon award and prior to beginning work, and on an annual basis, the consultant's staff and/or subcontractors (as applicable) engaged in performing the Services described in the PA are required to complete and submit a Form 700 to the State of California. To acquire an exemption from this requirement, consultant must submit a request to the Department of Technology, Statewide Technology Procurement explaining the basis for the request and the staff or subcontractor staff to be excluded on that basis. Form 700 and instructions can be accessed at the California Fair Political Practices Commission website, http://www.fppc.ca.gov.

24. ACCESS TO FACILITIES/FACILITIES ACCESS POLICIES

a) The Authorized Purchasing Entities acknowledge that the Contractor or its employees and/or subcontractors (collectively the "Contractor Personnel") may work closely with the Authorized Purchasing Entities to implement and perform the Services by working on the premises of participating Authorized Purchasing Entities.

b) The Authorized Purchasing Entities will ensure that Contractor Personnel have access to Authorized Purchasing Entities' Locations as reasonably necessary for the Contractor to provide the Services for which the Contractor is responsible.

c) Contractor Personnel will coordinate with the Authorized Purchasing Entities as necessary to obtain access to Authorized Purchasing Entities' Locations to perform the Services, or to perform other obligations as contained herein.

d) If, as part of Authorized Purchasing Entities' agency or standard policies and procedures regarding the Contractors working onsite, Authorized Purchasing Entities may require Contractor Personnel to comply with the Authorized Purchasing Entities standard access policies, prior to placing an order, that requires access to Authorized Purchasing Entities' Locations ("Standard Access Agreements"), the Authorized Purchasing Entities will: (i) provide a copy of or an URL link to such Standard Access Agreements to the Contractor in advance of placing any order that requires access to the Authorized Purchasing Entities' Locations, or (ii) copies or references to Standard Access Agreements already executed by the Contractor that apply, if any, with a statement that those are still applicable to Contractor Personnel.

25. USE AND ADVERTISING USE OF DATA

The Contractor or its third party providers are not authorized to use, sell, resell, package or repackage or publicly display any information deemed by the Authorized Purchasing Entities as confidential, sensitive or personal information pursuant to the PA language or Authorized Purchasing Entities data without written express approval of the Authorized Purchasing Entities. This restriction includes key word searching or data mining of Authorized Purchasing Entities data.

26. CONTRACTOR'S LIABILITY FOR INJURY TO PERSONS OR DAMAGE TO PROPERTY

a) Except to the extent arising out of an Authorized Purchasing Entities Representative's (as defined below) own negligence, the Contractor shall be liable for damages arising out of injury to the person and/or damage to the property of the Authorized Purchasing Entities, employees of the Authorized

Purchasing Entities, persons designated by the Authorized Purchasing Entities for training, or any other person(s) other than agents or employees of the Contractor, designated by the Authorized Purchasing Entities for any purpose, prior to, during, or subsequent to delivery, installation, acceptance, and use of the Deliverables either at the Contractor's site or at the Authorized Purchasing Entities' place of business, provided that the injury or damage was caused by the fault, negligence, or willful misconduct of the Contractor.

The Contractor shall not be liable for damages solely arising out of or caused by an alteration or an Attachment not made or installed by the Contractor, or for damage to alterations or Attachments that may result from the normal operation and maintenance of the Deliverables provided by the Contractor during the Contract.

b) The Contractor shall not be liable for damages solely arising out of or caused by an alteration or an Attachment not made or installed by the Contractor, or for damage to alterations or Attachments that may result from the normal operation and maintenance of the Deliverables provided by the Contractor during the Contract.

27. INDEMNIFICATION

The Contractor agrees to indemnify, defend and hold harmless the State and Authorized Purchasing Entities, its officers, agents and employees from any and all third party claims, costs (including without limitation reasonable attorneys' fees), and losses due to the injury or death of any individual, or the loss or damage to any real or tangible personal property, to the extent resulting from the willful misconduct or negligent acts or omissions of the Contractor or any of its affiliates, agents, subcontractors, employees, suppliers, or laborers furnishing or supplying work, Deliverables, Services, materials, or supplies in connection with the performance of this Contract. Such defense and payment will be conditional upon the following:

a) The State and Authorized Purchasing Entities will notify the Contractor of any such claim in writing and tender the defense thereof within a reasonable time (but no delay or failure to so notify the Contractor shall relieve it of its obligations under the PA except to the extent that Contractor has suffered actual prejudice by such delay or failure); and

b) The Contractor will have sole control of the defense of any action on such claim and all negotiations for its settlement or compromise; provided that (i) when substantial principles of government or public law are involved, when litigation

might create precedent affecting future State and Authorized Purchasing Entities operations or liability, or when involvement of the State and Authorized Purchasing Entities is otherwise mandated by law, the State and Authorized Purchasing Entities may participate in such action at its own expense with respect to attorneys' fees and costs (but not liability); (ii) where a settlement would impose liability on the State and Authorized Purchasing Entities, affect principles of California government or public law, or impact the authority of the State and Authorized Purchasing Entities, the California Department of Technology shall have the right to approve or disapprove any settlement or compromise, which approval will not unreasonably be withheld or delayed; and (iii) the State and Authorized Purchasing Entities will reasonably cooperate in the defense and in any related settlement negotiations.

28. SERVICE TAXES, FEES, SURCHARGES, AND SURCREDITS

a) The Authorized Purchasing Entities shall be subject to Service taxes, fees, surcharges, and surcredits that are mandated by the government of the State of California (including the CPUC), and the federal government (including the FCC), as applicable. The Authorized Purchasing Entities shall be subject to Service taxes, fees, surcharges and surcredits mandated by the State and federal governments, and also as mandated by California local government jurisdictions and political subdivisions, as applicable. Mandates in effect at the time of award and as hereafter mandated may be recovered from Authorized Purchasing Entities of the applicable Service.

b) The Authorized Purchasing Entities reserves the right to verify, and if necessary, challenge the Contractor and the applicable regulatory authority, the application by the Contractor of Service taxes, fees, surcharges, and surcredits referred to in subsection a) above. Should the Authorized Purchasing Entities consider the application of such items to be inappropriate, the Authorized Purchasing Entities and the Contractor shall meet and confer regarding the applicability of such items. If thereafter a dispute exists regarding the proper application of such items, the parties may resolve such disputes in accordance with Section 40, Disputes. Either party may seek guidance or clarification from the applicable regulatory authority regarding the appropriate application of such items. If the application of such items is deemed inappropriate by the regulatory authority, the Contractor shall cease and/or revise the application of such items and, if appropriate, issue retroactive credits to the impacted Authorized Purchasing Entities.

c) All charges under the PA are exclusive of applicable federal, state and local sales, use, excise, utility, and gross receipt taxes, other similar tax-like charges and surcharges. The Authorized Purchasing Entities will provide the Contractor the tax exemption certificates that comply with the requirements of the Internal Revenue Code and Regulations (i.e., see Internal Revenue Regulations section 49.4253-11 and IRS Publication 510 or their current equivalent versions). The Contractor agrees to exempt all Entities from federal excise taxes and E-9-1-1 taxes, all as applicable, promptly after the date the Contractor receives a duly authorized and valid exemption certificate. The Contractor agrees, for the purpose of federal exemption, that the State will act as the authorized agent for the PA in submitting exemption requests on behalf of all Authorized Purchasing Entities.

   The Contractor shall be authorized to include as a separate line item a charge for reimbursement of sales tax or use tax expense that is incurred with respect to a sale of handsets, accessories, or other tangible property to Authorized Purchasing Entities, and the Authorized Purchasing Entities shall pay such sales tax or use tax reimbursement charge to the Contractor.

29. NEWLY MANUFACTURED EQUIPMENT

Except where requested by the Authorized Purchasing Entity or when Equipment is provided as a warranty replacement, all Equipment furnished under the PA shall be newly manufactured Equipment or certified as new and warranted as new by the manufacturer; used or reconditioned Equipment is prohibited, unless otherwise specified.

30. PARTICIPATING ADDENDUM MODIFICATION

a) No amendment or variation of the terms of the PA shall be valid unless made in writing, signed by the parties and approved as required. No oral understanding or agreement not incorporated in the PA is binding on any of the parties.

b) Any change to the Contractor's name will require a PA amendment. The State, upon notification and receipt of legal documentation indicating the name change from the Contractor, will process the required amendment, assuming no other change has been made to the business entity.

31. NEWS RELEASES

Any news releases, endorsements, advertising, and social media content pertaining to the PA shall not be made without prior written approval of the California Department of Technology and the applicable Authorized Purchasing Entity.

32. SOFTWARE LICENSE

Unless otherwise specified in the Purchase Order, the Contractor hereby grants to the Authorized Purchasing Entities and the Authorized Purchasing Entities accepts from the Contractor, subject to the terms and conditions of this Contract, a royalty-free, non-exclusive right to the use of Software Products in this Contract. The Authorized Purchasing Entities may use the Software Products only in connection with the use of the Service and according to the licensing terms specified in the Contract. Acceptance of the Software (including any click-to-accept (Click Wrap) third party Commercial Software/EULAs associated with Services sold under this Contract) will be governed by the terms and conditions of this Contract.

33. PROTECTION OF CONTRACTOR FURNISHED PROPRIETARY SOFTWARE AND OTHER PROPRIETARY DATA

a) The Authorized Purchasing Entities agree that all material appropriately marked or identified in writing as proprietary, and furnished by the Contractor hereunder are provided for the Authorized Purchasing Entities exclusive use for the purposes of the PA only. All such proprietary data shall remain the property of the Contractor. The Authorized Purchasing Entities agree to take all reasonable steps to insure that such proprietary data are not disclosed to others, without prior written consent of the Contractor, subject to the California Public Records Act.

b) The Authorized Purchasing Entities will insure, prior to disposing of any Contractor furnished media, that any licensed materials contained thereon have been erased or otherwise destroyed.

c) The Authorized Purchasing Entities agree that they will take appropriate action by instruction, agreement or otherwise with its employees or other persons permitted access to the Contractor furnished licensed software and other proprietary data to satisfy its obligations in the PA with respect to use, copying, modification, protection and security of proprietary software and other proprietary data.

34. FUTURE RELEASES

Unless otherwise specifically provided in the Purchase Order, if improved versions, e.g., patches, bug fixes, updates or releases, of any Software Product are developed by the Contractor, and are made available to other licensees, they will be made available to the Authorized Purchasing Entities at no additional cost. If the Contractor offers new versions or upgrades to the Software Product, they shall be made available to the Authorized Purchasing Entities at the Authorized Purchasing Entities option at a price no greater than the Master Agreement price plus a price increase proportionate to the

increase from the list price of the original version to that of the new version, if any. If the Software Product has no list price, such price increase will be proportionate to the increase in average price from the original to the new version, if any, as estimated by the Contractor in good faith.

35. ENCRYPTION & AUTHORIZATION KEYS

Upon initiation of Service, the Contractor, where applicable, shall provide all encryption and authorization keys required by the Authorized Purchasing Entities to operate or access the Software Products, Services or Equipment.

36. PATENT, COPYRIGHT AND TRADE SECRET INDEMNITY

a) The Contractor will indemnify, defend, and hold harmless the State and Authorized Purchasing Entities, its officers, agents and employees, from any and all third party claims, costs (including without limitation reasonable attorneys' fees), and losses for infringement or violation of any U.S. Intellectual Property Right by any product, equipment or service provided hereunder. With respect to claims arising from Equipment or Software manufactured by a third party and sold by the Contractor, pursuant to this Contract, the Contractor will pass through to the State and Authorized Purchasing Entities such indemnity rights as it receives from such third party ("Third Party Obligation") and will cooperate in enforcing them; provided that if the third party manufacturer fails to honor the Third Party Obligation, the Contractor will provide the State and Authorized Purchasing Entities with indemnity protection equal to that called for by the Third Party Obligation, but in no event greater than that called for in the first sentence of this section. The provisions of the preceding sentence apply only to third party Equipment or Software sold as a distinct unit and accepted by the State and Authorized Purchasing Entities. Unless a Third Party Obligation provides otherwise, the defense and payment obligations set forth in this subsection will be conditional upon the following:

   i. The State and Authorized Purchasing Entities will notify the Contractor of any such claim in writing and tender the defense thereof within a reasonable time; and

   ii. The Contractor will have sole control of the defense of any action on such claim and all negotiations for its settlement or compromise; provided that: (a) when substantial principles of government or public law are involved, when litigation might create precedent affecting future State and Authorized Purchasing Entities operations or liability, or when involvement of the State and Authorized Purchasing Entities is otherwise mandated by law, the State and Authorized

Purchasing Entities may participate in such action at its own expense with respect to attorneys' fees and costs (but not liability); (b) where a settlement would impose liability on the State and Authorized Purchasing Entities, affect principles of California government or public law, or impact the authority of the State and Authorized Purchasing Entities, the California Department of Technology will have the right to approve or disapprove any settlement or compromise, which approval will not unreasonably be withheld or delayed; and (c)the State and Authorized Purchasing Entities will reasonably cooperate in the defense and in any related settlement negotiations.

b) Should the Deliverables (including any Software or Equipment) or Cellular Service, or the operation thereof, become, or in the Contractor's opinion are likely to become, the subject of a claim of infringement or violation of a U.S. Intellectual Property Right, the State and Authorized Purchasing Entities shall permit the Contractor, at its option and expense either (i) to procure for the State and Authorized Purchasing Entities the right to continue using the Deliverables or Cellular Service (ii) to replace or modify the same so that they become non-infringing or (iii) discontinue Cellular Service to the infringing lines and refund any amounts prepaid by the State and Authorized Purchasing Entities for such Service for the period after the State and Authorized Purchasing Entities cease use of the Deliverables or Cellular Service. If none of these options can reasonably be taken, or if the use of such Deliverables or Service by the State and Authorized Purchasing Entities shall be prevented by injunction, the Contractor agrees to take back such Deliverables and make every reasonable effort to assist the State and Authorized Purchasing Entities in procuring substitute Deliverables. If in the reasonable, good faith opinion of the State and Authorized Purchasing Entities, the return of such infringing Deliverables makes the retention of other Deliverables or the use of Services acquired from the Contractor under the PA impractical, the State and Authorized Purchasing Entities shall then have the option of terminating such PAs or applicable Purchase Order thereof, without penalty or termination charge. The Contractor agrees to take back such Deliverables and refund any sums the State and Authorized Purchasing Entities has paid the Contractor less any reasonable amount for use or damage.

c) The Contractor shall have no liability to the State and Authorized Purchasing Entities under any provision of this clause with respect to any claim of patent, copyright or trade secret infringement which is based upon:

i. The combination or utilization of Cellular Service furnished hereunder with Equipment, Software, or devices not provided or made available by the Contractor; or,

ii. The operation of Equipment furnished by the Contractor under the control of any operating software other than, or in addition to, the current version of Contractor or manufacturer-supplied operating software; or

iii. The unauthorized modification by or on behalf of the State and Authorized Purchasing Entities of the Equipment or Software furnished hereunder; or

iv. Any illegal or unauthorized use of the Cellular Service; or

v. The Authorized Purchasing Entities continuance of an infringing activity after being notified thereof; or

vi. Any negligent or willful act or omission by or attributable to the Authorized Purchasing Entities.

d) The Contractor certifies that it has appropriate systems and controls in place to ensure that Authorized Purchasing Entities funds will not be used in the performance of the PA for the acquisition, operation, or maintenance of Software or Equipment in violation of U.S Intellectual Property laws.

37. EXAMINATION AND AUDIT

Unless otherwise specified in the Purchase Order:

a) Without limiting any examination or audit rights, or other rights of the State and Authorized Purchasing Entities set forth in the Contract, the Contractor agrees that the State and Authorized Purchasing Entities, or its designated representative, shall have the right, to audit, review and copy any records and supporting documentation pertaining to performance of and invoicing under this Contract. The Contractor agrees to maintain such records for possible audit for a minimum of four (4) years after final payment and five (5) years for Federal Universal Service Fund ("E-rate") funded projects, unless a longer period of records retention is stipulated or required by law. The Contractor agrees to allow the auditor(s) access to such records during normal business hours and to allow interviews of any employees or others who might reasonably have information related to such records. The State and Authorized Purchasing Entities agrees to take all reasonable steps to ensure that such information is not disclosed to third parties, subject to the California Public Records Act or other lawful process (e.g. in response to a subpoena).

b) For avoidance of doubt, audits may include those conducted by personnel of the State and Authorized Purchasing Entities, or its designated representative, in performance of PA oversight responsibilities in reviewing invoices, monthly fiscal management and/or other required reports, as well as the application of Service taxes, fees, surcharges and surcredits on invoices.

c) Subject to the Disputes clause, if an audit reveals that the Contractor has overcharged the State and Authorized Purchasing Entities for Service(s) during the period to which the audit relates, then the Contractor shall promptly refund such overcharges to the State and Authorized Purchasing Entities as appropriate, and, if the amount of the overcharge (offset by any undercharges revealed by such audit) is more than five percent (5%) of the Contractor's charges to the State and Authorized Purchasing Entities for such Service(s) for such period, the reasonable cost of such audit (including any imputed costs of State and Authorized Purchasing Entities for audits performed by the State and Authorized Purchasing Entities itself) shall be borne by the Contractor.

d) If any audit reveals an inadequacy or insufficiency of the Contractor's performance, including performance in connection with any security obligations of the Contractor as set forth in this Contract, the Contractor shall promptly develop and provide to the State and Authorized Purchasing Entities, for approval, a reasonable and detailed corrective action plan and promptly thereafter implement such plan in accordance with its terms. In addition, the cost of such audit, and subsequent related audits or audit activity, shall be borne by the Contractor in the event that: (i) the State and Authorized Purchasing Entities specifically identifies a particular deficiency with respect to the Contractor's performance of any particular Service; and (ii) The Contractor either denies or fails to cure such identified deficiency within thirty (30) calendar days. Further, the Contractor agrees to include an equivalent right of the State and Authorized Purchasing Entities to audit records and interview staff in any subcontract related to performance of and invoicing under this Contract.

e) Notwithstanding anything to the contrary in this section, the State and Authorized Purchasing Entities or any auditing body or its designated representative, agrees that it will not exercise the audit rights described in this section more than once per calendar year, however, any follow-up reviews or other investigations related to an audit initiated under this section may be conducted at any time and upon reasonable notice.

f) Where the Contractor conducts an internal audit of the Contractor's performance under the PA which shows any significant failures by the Contractor to meet its obligations hereunder, the Contractor shall provide to the State and Authorized Purchasing Entities a written summary describing in reasonable detail such findings of such internal audit. If the Contractor determines at any time that it has overcharged any Authorized Purchasing Entities, then the Contractor shall promptly provide to the applicable Authorized Purchasing Entities a credit equal to the amount of such overcharge plus interest from the date of the Contractor's receipt of such overcharge at a rate which is consistent with the rate provided in the California Prompt Payment Act, Government Code section 927 et seq.

g) The Contractor agrees that (i) the State or its designees will have the right to obtain, copy and review all billing records of public or local government entities purchasing under this PA; and (ii) the State and Authorized Purchasing Entities may forward audit results showing call rate discrepancies to the CPUC.

38. CONTINUING STANDARDS OF PERFORMANCE FOR CONTRACTOR SERVICES

Unless otherwise specified in the Purchase Order:

a) Applicability:

The Contractor agrees that subsequent to completion of the successful performance period and acceptance of the Services by the Authorized Purchasing Entities, the Contractor will comply with the availability and/or performance requirements and criteria established in the PA throughout the full PA Term, including any extensions.

b) Causes and Effects of Contractor Service Malfunctions:

i. The Authorized Purchasing Entities recognize that Equipment failures do occur, and that software is not infallible. Moreover, the Authorized Purchasing Entities concedes that conditions external to Equipment may cause it to fail, particularly environmental conditions, that are outside the Equipment design operating parameters. The Authorized Purchasing Entities agree, therefore, that unsatisfactory Contractor Service performance which is outside the control of the Contractor will not be considered in a determination of the level of performance.

ii. In the event the Contractor's Service failure or unsatisfactory performance is a result of factors external to the PA, the Contractor agrees to make appropriate recommendations to the Authorized Purchasing Entities in order that such

external factors may be corrected to preclude future problems of a similar nature. Within five (5) business days after such failure occurs, the Contractor shall meet and confer with the Authorized Purchasing Entities regarding appropriate next steps, which may include preparation, for the Authorized Purchasing Entities review, comment and approval, of a milestone-based action plan making such recommendations and corrections described in the preceding sentence.

iii. In the event that the precise cause of a failure cannot be readily determined, both the Authorized Purchasing Entities and the Contractor shall continue to research the situation until the probable cause has been identified or until agreement is reached that the probable cause cannot be identified. Within five (5) business days after such failure occurs (or such other timeframe specified in the solicitation), the Contractor shall meet and confer with the Authorized Purchasing Entities regarding appropriate next steps, which may include preparation, for the Authorized Purchasing Entities review, comment and approval, of a milestone-based action plan for researching the probable cause of the failure.

c) Levels of Performance Required

The Contractor shall perform the Deliverables or Services at the levels of quality, completeness, accuracy, timeliness, responsiveness and efficiency that are consistent with the accepted industry standards or Service Level Agreements applicable to the performance of such Deliverables and the Services or, if higher, the levels of the same received by the Authorized Purchasing Entities prior to the Effective Date and as set out in applicable Service performance exhibits or the Purchase Order, agreed upon by the parties and incorporated into the Contract. Without limiting the foregoing or other obligations of the Contractor, for those Deliverables, requirements, and Services for which the Purchase Order specifies a particular Service level, the Contractor shall provide all Deliverables, requirements, and Services at levels at least in accordance with such Service levels.

d) Remedies for Unacceptable Levels of Performance

The remedies provided in this section shall be in addition to any remedies regarding Warranty. If a Contractor Deliverable, requirement, or Service does not meet the minimum level of performance as set forth in the Purchase Order, the remedy or process for correction set forth in the Purchase Order will be followed by the parties. If the specific Deliverable or Service has no remedy or process for

correction set forth in the Purchase Order, Authorized Purchasing Entities shall promptly notify the Contractor in writing of such unacceptable performance and the impact on the Authorized Purchasing Entities, and the Contractor shall promptly initiate action to remedy the unsatisfactory performance. The Contractor shall, at its option, take one or more of the following actions to correct the situation:

i. Provide on-site Contractor personnel for analysis of the problem;

ii. Replace the faulty Equipment, Deliverable or Service;

iii. Provide substitute Equipment, Deliverable or Service satisfactory to the Authorized Purchasing Entities;

iv. Modify the Equipment, Deliverable or Service; or

v. Take any other action with which the Authorized Purchasing Entities concurs.

If the Contractor fails to correct an unacceptable level of performance with respect to any Equipment, Deliverable, or Service to the requirements of the PA during the thirty (30) calendar days following receipt of written notice from the Authorized Purchasing Entities (or such other timeframe specified in the Contract), the Authorized Purchasing Entities and the Contractor can mutually agree to extend the time to a specified date. If the Contractor fails to correct the situation to the satisfaction of the Authorized Purchasing Entities by the end of the specified time period, then, without limiting any other remedy specified in the Contract, the Authorized Purchasing Entities may (i) secure replacement Equipment, Deliverables or Services with the Contractor responsible for payment of Costs to Cover, and/or (ii) terminate that portion of the Purchasing Order relating to the deficient equipment, Deliverable, Requirement, or Service. The above-described remedies are not intended to constrain either party from any other action mutually agreed to by the Contractor and the Authorized Purchasing Entities as being more appropriate or to limit any of the Authorized Purchasing Entities other rights and remedies under this Contract, at law or in equity, including the exercise of Section 46 (Set-Off Rights).

e) Replacement or Substitution of Equipment by the Contractor

If the Contractor, in an attempt to improve the level of performance, replaces or substitutes Equipment or Service that meets all of the PA requirements, such replacement or substitution shall be at no cost to the Authorized Purchasing Entities.

f) Review of Performance

The Contractor's performance will be periodically evaluated in accordance with the Service levels for each Service delivered throughout the term of this Contract. In accordance with the California Government Code, the Contractor performance evaluation will be completed within the guidelines of the State Administrative Manual.

39. AVAILABILITY

a) If at any time after award of this Contract, the Contractor becomes unable to provide any part of its contracted Services, the Contractor must, within ten (10) Business Days, notify the Authorized Purchasing Entities in writing to seek a potential resolution, and if appropriate, propose a replacement of those Services which it can no longer provide. The replacement must be at no cost to the Authorized Purchasing Entities, and shall be materially equivalent to or exceed the proposed Service which was previously offered and accepted by the Authorized Purchasing Entities in the Contractor's Final Bid or awarded Contract.

b) The Authorized Purchasing Entities reserve the sole right to determine if the proposed replacement is acceptable. An inability to provide a Mandatory requirement may be grounds for PA termination in whole or in part.

40. DISPUTES

Unless otherwise specified in the Contract:

a) The parties shall deal in good faith and attempt to resolve potential disputes informally.

b) If the dispute persists, the Contractor shall submit to the Authorized Purchasing Entities' Director or designee a written demand for a final decision regarding the disposition of any dispute between the parties arising under, related to or involving this PA. The Contractor's written demand shall be fully supported by factual information, and if such demand involves a cost adjustment to the applicable Purchase Order, the Contractor shall include with the demand a written statement signed by an authorized person indicating that the demand is made in good faith, that the supporting data are accurate and complete and that the amount requested accurately reflects the Purchase Order adjustment for which the Contractor believes the Authorized Purchasing Entities are liable. The Authorized Purchasing Entities' Director or designee shall have thirty (30) days after receipt of the Contractor's written demand invoking this Section 42 (Disputes) to render a written decision. If a written decision is not rendered within thirty (30) days after

receipt of the Contractor's demand, it shall be deemed a decision adverse to the Contractor's contention.

c) If the Contractor is not satisfied with the decision of the Authorized Purchasing Entities' Director or designee, the Contractor may appeal the decision, in writing, within fifteen (15) days of its issuance (or the expiration of the thirty (30) day period in the event no decision is rendered by the Authorized Purchasing Entities, to the Department of Technology, Statewide Technology Procurement Deputy Director or designee, who shall have thirty (30) days to render a final decision. If the Contractor does not appeal the decision of the Authorized Purchasing Entities' Director or designee, the decision shall be conclusive and binding regarding the dispute and the Contractor shall be barred from commencing an action in court.

d) Pending the final resolution of any dispute arising under, related to or involving this PA, the Contractor agrees to diligently proceed with the performance of the applicable Purchase Order.

e) Any final decision of the State shall be expressly identified as such, shall be in writing, and shall be signed by the Department of Technology Statewide Technology Procurement Deputy Director or designee if an appeal was made. If Department of Technology Statewide Technology Procurement Deputy Director or designee fails to render a final decision within thirty (30) days after receipt of the Contractor's appeal for a final decision, it shall be deemed a final decision adverse to the Contractor's contentions. The State's final decision shall be conclusive and binding regarding the dispute unless the Contractor commences an action in a court of competent jurisdiction to contest such decision within ninety (90) days following the date of the final decision or one (1) year following the accrual of the cause of action, whichever is later.

41. STOP WORK

a) The Authorized Purchasing Entities may, at any time, by written Stop Work Order to the Contractor, require the Contractor to stop all, or any part, of the work called for by the applicable Purchase Order for a period of forty-five (45) days after the Stop Work Order is delivered to Contractor, and for any further period to which the parties may agree. The Stop Work Order shall be specifically identified as such and shall indicate it is issued under this clause. Upon receipt of the Stop Work Order, the Contractor shall immediately comply with its terms and take all reasonable steps to minimize the incurrence of costs allocable to the work covered by the Stop Work Order during the period of work stoppage. Within a period of forty-five

(45) days after a Stop Work Order is delivered to the Contractor, or within any extension of that period to which the parties shall have agreed, the Authorized Purchasing Entities shall either: (i) Cancel the Stop Work Order; or (ii) Terminate the work covered by the Stop Work Order as provided for in the termination for default or the termination for convenience clause of the PA.

b) If a Stop Work Order issued under this clause is canceled or the period of the Stop Work Order or any extension thereof expires, the Contractor shall resume work. The Authorized Purchasing Entities shall make an equitable adjustment in the delivery schedule, the Purchase Order price, or both, and the Purchase Order shall be modified, in writing, accordingly, if: (i) The Stop Work Order results in an increase in the time required, or in the Contractor's cost properly allocable to the performance of any part of this Contract; and (ii) The Contractor asserts its right to an equitable adjustment within sixty (60) days after the end of the period of work stoppage; provided, that if the Authorized Purchasing Entities decides the facts justify the action, the Authorized Purchasing Entities may receive and act upon a proposal submitted at any time before final payment under this Contract.

c) If a Stop Work Order is not canceled and the work covered by the Stop Work Order is terminated in accordance with the provision entitled Termination for the Convenience of the State, the State shall allow reasonable costs resulting from the Stop Work Order in arriving at the termination settlement.

d) The State and Authorized Purchasing Entities shall not be liable to the Contractor for loss of profits because of a Stop Work Order issued under this clause.

42. COVENANT AGAINST GRATUITIES

The Contractor represents and warrants to the State that no gratuities (in the form of entertainment, gifts or otherwise) were offered or given by the Contractor, or any agent or representative of the Contractor, to any officer or employee of the State with a view toward securing the PA or securing favorable treatment with respect to any determinations concerning the performance of the PA. For breach or violation of this representation and warranty, the State shall have the right to terminate the PA, either in whole or in part. The rights and remedies of the State provided in this clause shall not be exclusive and are in addition to any other rights and remedies provided by law or equity.

43. ASSIGNMENT OF ANTITRUST ACTIONS

Pursuant to Government Code sections 4552, 4553, and 4554, the following provisions are incorporated herein:

a) In submitting a bid to the State, the supplier offers and agrees that if the bid is accepted, it will assign to the State all rights, title, and interest in and to all causes of action it may have under section 4 of the Clayton Act (15 U.S.C. 15) or under the Cartwright Act (Chapter 2, commencing with section 16700, or Part 2 of Division 7 of the Business and Professions Code), arising from purchases of Equipment, material and other items, or Services by the supplier of sale to the State pursuant to the solicitation. Such assignment shall be made and become effective at the time the State tenders final payment to the supplier.

b) If the State receives, either through judgment or settlement, a monetary recovery for a cause of action assigned under this chapter, the assignor shall be entitled to receive reimbursement for actual legal costs incurred and may, upon demand, recover from the State any portion of the recovery, including treble damages, attributable to overcharges that were paid by the assignor but were not paid by the State as part of the bid price, less the expenses incurred in obtaining that portion of the recovery.

c) Upon demand in writing by the assignor, the assignee shall, within one year from such demand, reassign the cause of action assigned under this part if the assignor has been or may have been injured by the violation of law for which the cause of action arose and (i) The assignee has not been injured thereby, or (ii) The assignee declines to file a court action for the cause of action.

44. RECYCLING

The Contractor shall certify in writing under penalty of perjury, the minimum, if not exact, percentage of post-consumer material as defined in the Public Contract Code section 12200 -12209, in products, materials, Equipment, or supplies offered or sold to the State that fall under any of the statutory categories regardless of whether the product meets the requirements of section 12209.

The certification shall be provided by the Contractor, even if the product or good contains no postconsumer recycled material, and even if the postconsumer content is unknown. With respect to printer or duplication cartridges that comply with the requirements of section 12156(e), the certification required by this subsection shall specify that the cartridges so comply (Public Contract Code section 12205(b)(2)). A state agency contracting officer may waive the certification requirements if the percentage of postconsumer material in the products, materials, Equipment, or supplies can be verified in a written advertisement, including, but not limited to, a product label, a catalog, or a manufacturer or vendor Internet web site. The Contractor is to use, to the

maximum extent economically feasible in the performance of the PA work, recycled content products (Public Contract Code section 12203(d)).

45. CHILD SUPPORT COMPLIANCE ACT

For any PA in excess of $100,000, the Contractor acknowledges in accordance with Public Contract Code section 7110, that:

a) The Contractor recognizes the importance of child and family support obligations and shall fully comply with all applicable State and federal laws relating to child and family support enforcement, including, but not limited to, disclosure of information and compliance with earnings assignment orders, as provided in Chapter 8 (commencing with section 5200) of Part 5 of Division 9 of the Family Code; and

b) The Contractor, to the best of its knowledge is fully complying with the earnings assignment orders of all employees and is providing the names of all new employees to the New Hire Registry maintained by the California Employment Development Department.

46. SET-OFF RIGHTS

Notwithstanding anything to the contrary in this Contract, and in addition to the other rights of the State and/or the applicable Authorized Purchasing Entities hereunder with respect to disputing invoices or withholding amounts, the State and/or the Authorized Purchasing Entities, in its sole discretion, may set off against any and all amounts otherwise payable to the Contractor pursuant to any of the provisions of this Contract: (i) any and all amounts claimed by the State and/or the Authorized Purchasing Entities in good faith to be owed by the Contractor to the State and/or the Authorized Purchasing Entities to any of the provisions of this Contract; and (ii) any and all amounts that the State and/or Authorized Purchasing Entities believes in good faith that it does not owe to the Contractor pursuant to any of the provisions of this Contract. Within twenty (20) calendar days after any such set-off by the State and/or applicable Authorized Purchasing Entities, the State and/or applicable Authorized Purchasing Entities shall provide the Contractor with a written accounting of such set-off, a written statement of the reasons therefore, and a reasonable opportunity to meet and discuss the claimed set-off. In the event the Contractor does not agree with the set-off applied, the Contractor or Authorized Purchasing Entities may contact the State to seek equitable resolution or exercise its rights under applicable law.

47. CONTRACTOR PERSONNEL

a) When the Contractor needs access to Authorized Purchasing Entities' premises to perform the required Services under this Contract, the Contractor personnel shall perform their duties during Authorized Purchasing Entities' regular work days and normal work hours, except as may be specifically agreed to otherwise by the Authorized Purchasing Entities and the Contractor.

b) The Authorized Purchasing Entities reserve the right to disapprove the continuing assignment of the Contractor personnel working on Authorized Purchasing Entities' premises. If the Authorized Purchasing Entities exercise this right, and the Contractor cannot immediately replace the disapproved personnel, the Authorized Purchasing Entities agree to an equitable adjustment in schedule or other terms that may be affected hereby.

c) The Contractor will make every effort consistent with sound business practices to honor the specific, commercially reasonable request of the Authorized Purchasing Entities with regard to assignment of its employees; however, subject to the above paragraph and the paragraph below, the Contractor reserves the sole right to determine the assignment of its employees. If a Contractor employee is unable to perform due to illness, resignation, or other factors beyond the Contractor's control, the Contractor will make reasonable effort to provide suitable substitute personnel.

   The Contractor represents that the individuals designated as PA Contact in the PA are, and promises that any subsequent PA Contact shall be, experienced professionals, possessing the appropriate knowledge, skills, and expertise to perform properly their assigned duties. The Contractor may transfer or terminate PA Contact at any time in the event the needs of the Contractor's business support a transfer, or the individual is eligible for a promotion or other positive type of employment opportunity, or the individual's personal life experience requires a transfer, or the individual's employment is terminated for "good cause" (which term, as used in this Contract, means cause for termination, including a lay-off, as determined in accordance with the Contractor's employment policies, consistently applied). The Contractor shall exercise every reasonable effort to notify the State prior to the transfer of PA Contact to another position within the Contractor's organization, including upon any such replacement or reassignment if the function being performed by the individual being replaced or reassigned is eliminated from the Services. If any of the PA Contact is reassigned, becomes incapacitated, or ceases to be employed by the Contractor, and therefore

becomes unable to perform the functions or responsibilities assigned to such person, the Contractor shall promptly replace such person with another person at least as well qualified to perform such functions and responsibilities as the person being replaced.

The parties acknowledge that qualifications include a mix of experience and education and that equally qualified individuals may have different mixes thereof. The Contractor shall cause its subcontractors to comply with this provision with respect to any of individuals of such subcontractors that are designated as PA Contact.

48. CONTRACTOR BUSINESS RELATIONSHIP RESPONSIBILITY

The Contractor shall cooperate in good faith with the State and Authorized Purchasing Entities and the other contractors as necessary, including participation in any advisory forum established by the State and Authorized Purchasing Entities and the establishment of business processes that facilitate the orderly Transition, Migration, and Transfer of Authorized Purchasing Entities to other said Services and the implementation of any other ongoing provisioning support for Services.

49. PROVISIONING OF DELIVERABLES AND SERVICES

The Authorized Purchasing Entities may order Deliverables and Services under the PA by issuing the appropriate Purchase Order. The Contractor will not commence provisioning Deliverables or Services for a given Authorized Purchasing Entities until the Contractor receives a complete, signed, accepted, and accurate order form.

50. NEED FOR CONTRACTOR SERVICES DUE TO EMERGENCY

Unless otherwise specified in the Purchase Order, an emergency is defined in Public Contract Code Section 1102: "Emergency," as used in this code, means a sudden, unexpected occurrence that poses a clear and imminent danger, requiring immediate action to prevent or mitigate the loss or impairment of life, health, property, or essential public Services.

a) The Contractor shall make reasonable effort to assist the Authorized Purchasing Entities in procuring use of the Contractor Services consistent with that provided under the PA to meet emergencies. The price for such compatible Services shall be reasonably set by the Contractor and, to the extent possible, shall be no greater than the PA rates set forth in the PA.

b) The Authorized Purchasing Entities, at its option, may accept or reject the use of emergency equipment.

51. NON-EXCLUSIVE AGREEMENT

Nothing in the PA shall be construed as a requirements contract or interpreted as preventing the Authorized Purchasing Entities from obtaining, consistent with Authorized Purchasing Entities policy, any portion, component, subset or all of the Services offered under the terms and conditions of the PA, or any other Services (analogous, similar, comparable or otherwise) from third parties, or providing the same to itself. Nor shall anything in the PA be construed or interpreted as limiting the Authorized Purchasing Entities right or ability during the Term of the PA to increase or decrease its demand for Services hereunder. To the extent the Authorized Purchasing Entities, consistent with Authorized Purchasing Entities policy, obtains from third parties, or provides to itself, replacement Services for any of the Services hereunder, the amount to be paid to the Contractor by the Authorized Purchasing Entities will be for Products and Services delivered and for the remaining Products and Services.

52. CHARGES

Unless otherwise specified in the Purchase Order (or rate plan thereunder):

The Contractor agrees that the Authorized Purchasing Entities are not subject to any minimum monthly usage charges for any Services contracted under this Contract.

a) The Contractor agrees that Services not identified in the PA may not be provided nor charged to the Authorized Purchasing Entities pursuant to the PA, but that the Contractor may use the invoicing process of the PA so as to allow for invoicing of Services not related to the PA, provided that such items are clearly identified as not related to the PA and the Contractor otherwise complies with the requirements in the PA related to invoicing.

b) The Contractor agrees that charges not identified in the PA may not be assessed to the Authorized Purchasing Entities in accordance with subsection a).

c) Invoices for all contracted Services shall not be subject to late payment charges prior to the Purchase Order defined due date.

53. CONTRACTOR COMMITMENTS AND REPRESENTATIONS

Any written commitment by a duly authorized representative of the Contractor within the scope of the PA shall be binding upon the Contractor. Failure of the Contractor to fulfill any such commitment shall render the Contractor liable for performance deficiency charges or other damages due to the Authorized Purchasing Entities as set forth herein. Such written commitments include but are not limited to:

a) Any warranty or representation expressly made by the Contractor as to Deliverables, Service, equipment or software performance, total System performance, or other physical design or functioning characteristics of a Machine or software System.

b) Any warranty or representation expressly made by the Contractor concerning the characteristics of the items described in (a) above, made in any publication, drawings, or specifications accompanying or referred to in the PA.

c) Any written notification of or affirmation or representation as to the above which is made by the Contractor in or during the course of negotiations and which is incorporated into a formal amendment to the PA .

54. SERVICE TO PUBLIC ENTITIES AND LOCAL GOVERNMENT AGENCIES

In accordance with Government Code Section 11541, the Contractor agrees to provide Service to all Authorized Purchasing Entities in the State pursuant to the PA and hereby acknowledges that the State is not responsible for payment, Deliverables, requirements or services rendered these entities. The Contractor agrees that it shall have no recourse against the State for any act or omission of the Authorized Purchasing Entities, which arises from the Contractor furnishing Equipment or Services pursuant to the PA. The Contractor understands and acknowledges that under the PA the State neither promises nor guarantees any minimum amount of revenue for the Contractor or minimum amount of Deliverables, requirements, or Services to be purchased.

55. SERVICE COSTS

The Contractor's list of Service and product descriptions accepted by the Authorized Purchasing Entities shall correlate the Service to the associated PA rates as applicable under the PA. All Service costs will include all monthly recurring and usage charges, volume discounts, and non-recurring charges as applicable. Listed pricing will include all elements necessary to configure an instance of working Service including activation, delivery, and training. Any no-cost items will be clearly identified and any Service elements without associated pricing will be considered no charge items.

56. FEDERAL UNIVERSAL SERVICE FUND

Federal Grant programs are available to schools and libraries under the Universal Service Fund. This program, also referred to as E-rate funding, provides support to schools and libraries in accessing telecommunications Services. To the extent such programs are applicable to the Services under the PA, as determined by the Authorized Purchasing Entities, or required by law, the Contractor agrees to:

a) Provide PA Services to public entities qualified for Universal Service Fund Support;

b) Be certified as a Universal Service Administrative Company (USAC);

c) Meet Federal requirements for timeliness and accuracy in processing E-rate and other USAC program request and invoicing; and

57. EXISTING EQUIPMENT & TITLE TO EQUIPMENT

a) The Contractor agrees to reasonably accommodate Authorized Purchasing Entities and utilize existing equipment. The Contractor's proposed Services shall reasonably accommodate the use of such existing Authorized Purchasing Entities' equipment.

Title to equipment, accessories, and devices provided under the PA shall not vest in the State, unless such items are purchased by the State. All devices and accessories furnished by the Contractor hereunder, except those purchased by the Authorized Purchasing Entities, shall accompany the equipment when returned to the Contractor.

58. UNLAWFUL USE

Authorized Purchasing Entities will not use any Service for any unlawful purpose. Without limiting any other remedy specified in the PA, the Contractor reserves the right to take any action it deems necessary to prevent unlawful use and to control fraudulent use. Such actions by the Contractor may include, but are not limited to, blocking certain traffic, refusing to accept calling card, collect calling and or third number calls, or discontinuing provision of Service to the End-User or canceling the End-User's account.

59. DISENTANGLEMENT (MIGRATION-OUT)

a) Term Migration-Out shall be synonymous with Disentanglement. The Migration-Out shall begin on the earlier of the following dates, as applicable, the "Migration-Out Commencement Date": (1) as elected by the State, up to sixty (60) calendar days prior to the end of the PA Term that the State has not elected to extend pursuant Section 3 (PA Effective Date) or has already extended fully as permitted under this section; or (2) the date a Notice of Termination is delivered pursuant to Section 19 (Termination for the Convenience of the State) or Section 20 (Termination for Default); or (3) the Authorized Purchasing Entities' election pursuant to Section 54, Non-Exclusive Agreement, to obtain any portion, component, subset or all of the Services offered under the terms and conditions of the PA, or any other Services (analogous, similar, comparable or otherwise) from third parties, including other

Contractors, or to provide the same to itself. The Contractor shall provide Migration-Out Services until it has completed the obligations of this Section.

The Contractor's obligation to continue to provide the affected Services shall continue until the earlier of (i) completion of a migration to a new Service provider as provided in this Section, or (ii) eighteen (18) months after the effective date of any termination or expiration. During Migration-Out, the Contractor shall continue to provide Service(s) in a manner consistent with the Contractor's provision and performance of such Service(s) during the period such Service(s) were provided to the Authorized Purchasing Entities hereunder.

b) Subject to the performance by the Authorized Purchasing Entities and any subsequent provider of similar Services, the Contractor shall cooperate fully with the Authorized Purchasing Entities and third parties and shall take all actions requested by the Authorized Purchasing Entities or as necessary to accomplish a smooth, complete conversion of responsibility for the Services being terminated from the Contractor to the Authorized Purchasing Entities, or to any replacement provider designated by the Authorized Purchasing Entities (a "Migration-Out"), with no material interruption of, or adverse impact on, the Authorized Purchasing Entities in any way, including on the Services. In the event the Authorized Purchasing Entities elects to terminate any Service (but not all Services in the aggregate) pursuant to the terms hereof, the Contractor shall perform its Migration-Out obligations hereunder to the extent applicable to the Service or Services being terminated. The Contractor's obligations hereunder regarding the collection and payment to the California Department of Technology of administrative fees shall continue throughout Migration-Out.

c) If the Authorized Purchasing Entities determines that the Contractor has not complied, or is unlikely to comply, with Migration-Out requirements identified in the Migration-Out Plan, and such non-compliance was a direct result of the Contractor, Subcontractor or supplier, and not due to any third party or situations outside the control of the Contractor, as determined by the Authorized Purchasing Entities, the Authorized Purchasing Entities may give written notice to the Contractor of non-compliance. After such notice, the Contractor shall provide to the Authorized Purchasing Entities all necessary additional Contractor personnel to accelerate performance as may be required or necessary to timely achieve compliance or, if the Contractor has already failed to comply, achieve compliance within a re-adjusted time frame established by the Authorized

Purchasing Entities. The Contractor shall have seven (7) calendar days, or longer if agreed to by the Authorized Purchasing Entities in writing, to achieve compliance.

For each material Migration-Out requirement not completed after the notice of non-compliance period, the Authorized Purchasing Entities shall be entitled to invoice the Contractor for up to $2,000 per day for each material deficiency, not to exceed $10,000 per day for all deficiencies until the Contractor is in material compliance with the requirements of the Migration-Out Plan. The Contractor may exercise its dispute rights under Section 42 (Disputes), in the event that the Contractor disagrees with the Authorized Purchasing Entities application of this Section; however, pending final resolution of any dispute, the Contractor shall diligently proceed without disruption or delay with the performance of the Migration-Out Plan.

All Migration-Out Services performed by the Contractor during the conversion shall be performed by the Contractor at no additional cost to the Authorized Purchasing Entities beyond what the Authorized Purchasing Entities would pay for the Services.

The Contractor shall provide to the Authorized Purchasing Entities all their data and documentation and other information reasonably requested by the Authorized Purchasing Entities in connection with the conversion that is sufficient to enable the Authorized Purchasing Entities, or another reasonably competent Service provider, to fully assume the provision of any terminated Services. Except as the Contractor is otherwise required to retain such data under the PA or by law, the Contractor shall destroy all copies of Customer data not turned over to the Authorized Purchasing Entities.

The Contractor shall export all artifacts and data to the requesting Customer. The Authorized Purchasing Entities reserves the right to define export data formats, storage media type, locations to which data is to be delivered, and other special criteria deemed necessary for successful Migration-Out.

d) To the extent applicable to the Services provided by the Contractor hereunder, the Contractor shall provide to the Authorized Purchasing Entities as complete and accurate an inventory as is reasonably practicable and such other information regarding such items as the Authorized Purchasing Entities reasonably requests and is necessary for Migration-Out of Services.

60. SUBCONTRACTORS

As prime vendor, Contractor is responsible for overall service performance and requires the ability to manage its subcontractors as necessary to fulfill the overall service performance if and when a subcontractor is required.

As additional clarification, Contractor does not consider local exchange carriers to be Contractor's subcontractors and will not be responsible for the actions or inactions of access providers. In addition, Contractor does not consider subcontractor requirements set forth in this PA to be applicable to any agreements, subcontracts or other business arrangements between Contractor and its affiliates, roaming partners, suppliers, subcontractors or any third-parties relating to the provision of any Products or Services purchased or used by a customer (collectively, "General Supply & Support Agreements") where such General Supply and Support Agreements were entered into for the purpose of providing Products and Services to Contractor's customers generally (as opposed to specifically for the applicable Authorized Purchasing Entity).

61. SECURITY AND POLICIES

Unless otherwise specified in the PA or Purchase Order:

At all times during the Term, in addition to any other requirements in the PA, at all times during the Term, the Contractor shall provide all Services, use all resources related thereto, and use, operate, support, and maintain any systems, in an appropriately secure and commercially reasonable manner ("**Security Policies**").

The Contractor shall at all times take all reasonably necessary and appropriate action with regard to the prevention, detection, and elimination, by all appropriate means, of fraud, abuse, and other inappropriate or unauthorized access to and use of systems and the networks involved with the provision or receipt of Services, including the implementation and deployment network management and maintenance applications and tools, the use of appropriate encryption technologies, and other security-related Services. In addition, with respect to the premises of the State and Authorized Purchasing Entities, all Contractor personnel (including personnel of any subcontractors) shall be subject to, and shall at all times conform to, all of the State or Authorized Purchasing Entities' policies, procedures, rules, and requirements regarding the protection of premises, materials, equipment, and personnel, as the State or Authorized Purchasing Entities shall provide (in writing or electronically) in advance to the Contractor. The Contractor shall, and shall cause the Contractor personnel and subcontractors to, fully comply with and abide by all such Security Policies provided in advance to the Contractor at all times during the Term. Any violation or disregard of such Security Policies

by an individual shall be cause for denial of access of such individual to the State or Authorized Purchasing Entities' property. The Contractor shall exercise due care and diligence to prevent any injury to person or damage to property while on the State or Authorized Purchasing Entities' premises. The operation of the Contractor vehicles or private vehicles of the Contractor personnel on the State or Authorized Purchasing Entities' property shall conform to posted and other regulations and safe driving practices. Vehicular accidents on the State or Authorized Purchasing Entities' property and involving the Contractor personnel shall be reported promptly to the appropriate State or Authorized Purchasing Entities' personnel. The Contractor shall, and shall cause the Contractor personnel and subcontractors, to not exceed (or attempt to exceed) the level of authorized access, if any, to any networks, computer or electronic data storage systems of the State or Authorized Purchasing Entities' that may be granted during the Term for purposes only of performing the Services hereunder.

62. ELECTRONIC WASTE RECYCLING ACT OF 2003

The Contractor certifies that it complies with the applicable requirements of the Electronic Waste Recycling Act of 2003, Chapter 8.5, Part 3 of Division 30, commencing with Section 42460 of the Public Resources Code. The Contractor shall maintain documentation and provide reasonable access to its records and documents that evidence compliance.

63. USE TAX COLLECTION

In accordance with PCC Section 10295.1, the Contractor certifies that it complies with the requirements of Section 7101 of the Revenue and Taxation Code. The Contractor further certifies that it will immediately advise the State and Authorized Purchasing Entities of any change in its retailer's seller's permit or certification of registration or applicable affiliate's seller's permit or certificate of registration as described in subdivision (a) of PCC Section 10295.1.

64. EXPATRIATE CORPORATIONS

The Contractor hereby declares that it is not an expatriate corporation or subsidiary of an expatriate corporation within the meaning of PCC Sections 10286 and 10286.1, and is eligible to contract with the State and Authorized Purchasing Entities.

65. DOMESTIC PARTNERS

For contracts over $100,000, the Contractor certifies that the Contractor is in compliance with Public Contract Code Section 10295.3.

66. PRIORITY HIRING

For contracts including Services in excess of $200,000, the Contractor shall give priority consideration in filling vacancies in positions funded by the contract to qualified recipients of aid under Welfare and Institutions Code Section 11200 in accordance with Public Contract Code Section 10353.

T-Mobile Government NASPO Quote

Customer Information		T-Mobile Inc.	
Agency Name:	City of Glendora	**Remit To Address:**	PO Box 742596
Agency Contact:	Katie Dang		Cincinnati, OH 45274-2596
Agency Phone:	(626) 852-4847		
Email Address:	kkdang@cityofglendora.gov	**Contract Number:**	NASPO MA176
Agency Address:	116 E Foothill Blvd		
City, State & Zip:	Glendora, CA 91741	**Sales Representative Information**	
Tax ID Number:	95-6000715	**Name & Title:**	Marc Cox - Sr. Gov Account Manager
County:	Los Angeles	**Phone:**	(408) 590-4605
Acct # (if applicable):	998091690	**Email Address:**	marc.a.cox@t-mobile.com

Quote Date: 5/5/2025 **Expiration Date:** 5/31/2025 **Contract Vehicle:** NASPO

Government Hardware

Qty.	Model	Suggested Retail Price	**Special Government Pricing**	Extended Price
113	Apple iPhone 15 5G 128GB	$729.99	**$0.00**	$0.00
54	SIM5G-MI-TSD SIM Cards		**$0.00**	$0.00
167			Subtotal for Equipment:	$0.00
			Estimated Equipment Tax:	$0.00
			Total:	**$0.00**

Government Service

Qty.	Rate Plan	MRC	Government % Discount	**T-Mobile Net MRC**	Extended Monthly Price
113	Government Unlimited Advanced Plan			**$29.75**	$3,361.75
32	Government Unlimited Tablet Data Plan			**$19.98**	$639.36
22	Government Unlimited Router Data Plan			**$29.75**	$654.50
167	*Total*		Subtotal for monthly recurring services:		$4,655.61
			Estimated Tax, Regulatory Programs & Telco Recovery Fee:		$563.72
			Total Monthly Recurring Service Charge:		**$5,219.33**

T-Mobile Government Unlimited Advanced Plan
* Unlimited Voice
* Unlimited High-Speed 5G Data Access (No Data Throttling or Data Overages)
* Unlimited Messages
* 51GB of Additional 5G High-Speed Mobile Hotspot Access
* Wireless Priority Service & Priority Voice and Data Preemption
* Unlimited Voice & Text Canada/Mexico
* Unlimited Long Distance & Roaming
* Unlimited Voicemail to Text, Caller ID & Spam Alert
Government Unlimited Tablet Data Plan
* Unlimited High-Speed 5G Data Access (No Data Throttling or Data Overages)
* 21GB of Additional 5G High-Speed Mobile Hotspot Access
* Wireless Priority Service & Priority Voice and Data Preemption
Government Unlimited Router Data Plan
* Unlimited High-Speed 5G Data Access (No Data Throttling or Data Overages)
* Wireless Priority Service & Priority Voice and Data Preemption
Government Sourcewell Purchasing Agreement
* No Account Setup Fees
* No ETF Charges
* Priority Overnight Shipping - Free

LEFT COAST BUYBACK CO.
A Better Buyback Company

Henrik Revens
949-412-2542
henrik@leftcoastbuyback.com

Buyback Quote

Company City of Glendora
Contact Marc Cox - T-Mobile

Quote Date 5/7/2025
Exp. Date 7/6/2025

Make	Model	Carrier	Quantity	Price	Total
Apple	iPhone XR 64GB	Verizon	33	$ 60	$ 1,980
Apple	iPhone XR 128GB	Verizon	17	$ 70	$ 1,190
Apple	iPhone 11 64GB	Verizon	10	$ 80	$ 800
Apple	iPhone 11 128GB	Verizon	1	$ 90	$ 90
Apple	iPhone 11 Pro Max 512GB	Verizon	3	$ 170	$ 510
Apple	iPhone 12 64GB	Verizon	15	$ 100	$ 1,500
Apple	iPhone 13 128GB	Verizon	19	$ 150	$ 2,850
Apple	iPhone 13 Pro Max 256GB	Verizon	1	$ 300	$ 300
Apple	iPhone 14 128GB	Verizon	7	$ 200	$ 1,400
Apple	iPhone 14 Pro 256GB	Verizon	1	$ 320	$ 320
Apple	iPhone 14 Pro Max 128GB	Verizon	1	$ 360	$ 360
Apple	iPhone 14 Pro Max 256GB	Verizon	1	$ 380	$ 380
Apple	iPhone 14 Pro Max 512GB	Verizon	1	$ 400	$ 400
Apple	iPhone 15 Pro Max 256GB	Verizon	1	$ 480	$ 480

Quantity **111**

Total Buyback Value **$ 12,560**

Terms & Conditions. Pricing valid only if devices are shipped on or before the expiration date of this quote. (1) To receive full quoted value devices must be fully functional with no physical or cosmetic damage. Devices with damage will be paid at a reduced rate or recycled. (2) Apple devices must have Find My iPhone disabled and Android devices must be removed from Google accounts. (3) Any device running Mobile Device Management software (MDM) such as Apple DEP or Samsung Knox must have MDM disabled. (4) All devices must be fully paid off prior to sending to Left Coast Buyback. Devices not meeting conditions 2-4, will result in devices being non-payable. Non-payable devices will be held for 2 weeks and then recycled, or can be returned at customer's expense.

STAFF REPORT

TO:	**Mayor and Council Members**	**DATE:**	**June 24, 2025**
FROM:	**Public Works**	**DISTRICT(S):**	**Citywide**

SUBJECT: **Approve expenditure in the amount of $86,113.70 for the replacement of the engine in Water Division vehicle No. 304, Kenworth T880 Vactor hydro-excavator**

RECOMMENDATION

That the City Council:

1. Approve the expenditure of $86,113.70 for the replacement of the engine in Water Division Vehicle No. 304 (Kenworth T880 Vactor hydro-excavator).

STRATEGIC FOCUS AREAS

Goal 2: Maintain Financial Stability and Sustainability (MFSS)

EXECUTIVE SUMMARY

Water Division Vehicle No. 304 (Kenworth T880 Vactor hydro-excavator) is exhibiting mechanical failure and in need of repairs. This specialized truck is critical to the Water Division's ability to perform emergency and routine water main and service line repairs, as it allows crews to safely and efficiently excavate around buried utilities using hydro-excavation. The critical repairs are necessary to prevent extended downtime and ensure continued reliable operations for water system repairs. The total cost of the repair is $86,113.70. Sufficient appropriations are available in the FY 2024-25 Adopted Midcycle Budget.

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

In accordance with Glendora Municipal Code Section 2.40.100(C)(5), the formal procurement process is not required when procuring services for the replacement of parts or repairs to City vehicles or other motorized fleet-related equipment.

DISCUSSION

Water Division Vehicle No. 304 (Kenworth T880 Vactor hydro-excavator) is a specialized piece of equipment that combines a powerful vacuum system with a high-pressure water system to excavate soil safely in order to expose underground pipes. It is critical to water system maintenance and emergency repairs, especially for water main breaks and leaks.

While the odometer indicates only 15,487 miles driven, the engine's working hours are equivalent to approximately 265,000 miles due to the vehicle's frequent extended stationary operation during field work. Typically, the Vactor operates in place for four or more hours per water leak repair.

The engine is currently experiencing high crankcase pressure**,** a failure mode common to this model, which led to Cummins, the engine maker, discontinuing this engine line. Without replacement, the equipment faces a risk of unscheduled downtime that would significantly impact water division operations.

Replacing the engine at this time will preserve operational reliability and avoid costly emergency repairs or extended service interruptions.

FISCAL IMPACT

The Internal Services Fund for Fleet Management (Fund 554) is used for maintaining the fleet and purchasing vehicle replacements. Sufficient appropriations are available in the FY 2024-25 Adopted Mid-Cycle Budget, a midyear appropriation of $100,000 was approved by City Council on February 25, 2025, in account 55470530-72375.

ENVIRONMENTAL DETERMINATION
N/A

Prepared By	Steve Flores, Equipment Maintenance Supervisor
Concurs With	Not Applicable
Reviewed By	William Wittkopf, Public Works Director
Certified to Availability of Funds	Kyle Johnson, Finance Director/City Treasurer
Approved By	Adam Raymond, City Manager
Legal Review	Danny Aleshire, City Attorney
CEQA Review	Not Applicable

ATTACHMENTS:

A. Quote for Engine Replacement

Attachments

A. Quote for Engine Replacement.pdf

88844MOTOR
512 Route 66
Glendora, CA 91740
USA
8884466867
info@88844motor.com
88844motor.com

88844MOTOR
DIESEL TRUCK & MACHINE REPAIR
CLEAN TRUCK CHECK

Estimate

ADDRESS
CITY OF GLENDORA
TRUCKS

ESTIMATE # 5897
DATE 03/27/2025

YR MK MODEL	VIN#/MILES/HRS	UNIT#/ LIC#/ P.O#
2018 KENWORTH T880	1NKZLJ0X3JJ218719 15460	304 1520012

ACTIVITY	QTY	RATE	AMOUNT
Labor CONCERN: ENGINE SHUT DOWN WARNING ON DASH CAUSE: EXCESSIVE CRANKCASE PRESSURE CORRECTION: TESTED SYSTEM FOUND SMOKE COMING FROM CRANKCASE, CHECKED PRESSURE READING FOUND AT MOST SEVERE LEVELS, SUSPECTED SENSOR AND BREATHER FAILURE. REPLACED SENSOR AND BREATHER TESTED FAILED. SYSTEM READING ABOVE NORMAL LEVEL. REACHED OUT TO CUMMINS TECHNICAL SUPPORT. RECEIVED GUIDANCE TO INSPECT PISTON CONDITION. TESTED CYLINDER CONTRIBUTION FAILED THIS ENGINE IS EXPIRED INTERNALLY. WAS ADVISED ENGINE HOURS EQUATED TO 265,000 MILES. WAS ADVISED THIS ENGINE IS NO LONGER BEING SOLD AND NOT ALLOWED TO BE REBUILT BY EPA. CORE MUST BE DESTROYED ReCon does not offer a replacement RX engine, long block or short block for this engine serial number any longer. REACHED OUT TO KENWORTH MONTEBELLO SPOKE WITH SERVICE MANAGER PEDRO 323 278 4100 PROVIDED HIM WITH VIN# AND DETAILS. HE ADVISED VEHICLE IS NO LONGER COVERED	1	14,800.00	14,800.00

ACTIVITY	QTY	RATE	AMOUNT
AND TO REACH OUT TO CUMMINS. SPOKE WITH JEFF AT CUMMINS HIS INFORMATION BELOW. HE ADVISED THIS ENGINE IS DISCONTINUED BECAUSE OF THIS EXACT ISSUE AND A REPOWER NEW ENGINE IS THE DIRECT REPLACEMENT Attached is a quote for a brand new replacement engine to replace ESN 74223767. These new replacement engines take approximately 60 days to be built and another week to ship. Freight will be $1400. If you would like to order this engine, I will need the attached RER form filled out and returned as well as a PO number. The RER form is information from the failed engine along with how you plan on providing evidence of destruction. For these new engines, pursuant to emissions legislation found in 40 CFR 1068.240, the failed engine must either be returned to Cummins or destroyed to meet EPA compliance regulations. If your order is over $50k, I will also need a copy of your PO.			
Parts THANK YOU FOR THE OPPORTUNITY TO QUOTE A BRAND NEW SERVICE REPLACEMENT ENGINE. THIS ENGINE CANNOT BE ORDERED ON CUMPAS. ESTIMATED LEAD TIME: APPROX 60 DAYS UPON CUMMINS PLANT APPROVAL OF ORDER DOCUMENTATION REQUIRED VIA EMAIL TO PROCEED WITH AN ORDER: 1) PO # AND COPY OF QUOTE 2) WRITTEN VERIFICATION OF SHIPPING ADDRESS 3) COMPLETED RER FORM (ATTACHED SEPARATELY), SELECTING WHICH OPTION FOR DESTRUCTION/EVIDENCE OF REMOVAL FROM COMMERCE YOU WILL USE TO FULFILL THE EMISSIONS COMPLIANCE OBLIGATION. NOTE: INSTALLING THIS ENGINE FOR ANY PURPOSE OTHER THAN FOR ITS INTENDED APPLICATION PROVIDED ON THE ENGINE'S DATA PLATE MAY BE A VIOLATION OF FEDERAL LAW SUBJECT	1	63,958.00	63,958.00T
Freight	1	800.00	800.00

SUBTOTAL 79,558.00

INCREASE TO $180.00. ALL CREDIT CARD TRANSACTION WILL BE CHARGED A 4% INVOICE TOTAL.
STATE LICENSE # ARD 00261092
GSA VENDOR # FLI007253
DGS VENDOR# 2012071
REPAIR AUTHORIZATION #_____
WARRANTY 30 DAYS UNLESS NOTED. NOT RESPONSIBLE FOR VEHICLES OUTSIDE. STORAGE FEE OF $25 A DAY AFTER COMPLETED REPAIRS.

TAX	6,555.70
TOTAL	**$86,113.70**

Accepted By

Accepted Date

STAFF REPORT

TO:	**Mayor and Council Members**	**DATE:**	**June 24, 2025**
FROM:	**Community Development**	**DISTRICT(S):**	**Citywide**

SUBJECT: **Approval of Amendment No. 3 to the Agreement for Contractual Services between CSG Consultants, Inc. and the City of Glendora Dated July 13, 2021 for Building Plan Review and Inspection Services**

RECOMMENDATION

That the City Council:

1. Approve an Amendment No. 3 to the Contract Services Agreement with CSG Consultants, Inc., extending the contract term by one year and increasing the contract amount by $385,000; and
2. Authorize the City Manager to execute the agreement.

STRATEGIC FOCUS AREAS

Not Applicable

EXECUTIVE SUMMARY

The Building Division, a core component of the City's operations, is responsible for reviewing construction plans, issuing building permits, and conducting inspections to ensure compliance with applicable codes and regulations. To support these services and maintain timely permit processing, the City contracts with CSG Consultants, Inc. (CSG) for as-needed building plan review and inspection services. CSG currently handles a significant portion of the City's building plan review workload and provides essential support during staffing vacancies. The original agreement with CSG was approved in July 2021 for a two-year term. Amendment No. 1 extended the contract through July 2024, followed by Amendment No. 2 through July 2025. The proposed Amendment No. 3 would extend the agreement for an additional year, through June 2026, and increase the contract amount by $385,000.

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

- July 13, 2021 – City Council approved a two-year professional services agreement with CSG Consultants, Inc. for as-needed building plan review and inspection services.
- July 11, 2023 – Council approved Amendment No. 1, extending the contract term through July 2024.
- August 27, 2024 – Council approved Amendment No. 2, extending the contract term through July 2025.

DISCUSSION

Since 2014, the Building Division has successfully utilized CSG's services. Over the years, the division has also worked with other providers offering similar services, allowing for a comprehensive comparison of service quality and cost. CSG has emerged as a preferred provider of supplemental building services for the division, demonstrating a thorough understanding of the division's review and inspection procedures.

The proposed one-year extension will cover plan review services through June 2026. The contract will also cover building inspection services on an as-needed basis.

FISCAL IMPACT

Sufficient appropriations are available in the Adopted FY2025-27 Two-Year Budget under account 10160410-59100. The cost of the contract plan review services is offset by fees collected at the time of plan submission.

ENVIRONMENTAL DETERMINATION

This item is not a project under the California Environmental Quality Act (CEQA).

Prepared By	David Collett, Building Official
Concurs With	Not Applicable
Reviewed By	Jeff Kugel, Community Development Director
Certified to Availability of Funds	Kyle Johnson, Finance Director/City Treasurer
Approved By	Adam Raymond, City Manager
Legal Review	Danny Aleshire, City Attorney
CEQA Review	Not Applicable

ATTACHMENTS:

A. Amendment No. 3
B. Exhibit C
C. Amendment No. 2
D. Amendment No.1
E. Original Agreement

Attachments

A. Amendment No 3.pdf
B. Exhibit C.pdf
C. Amendment No 2.pdf
D. Amendment No 1.pdf
E. Original Agreement.pdf

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AMENDMENT NO. 3

TO CONTRACT SERVICES AGREEMENT

THIS THIRD AMENDMENT TO CONTRACT SERVICES AGREEMENT ("Amendment") by and between the **CITY OF GLENDORA**, a general law city & municipal corporation ("City"), and **CSG CONSULTANTS, INC.,** a California corporation ("Consultant"), is effective as of the _____ day of _____, 2025.

RECITALS

A. City and Consultant entered into that certain Contract Services Agreement, dated July 13, 2021, which was subsequently amended pursuant to that certain Amendment No. 1, dated July 11, 2023, and that certain Amendment No. 2, dated August 27, 2024 (collectively, the "Agreement"), whereby Consultant agreed to provide plan review and building inspection services. Initially capitalized terms used but not defined herein shall have the meaning set forth in the Agreement.

B. City and Consultant now desire to amend the Agreement to increase the Contract Sum and extend the Term of the Agreement.

TERMS

1. **Contract Changes**. The Agreement is amended as provided herein. Deleted text is indicated in ~~strikethrough~~ and added text in ***bold italics***.

> "2.1 Contract Sum. Subject to any limitations set forth in this Agreement, City agrees to pay Consultant the amounts specified in the "Schedule of Compensation" attached hereto as Exhibit "C" and incorporated herein by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed ~~**$1,000,000 (One Million Dollars)**~~ ***$1,385,000 (One Million Three Hundred Eighty-Five Thousand Dollars)*** (the "Contract Sum"), unless additional compensation is approved pursuant to Section 1.9."
>
> "3.4 Term. Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect until completion of the services but not exceeding ~~four (4)~~ ***five (5)*** calendar years from the date hereof."

2. **Continuing Effect of Agreement.** Except as amended by this Amendment, the provisions of the Agreement shall remain unchanged and in full force and effect. From and after the date of this Amendment, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement, as amended by this Amendment to the Agreement.

3. **Affirmation of Agreement; Warranty Re Absence of Defaults.** City and Consultant each ratify and reaffirm each and every one of the respective rights and obligations arising under the Agreement. Each party represents and warrants to the other that there have been

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no written or oral modifications to the Agreement other than as provided herein. Each party represents and warrants to the other that the Agreement is currently an effective, valid, and binding obligation.

Consultant represents and warrants to City that, as of the date of this Amendment City is not in default of any material term of the Agreement and that there have been no events that, with the passing of time or the giving of notice, or both, would constitute a material default under the Agreement.

City represents and warrants to Consultant that, as of the date of this Amendment, Consultant is not in default of any material term of the Agreement and that there have been no events that, with the passing of time or the giving of notice, or both, would constitute a material default under the Agreement.

4. **Adequate Consideration.** The parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment.

5. **Authority**. The persons executing this Amendment on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Amendment on behalf of said party, (iii) by so executing this Amendment, such party is formally bound to the provisions of this Amendment, and (iv) the entering into this Amendment does not violate any provision of any other agreement to which said party is bound.

6. **Counterparts**. This Amendment may be executed in counterparts, each of which shall be deemed to be an original, and such counterparts shall constitute one and the same instrument. Each of the parties intend to be bound by the signatures on any telecopied, .pdf or other electronically delivered document, and are aware that the other party will rely on the telecopied, .pdf or other electronically delivered signatures, and hereby waive any defenses to the enforcement of the terms of this Amendment based on the form of signature.

[SIGNATURES ON FOLLOWING PAGE]

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IN WITNESS WHEREOF, the parties hereto have executed this Amendment on the date and year first-above written.

CITY:
City of Glendora, a municipal corporation

Adam Raymond
City Manager

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

DocuSigned by:
Danny Aleshire
0D5924B7E6ED4A5...
Danny Aleshire
City Attorney

CERTIFY AVAILABILITY OF FUNDS:

DocuSigned by:
Kyle Johnson
CACE701662584A4...
Kyle Johnson
Finance Director/City Treasurer

ATTEST:

Kathleen R. Sessman
City Clerk/Communications Director

CONSULTANT:
CSG CONSULTANTS, INC.

DocuSigned by:
Cyrus Kianpour
7AC12FE2224A4B2...
Name: Cyrus Kianpour
Title: President
Email Address: cyrus@csgengr.com
Jun 18, 2025 | 8:56 AM PDT

Signed by:
Nourdin Khayata
D9E17532B4A242C...
Name: Nourdin Khayata
Title: Secretary
Email Address: nourdin@csgengr.com
Jun 18, 2025 | 9:45 AM PDT

Address:
550 Pilgrim Drive, Foster City, CA 94404

Two corporate officer signatures required when Consultant is a corporation, with one signature required from each of the following groups: 1) Chairman of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer. CONSULTANT'S SIGNATURES SHALL BE DULY NOTARIZED UNLESS EXECUTED UTILIZING DOCUSIGN.

Fee Schedule

Effective July 13, 2025

CSG Consultants' hourly rates for its current contract, as well as adjusted rates for the coming year are provided in the table below.

REVIEW TYPE / ROLE	CURRENT ALL INCLUSIVE FEE / HOURLY RATE	07/13/2025 - 07/12/2026 ALL INCLUSIVE FEE / HOURLY RATE
Building		
CASp Consultation	$151	$156
CASp Inspector	$151	$156
Certified Building Inspector	$104	$107
Certified Commercial Building Insp	$117	$121
Certified Plan Review (Building & Fire Life Safety)	$117	$121
Structural Plan Review - PE	$139	$143
Structural Plan Review - SE	$151	$156
Building Plan Review by Percentage	75% of Jurisdiction's Fee	75% of Jurisdiction's Fee
MEP Review by Percentage (MEP Fee)	75% of Jurisdiction's Fee	75% of Jurisdiction's Fee
Overtime	1.5 x Hourly Rate	1.5 x Hourly Rate
Off-Site Building Plan Review Hourly Rates (Minimum 1-Hour Per Submittal)		

Terms

All hourly rates include benefits, Workers Compensation Insurance, and office expenses. Should the scope of work change or circumstances develop which necessitate special handling, CSG will notify the City prior to proceeding. On each July 1st or anniversary of the contract start date, CSG will initiate a rate increase based on the change in CPI for the applicable region. CSG will invoice on a monthly basis for services rendered during the prior month. Unless otherwise agreed, payment terms are 30- days from receipt of invoice.

Hourly rates for publicly funded projects will be based on current prevailing wage rates.

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AMENDMENT NO. 2

TO AGREEMENT FOR CONTRACT SERVICES

THIS AMENDMENT TO THE AGREEMENT FOR CONTRACT SERVICES ("Amendment No. 2") by and between the **CITY OF GLENDORA**, a general law city & municipal corporation ("City"), and **CSG CONSULTANTS, INC.**, a California corporation ("Consultant"), is effective as of the 27th day of August 2024.

RECITALS

A. City and Consultant entered into that certain Agreement for Contract Services, dated July 13th, 2021, which was subsequently amended pursuant to that certain Amendment No. 1 to Agreement for Contractual Services, dated July 11, 2023 (as so amended, the "Agreement"), whereby Consultant agreed to provide plan review and building inspection services.

B. City and Consultant now desire to amend the Agreement to increase the contract amount and extend the contract date.

TERMS

1. **Contract Changes**. The Agreement is amended as provided herein. Deleted text is indicated in ~~strikethrough~~ and added text in ***bold italics***.

> "2.1 Contract Sum Subject to any limitations set forth in this Agreement, City agrees to pay Consultant the amounts specified in the "Schedule of Compensation" attached hereto as Exhibit "C" and incorporated herein by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed ~~**$750,000 (Seven Hundred Fifty Thousand dollars)**~~ **$1,000,000 (One Million Dollars)** (the "Contract Sum"), unless additional compensation is approved pursuant to Section 1.9.
>
> "3.4 Term Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect until completion of the services but not exceeding ~~three (3)~~ ***four (4)*** calendar years from the date hereof.

2. **Continuing Effect of Agreement.** Except as amended by this Amendment No. 2, the provisions of the Agreement shall remain unchanged and in full force and effect. From and after the date of this Amendment No. 2, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement, as amended by this Amendment No. 2 to the Agreement.

3. **Affirmation of Agreement; Warranty Re Absence of Defaults.** City and Consultant each ratify and reaffirm each and every one of the respective rights and obligations arising under the Agreement. Each party represents and warrants to the other that there have been no written or oral modifications to the Agreement other than as provided herein. Each party represents and warrants to the other that the Agreement is currently an effective, valid, and binding obligation.

Docusign Envelope ID: 571EABC3-3AF0-4983-8549-4E31A9403417

Consultant represents and warrants to City that, as of the date of this Amendment No. 2, City is not in default of any material term of the Agreement and that there have been no events that, with the passing of time or the giving of notice, or both, would constitute a material default under the Agreement.

City represents and warrants to Consultant that, as of the date of this Amendment No. 2, Consultant is not in default of any material term of the Agreement and that there have been no events that, with the passing of time or the giving of notice, or both, would constitute a material default under the Agreement.

4. **Adequate Consideration.** The parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment No. 2.

5. **Authority**. The persons executing this Amendment No. 2 on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Amendment No. 2 on behalf of said party, (iii) by so executing this Amendment No. 2, such party is formally bound to the provisions of this Amendment No. 2, and (iv) the entering into this Amendment No. 2 does not violate any provision of any other agreement to which said party is bound.

[SIGNATURES ON FOLLOWING PAGE]

Docusign Envelope ID: 571EABC3-3AF0-4983-8549-4E31A9403417

IN WITNESS WHEREOF, the parties hereto have executed this Amendment No. 2 on the date and year first-above written.

CITY:
City of Glendora, a municipal corporation

Signed by:
Adam Raymond
A0FB4F5D056C43C...
Adam Raymond
City Manager
Sep 3, 2024 | 2:25 PM PDT

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

DocuSigned by:
Danny Aleshire
0D5924B7E6ED4A5...
Danny Aleshire
City Attorney

CERTIFY AVAILABILITY OF FUNDS:

DocuSigned by:
Kyle Johnson
CACF701662584A4...
Kyle Johnson
Finance Director/City Treasurer

ATTEST:

Signed by:
Kathleen Sessman
2252A9E44BB943C...
Kathleen R. Sessman
City Clerk/Communications Director

CONSULTANT:
CSG CONSULTANTS, INC.

DocuSigned by:
Cyrus Kianpour
7AC12FF2224A4B7...
Name: Cyrus Kianpour
Title: President
Email Address: cyrus@csgengr.com
Aug 13, 2024 | 4:19 PM PDT

Signed by:
C1A23D3837FC46A...
Name: Khoa Duong
Title: Vice President, Building Department
Email Address: khoa@csgengr.com
Aug 12, 2024 | 6:46 AM PDT
Address: 550 Pilgrim Drive, Foster City, CA 94404

Two corporate officer signatures required when Consultant is a corporation, with one signature required from each of the following groups: 1) Chairman of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer.

Electronic Record and Signature Disclosure

DocuSign

Certificate Of Completion

Envelope Id: 571EABC33AF0498385494E31A9403417
Status: Completed
Subject: For Your Signature: Amendment No. 2 - CSG Consultants 08.27.2024
Source Envelope:
Document Pages: 3
Signatures: 6
Certificate Pages: 6
Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Envelope Originator:
Desiree Valdivia
116 E Foothill Blvd
Glendora, CA 91741
dvaldivia@cityofglendora.org
IP Address: 173.196.201.130

Record Tracking

Status: Original
8/9/2024 4:11:17 PM

Holder: Desiree Valdivia
dvaldivia@cityofglendora.org

Location: DocuSign

Signer Events	Signature	Timestamp
Cyrus Kianpour cyrus@csgengr.com President CSG Consultants Inc. Security Level: Email, Account Authentication (None)	DocuSigned by: Cyrus Kianpour 7AC12FF2224A4B2... Signature Adoption: Pre-selected Style Using IP Address: 107.1.231.154	Sent: 8/9/2024 4:15:12 PM Viewed: 8/11/2024 5:05:43 PM Signed: 8/13/2024 4:19:30 PM
Electronic Record and Signature Disclosure: Accepted: 8/11/2024 5:05:42 PM ID: a9446de9-b641-4d48-a3fa-fa95383faf1e		
Khoa Duong khoa@csgengr.com Security Level: Email, Account Authentication (None)	Signed by: C1A23D3837FC46A... Signature Adoption: Drawn on Device Using IP Address: 166.199.151.113 Signed using mobile	Sent: 8/9/2024 4:15:12 PM Viewed: 8/9/2024 5:59:30 PM Signed: 8/12/2024 6:46:21 AM
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Danny Aleshire danny.aleshire@awattorneys.com Security Level: Email, Account Authentication (None)	DocuSigned by: Danny Aleshire 0D5924B7E6ED4A5... Signature Adoption: Pre-selected Style Using IP Address: 50.112.162.3	Sent: 8/13/2024 4:19:31 PM Viewed: 8/13/2024 5:59:33 PM Signed: 8/13/2024 5:59:53 PM
Electronic Record and Signature Disclosure: Accepted: 2/9/2023 10:45:54 AM ID: 8f7b67a5-3822-4218-9d26-bc44a71d606a		
Kyle Johnson KJohnson@cityofglendora.org Security Level: Email, Account Authentication (None)	DocuSigned by: Kyle Johnson CACE701662584A4... Signature Adoption: Pre-selected Style Using IP Address: 173.196.201.130	Sent: 8/13/2024 4:19:31 PM Viewed: 8/14/2024 7:23:22 AM Signed: 8/14/2024 7:23:38 AM
Electronic Record and Signature Disclosure:		

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Adam Raymond ARaymond@cityofglendora.org City Manager Adam Raymond Security Level: Email, Account Authentication (None)	Signed by: Adam Raymond A0FB4F5D056C43C... Signature Adoption: Pre-selected Style Using IP Address: 173.196.201.130	Sent: 9/3/2024 11:57:24 AM Viewed: 9/3/2024 2:25:27 PM Signed: 9/3/2024 2:25:34 PM
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Kathleen Sessman ksessman@cityofglendora.org City of Glendora Security Level: Email, Account Authentication (None)	Signed by: Kathleen Sessman 2252A9F44B69431... Signature Adoption: Pre-selected Style Using IP Address: 23.241.172.113 Signed using mobile	Sent: 9/3/2024 2:25:35 PM Viewed: 9/4/2024 3:55:51 PM Signed: 9/4/2024 3:56:03 PM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp
Desiree Valdivia dvaldivia@cityofglendora.org Office Coordinator City of Glendora Security Level: Email, Account Authentication (None)	VIEWED Using IP Address: 173.196.201.130	Sent: 8/14/2024 7:23:39 AM Viewed: 9/3/2024 11:57:23 AM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		
City Clerk Group CityClerkGroup@cityofglendora.org Security Level: Email, Account Authentication (None)	VIEWED Using IP Address: 173.196.201.130	Sent: 9/4/2024 3:56:06 PM Viewed: 9/4/2024 3:57:55 PM
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Carbon Copy Events	Status	Timestamp
Thomas Dang TDang@cityofglendora.org Security Level: Email, Account Authentication (None)	COPIED	Sent: 8/14/2024 7:23:40 AM Viewed: 8/14/2024 8:12:15 AM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		

Carbon Copy Events	Status	Timestamp
Thomas Dang TDang@cityofglendora.org Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign	COPIED	Sent: 9/4/2024 3:56:06 PM

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	9/4/2024 3:57:55 PM
Signing Complete	Security Checked	9/4/2024 3:56:03 PM
Completed	Security Checked	9/4/2024 3:57:55 PM

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, City of Glendora (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a $0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact City of Glendora:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:
To contact us by email send messages to: smateer@cityofglendora.org

To advise City of Glendora of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at smateer@cityofglendora.org and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from City of Glendora

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to smateer@cityofglendora.org and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with City of Glendora

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to smateer@cityofglendora.org and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: https://support.docusign.com/guides/signer-guide-signing-system-requirements.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify City of Glendora as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by City of Glendora during the course of your relationship with City of Glendora.

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AMENDMENT NO. 1

TO AGREEMENT FOR CONTRACTUAL SERVICES

THIS AMENDMENT TO THE AGREEMENT FOR CONTRACTUAL SERVICES ("Amendment No. 1") by and between the **CITY OF GLENDORA**, a general law city & municipal corporation ("City"), and **CSG CONSULTANTS, INC.,** a California corporation ("Consultant"), is effective as of the 11th day of July 2023.

RECITALS

A. City and Contractor entered into that certain Agreement for Contractual Services dated, July 13th, 2021 ("Agreement"), whereby Contractor agreed to provide plan review and building inspection services.

B. City and Contractor now desire to amend the Agreement to increase the contract amount and extend the contract date.

TERMS

1. **Contract Changes**. The Agreement is amended as provided herein. Deleted text is indicated in ~~strikethrough~~ and added text in ***bold italics***.

> "2.1 Contract Sum Subject to any limitations set forth in this Agreement, City agrees to pay Consultant the amounts specified in the "Schedule of Compensation" attached hereto as Exhibit "C" and incorporated herein by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed ~~**$500,000 (five hundred thousand dollars)**~~ **$750,000 (Seven Hundred and Fifty Thousand Dollars)** (the "Contract Sum"), unless additional compensation is approved pursuant to Section 1.9.
>
> "3.4 Term Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect until completion of the services but not exceeding ~~two (2)~~ ***three (3) calendar*** years from the date hereof.

2. **Continuing Effect of Agreement.** Except as amended by this Amendment No. 1, the provisions of the Agreement shall remain unchanged and in full force and effect. From and after the date of this Amendment No. 1, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement, as amended by this Amendment No. 1 to the Agreement.

3. **Affirmation of Agreement; Warranty Re Absence of Defaults.** City and Contractor each ratify and reaffirm each and every one of the respective rights and obligations arising under the Agreement. Each party represents and warrants to the other that there have been no written or oral modifications to the Agreement other than as provided herein. Each party represents and warrants to the other that the Agreement is currently an effective, valid, and binding obligation.

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Contractor represents and warrants to City that, as of the date of this Amendment No. 1, City is not in default of any material term of the Agreement and that there have been no events that, with the passing of time or the giving of notice, or both, would constitute a material default under the Agreement.

City represents and warrants to Contractor that, as of the date of this Amendment No. 1, Contractor is not in default of any material term of the Agreement and that there have been no events that, with the passing of time or the giving of notice, or both, would constitute a material default under the Agreement.

4. **Adequate Consideration.** The parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment No. 1.

5. **Authority**. The persons executing this Amendment No. 1 on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Amendment No. 1 on behalf of said party, (iii) by so executing this Amendment No. 1, such party is formally bound to the provisions of this Amendment, and (iv) the entering into this Amendment No. 1 does not violate any provision of any other agreement to which said party is bound.

[SIGNATURES ON FOLLOWING PAGE]

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IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date and year first-above written.

CITY:
City of Glendora, a municipal corporation

DocuSigned by:
Adam Raymond
A0EB4F5D056C43C...
Adam Raymond
City Manager
Jul 13, 2023 | 7:16 AM PDT

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

DocuSigned by:
William Wynder
9F096A23BACC45F...
William W. Wynder
City Attorney

CERTIFY AVAILABILITY OF FUNDS:

DocuSigned by:
Marie Ricci
A98B6D9025C448A...
Marie Ricci
Administrative Services Director/City Treasurer

ATTEST:

DocuSigned by:
Kathleen Sessman
2252A9F44B69431...
Kathleen R. Sessman
City Clerk/Communications Director

CONTRACTOR:
CSG CONSULTANTS, INC.

DocuSigned by:
Cyrus Kianpour
7AC12FF2224A4B2...
Name: Cyrus Kianpour
Title: President
Email Address: cyrus@csgengr.com
Jun 20, 2023 | 4:59 PM PDT

DocuSigned by:
C1A23D883ZFC46A...
Name: Khoa Duong
Title: Vice President, Building Department
Email Address: khoa@csgengr.com
Jun 20, 2023 | 4:54 PM PDT

Address: 550 Pilgrim Drive, Foster City, CA 94404

Two corporate officer signatures required when Contractor is a corporation, with one signature required from each of the following groups: 1) Chairman of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer. CONTRACTOR'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO CONTRACTOR'S BUSINESS ENTITY

Electronic Record and Signature Disclosure

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Certificate Of Completion

Envelope Id: 844A8FDE1D24463B99294555D8A8BA4D
Status: Completed
Subject: For Your Signature: Amendment No. 1 - CSG Consultant (07.11.2023)
Source Envelope:
Document Pages: 3
Signatures: 6
Certificate Pages: 6
Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Envelope Originator:
Desiree Valdivia
116 E Foothill Blvd
Glendora, CA 91741
dvaldivia@cityofglendora.org
IP Address: 173.196.201.130

Record Tracking

Status: Original
6/20/2023 3:20:08 PM
Holder: Desiree Valdivia
dvaldivia@cityofglendora.org
Location: DocuSign

Signer Events	Signature	Timestamp
Cyrus Kianpour cyrus@csgengr.com President CSG Consultants Inc. Security Level: Email, Account Authentication (None)	DocuSigned by: Cyrus Kianpour 7AC12FF2224A4B2... Signature Adoption: Pre-selected Style Using IP Address: 73.189.204.236	Sent: 6/20/2023 3:30:31 PM Viewed: 6/20/2023 4:27:44 PM Signed: 6/20/2023 4:59:29 PM
Electronic Record and Signature Disclosure: Accepted: 6/20/2023 4:27:44 PM ID: f5fce016-2cc3-47d2-8200-d8549328bb17		
Khoa Duong khoa@csgengr.com Security Level: Email, Account Authentication (None)	DocuSigned by: C1A23D3837FC46A... Signature Adoption: Drawn on Device Using IP Address: 166.196.75.52 Signed using mobile	Sent: 6/20/2023 3:30:32 PM Viewed: 6/20/2023 3:40:50 PM Signed: 6/20/2023 4:54:44 PM
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Marie Ricci MRicci@cityofglendora.org Administrative Services Director Security Level: Email, Account Authentication (None)	DocuSigned by: Marie Ricci A98B6D9025C448A... Signature Adoption: Pre-selected Style Using IP Address: 68.119.131.183 Signed using mobile	Sent: 6/20/2023 4:59:30 PM Viewed: 6/20/2023 7:24:20 PM Signed: 6/20/2023 7:24:29 PM
Electronic Record and Signature Disclosure: Accepted: 12/8/2021 11:11:16 AM ID: c60e1c11-b865-4863-9206-df74434421dd		
William Wynder WWynder@awattorneys.com Security Level: Email, Account Authentication (None)	DocuSigned by: William Wynder 9F096A23BACC45F... Signature Adoption: Pre-selected Style Using IP Address: 104.28.85.64 Signed using mobile	Sent: 6/20/2023 4:59:31 PM Viewed: 6/20/2023 5:01:18 PM Signed: 6/20/2023 5:01:42 PM
Electronic Record and Signature Disclosure:		

Signer Events	Signature	Timestamp
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Adam Raymond ARaymond@cityofglendora.org City Manager Security Level: Email, Account Authentication (None)	DocuSigned by: Adam Raymond A0FB4F5D056C43C... Signature Adoption: Pre-selected Style Using IP Address: 47.157.54.203 Signed using mobile	Sent: 7/13/2023 7:02:07 AM Viewed: 7/13/2023 7:16:01 AM Signed: 7/13/2023 7:16:12 AM
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Kathleen Sessman ksessman@cityofglendora.org City of Glendora Security Level: Email, Account Authentication (None)	DocuSigned by: Kathleen Sessman 2252A9F44B69431... Signature Adoption: Pre-selected Style Using IP Address: 173.196.201.130	Sent: 7/13/2023 7:16:13 AM Viewed: 7/13/2023 11:48:44 AM Signed: 7/13/2023 11:48:57 AM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp
Desiree Valdivia dvaldivia@cityofglendora.org Office Coordinator City of Glendora Security Level: Email, Account Authentication (None)	VIEWED Using IP Address: 173.196.201.130	Sent: 6/20/2023 7:24:31 PM Viewed: 7/13/2023 7:02:07 AM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		
City Clerk Group CityClerkGroup@cityofglendora.org Security Level: Email, Account Authentication (None)	VIEWED Using IP Address: 174.195.199.10 Viewed using mobile	Sent: 7/13/2023 11:48:59 AM Viewed: 7/13/2023 4:31:33 PM
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Carbon Copy Events	Status	Timestamp
George Perez GPerez@cityofglendora.org Security Level: Email, Account Authentication (None)	COPIED	Sent: 6/20/2023 7:24:30 PM Viewed: 6/21/2023 8:04:47 AM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		

Carbon Copy Events	Status	Timestamp
George Perez GPerez@cityofglendora.org Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign	COPIED	Sent: 7/13/2023 11:48:59 AM

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	6/20/2023 3:30:32 PM
Certified Delivered	Security Checked	7/13/2023 4:31:33 PM
Signing Complete	Security Checked	7/13/2023 11:48:57 AM
Completed	Security Checked	7/13/2023 4:31:33 PM

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

DocuSign Envelope ID: 47247A56-9E64-432A-8948-B893F624168B

CONTRACT SERVICES AGREEMENT

By and Between

CITY OF GLENDORA

and

CSG CONSULTANTS, INC.

DocuSign Envelope ID: 47247A56-9E64-432A-8948-B893F624168B

AGREEMENT FOR CONTRACT SERVICES BETWEEN THE CITY OF GLENDORA AND CSG CONSULTANTS, INC.

THIS AGREEMENT FOR CONTRACT SERVICES (herein "Agreement") is made and entered into this 13th day of July, 2021 by and between the City of Glendora, a California municipal corporation ("City") and CSG CONSULTANTS, INC, a California corporation ("Consultant"). City and Consultant may be referred to, individually or collectively, as "Party" or "Parties."

RECITALS

A. City has sought, by issuance of a Request for Proposals or Invitation for Bids, the performance of the services defined and described particularly in Article 1 of this Agreement.

B. Consultant, following submission of a proposal or bid for the performance of the services defined and described particularly in Article 1 of this Agreement, was selected by the City to perform those services.

C. Pursuant to the City of Glendora's Municipal Code, City has authority to enter into and execute this Agreement.

D. The Parties desire to formalize the selection of Consultant for performance of those services defined and described particularly in Article 1 of this Agreement and desire that the terms of that performance be as particularly defined and described herein.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the mutual promises and covenants made by the Parties and contained herein and other consideration, the value and adequacy of which are hereby acknowledged, the parties agree as follows:

ARTICLE 1. SERVICES OF CONSULTANT

1.1 Scope of Services.

In compliance with all terms and conditions of this Agreement, the Consultant shall provide those services specified in the "Scope of Services" attached hereto as Exhibit "A" and incorporated herein by this reference, which may be referred to herein as the "services" or "work" hereunder. As a material inducement to the City entering into this Agreement, Consultant represents and warrants that it has the qualifications, experience, and facilities necessary to properly perform the services required under this Agreement in a thorough, competent, and professional manner, and is experienced in performing the work and services contemplated herein. Consultant shall at all times faithfully, competently and to the best of its ability, experience and talent, perform all services described herein. Consultant covenants that it shall follow the highest professional standards in performing the work and services required hereunder and that all materials will be both of good quality as well as fit for the purpose intended. For purposes of this Agreement, the phrase "highest professional standards" shall mean those standards of practice recognized by one or more first-class firms performing similar work under similar circumstances.

/ / /

/ / /

DocuSign Envelope ID: 47247A56-9E64-432A-8948-B893F624168B

1.2 Consultant's Proposal.

The Scope of Service shall include the Consultant's scope of work or bid which shall be incorporated herein by this reference as though fully set forth herein. In the event of any inconsistency between the terms of such proposal and this Agreement, the terms of this Agreement shall govern.

1.3 Compliance with Law.

Consultant shall keep itself informed concerning, and shall render all services hereunder in accordance with, all ordinances, resolutions, statutes, rules, and regulations of the City and any Federal, State or local governmental entity having jurisdiction in effect at the time service is rendered.

1.4 California Labor Law.

If the Scope of Services includes any "public work" or "maintenance work," as those terms are defined in California Labor Code section 1720 *et seq.* and California Code of Regulations, Title 8, Section 16000 *et seq.*, and if the total compensation is $1,000 or more, Consultant shall pay prevailing wages for such work and comply with the requirements in California Labor Code section 1770 *et seq.* and 1810 *et seq*., and all other applicable laws, including the following requirements:

(a) Public Work. The Parties acknowledge that some or all of the work to be performed under this Agreement is a "public work" as defined in Labor Code Section 1720 and that this Agreement is therefore subject to the requirements of Division 2, Part 7, Chapter 1 (commencing with Section 1720) of the California Labor Code relating to public works contracts and the rules and regulations established by the Department of Industrial Relations ("DIR") implementing such statutes. The work performed under this Agreement is subject to compliance monitoring and enforcement by the DIR. Consultant shall post job site notices, as prescribed by regulation.

(b) Prevailing Wages. Consultant shall pay prevailing wages to the extent required by Labor Code Section 1771. Pursuant to Labor Code Section 1773.2, copies of the prevailing rate of per diem wages are on file at City Hall and will be made available to any interested party on request. By initiating any work under this Agreement, Consultant acknowledges receipt of a copy of the Department of Industrial Relations (DIR) determination of the prevailing rate of per diem wages, and Consultant shall post a copy of the same at each job site where work is performed under this Agreement.

(c) Penalty for Failure to Pay Prevailing Wages. Consultant shall comply with and be bound by the provisions of Labor Code Sections 1774 and 1775 concerning the payment of prevailing rates of wages to workers and the penalties for failure to pay prevailing wages. The Consultant shall, as a penalty to the City, forfeit two hundred dollars ($200) for each calendar day, or portion thereof, for each worker paid less than the prevailing rates as determined by the DIR for the work or craft in which the worker is employed for any public work done pursuant to this Agreement by Consultant or by any subcontractor.

(d) Payroll Records. Consultant shall comply with and be bound by the provisions of Labor Code Section 1776, which requires Consultant and each subconsultant to: keep accurate payroll records and verify such records in writing under penalty of perjury, as specified in Section 1776; certify and make such payroll records available for inspection as provided by Section 1776; and inform the City of the location of the records.

(e) Apprentices. Consultant shall comply with and be bound by the provisions of Labor Code Sections 1777.5, 1777.6, and 1777.7 and California Code of Regulations Title 8, Section 200 *et seq.* concerning

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the employment of apprentices on public works projects. Consultant shall be responsible for compliance with these aforementioned Sections for all apprenticeable occupations. Prior to commencing work under this Agreement, Consultant shall provide City with a copy of the information submitted to any applicable apprenticeship program. Within sixty (60) days after concluding work pursuant to this Agreement, Consultant and each of its subconsultants shall submit to the City a verified statement of the journeyman and apprentice hours performed under this Agreement.

(f) Eight-Hour Work Day. Consultant acknowledges that eight (8) hours labor constitutes a legal day's work. Consultant shall comply with and be bound by Labor Code Section 1810.

(g) Penalties for Excess Hours. Consultant shall comply with and be bound by the provisions of Labor Code Section 1813 concerning penalties for workers who work excess hours. The Consultant shall, as a penalty to the City, forfeit twenty-five dollars ($25) for each worker employed in the performance of this Agreement by the Consultant or by any subcontractor for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any one calendar day and forty (40) hours in any one calendar week in violation of the provisions of Division 2, Part 7, Chapter 1, Article 3 of the Labor Code. Pursuant to Labor Code section 1815, work performed by employees of Consultant in excess of eight (8) hours per day, and forty (40) hours during any one week shall be permitted upon public work upon compensation for all hours worked in excess of 8 hours per day at not less than one and one-half (1½) times the basic rate of pay.

(h) Workers' Compensation. California Labor Code Sections 1860 and 3700 provide that every employer will be required to secure the payment of compensation to its employees if it has employees. In accordance with the provisions of California Labor Code Section 1861, Consultant certifies as follows:

> "I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract."

Consultant's Authorized Initials DS _____

Cyrus Kianpour
President

(i) Consultant's Responsibility for Subcontractors. For every subcontractor who will perform work under this Agreement, Consultant shall be responsible for such subcontractor's compliance with Division 2, Part 7, Chapter 1 (commencing with Section 1720) of the California Labor Code, and shall make such compliance a requirement in any contract with any subcontractor for work under this Agreement. Consultant shall be required to take all actions necessary to enforce such contractual provisions and ensure subcontractor's compliance, including without limitation, conducting a review of the certified payroll records of the subcontractor on a periodic basis or upon becoming aware of the failure of the subcontractor to pay his or her workers the specified prevailing rate of wages. Consultant shall diligently take corrective action to halt or rectify any such failure by any subcontractor.

1.5 Licenses, Permits, Fees and Assessments.

Consultant shall obtain at its sole cost and expense such licenses, permits and approvals as may be required by law for the performance of the services required by this Agreement. Consultant shall have the sole obligation to pay for any fees, assessments and taxes, plus applicable penalties and interest, which may be imposed by law and arise from or are necessary for the Consultant's performance of the services required by

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this Agreement, and shall indemnify, defend and hold harmless City, its officers, employees or agents of City, against any such fees, assessments, taxes, penalties or interest levied, assessed or imposed against City hereunder.

1.6 Familiarity with Work.

By executing this Agreement, Consultant warrants that Consultant (i) has thoroughly investigated and considered the scope of services to be performed, (ii) has carefully considered how the services should be performed, and (iii) fully understands the facilities, difficulties and restrictions attending performance of the services under this Agreement. If the services involve work upon any site, Consultant warrants that Consultant has or will investigate the site and is or will be fully acquainted with the conditions there existing, prior to commencement of services hereunder. Should the Consultant discover any latent or unknown conditions, which will materially affect the performance of the services hereunder, Consultant shall immediately inform the City of such fact and shall not proceed except at Consultant's risk until written instructions are received from the Contract Officer.

1.7 Care of Work.

The Consultant shall adopt reasonable methods during the life of the Agreement to furnish continuous protection to the work, and the equipment, materials, papers, documents, plans, studies and/or other components thereof to prevent losses or damages, and shall be responsible for all such damages, to persons or property, until acceptance of the work by City, except such losses or damages as may be caused by City's own negligence.

1.8 Further Responsibilities of Parties.

Both parties agree to use reasonable care and diligence to perform their respective obligations under this Agreement. Both parties agree to act in good faith to execute all instruments, prepare all documents and take all actions as may be reasonably necessary to carry out the purposes of this Agreement. Unless hereafter specified, neither party shall be responsible for the service of the other.

1.9 Additional Services.

City shall have the right at any time during the performance of the services, without invalidating this Agreement, to order extra work beyond that specified in the Scope of Services or make changes by altering, adding to or deducting from said work. No such extra work may be undertaken unless a written order is first given by the Contract Officer to the Consultant, incorporating therein any adjustment in (i) the Contract Sum for the actual costs of the extra work, and/or (ii) the time to perform this Agreement, which said adjustments are subject to the written approval of the Consultant. Any increase in compensation of up to ten percent (10%) of the Contract Sum or $25,000, whichever is less; or, in the time to perform of up to one hundred eighty (180) days, may be approved by the Contract Officer. Any greater increases, taken either separately or cumulatively, must be approved by the City Council. It is expressly understood by Consultant that the provisions of this Section shall not apply to services specifically set forth in the Scope of Services. Consultant hereby acknowledges that it accepts the risk that the services to be provided pursuant to the Scope of Services may be more costly or time consuming than Consultant anticipates and that Consultant shall not be entitled to additional compensation therefor. City may in its sole and absolute discretion have similar work done by other Consultants. No claims for an increase in the Contract Sum or time for performance shall be valid unless the procedures established in this Section are followed.

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1.10 Special Requirements.

Additional terms and conditions of this Agreement, if any, which are made a part hereof are set forth in the "Special Requirements" attached hereto as Exhibit "B" and incorporated herein by this reference. In the event of a conflict between the provisions of Exhibit "B" and any other provisions of this Agreement, the provisions of Exhibit "B" shall govern.

ARTICLE 2. COMPENSATION AND METHOD OF PAYMENT.

2.1 Contract Sum.

Subject to any limitations set forth in this Agreement, City agrees to pay Consultant the amounts specified in the "Schedule of Compensation" attached hereto as Exhibit "C" and incorporated herein by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed **$500,000 (five hundred thousand Dollars**) (the "Contract Sum"), unless additional compensation is approved pursuant to Section 1.9.

2.2 Method of Compensation.

The method of compensation may include: (i) a lump sum payment upon completion; (ii) payment in accordance with specified tasks or the percentage of completion of the services, less contract retention; (iii) payment for time and materials based upon the Consultant's rates as specified in the Schedule of Compensation, provided that (a) time estimates are provided for the performance of sub tasks, (b) contract retention is maintained, and (c) the Contract Sum is not exceeded; or (iv) such other methods as may be specified in the Schedule of Compensation.

2.3 Reimbursable Expenses.

Compensation may include reimbursement for actual and necessary expenditures for reproduction costs, telephone expenses, and travel expenses approved by the Contract Officer in advance, or actual subcontractor expenses of an approved subcontractor pursuant to Section 4.5, and only if specified in the Schedule of Compensation. The Contract Sum shall include the attendance of Consultant at all project meetings reasonably deemed necessary by the City. Coordination of the performance of the work with City is a critical component of the services. If Consultant is required to attend additional meetings to facilitate such coordination, Consultant shall not be entitled to any additional compensation for attending said meetings.

2.4 Invoices.

Each month Consultant shall furnish to City an original invoice for all work performed and expenses incurred during the preceding month in a form approved by City's Director of Finance. By submitting an invoice for payment under this Agreement, Consultant is certifying compliance with all provisions of the Agreement. The invoice shall contain all information specified in Exhibit "C", and shall detail charges for all necessary and actual expenses by the following categories: labor (by sub-category), travel, materials, equipment, supplies, and sub-contractor contracts. Sub-contractor charges shall also be detailed by such categories. Consultant shall not invoice City for any duplicate services performed by more than one person.

City shall independently review each invoice submitted by the Consultant to determine whether the work performed and expenses incurred are in compliance with the provisions of this Agreement. Except as to any charges for work performed or expenses incurred by Consultant which are disputed by City, or as provided in Section 7.3, City will use its best efforts to cause Consultant to be paid within forty-five (45) days of receipt of Consultant's correct and undisputed invoice; however, Consultant acknowledges and agrees that due to City

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warrant run procedures, the City cannot guarantee that payment will occur within this time period. In the event any charges or expenses are disputed by City, the original invoice shall be returned by City to Consultant for correction and resubmission. Review and payment by City for any invoice provided by the Consultant shall not constitute a waiver of any rights or remedies provided herein or any applicable law.

2.5 Waiver.

Payment to Consultant for work performed pursuant to this Agreement shall not be deemed to waive any defects in work performed by Consultant.

ARTICLE 3. PERFORMANCE SCHEDULE

3.1 Time of Essence.

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

3.2 Schedule of Performance.

Consultant shall commence the services pursuant to this Agreement upon receipt of a written notice to proceed and shall perform all services within the time period(s) established in the "Schedule of Performance" attached hereto as Exhibit "D" and incorporated herein by this reference. When requested by the Consultant, extensions to the time period(s) specified in the Schedule of Performance may be approved in writing by the Contract Officer but not exceeding one hundred eighty (180) days cumulatively.

3.3 Force Majeure.

The time period(s) specified in the Schedule of Performance for performance of the services rendered pursuant to this Agreement shall be extended because of any delays due to unforeseeable causes beyond the control and without the fault or negligence of the Consultant, including, but not restricted to, acts of God or of the public enemy, unusually severe weather, fires, earthquakes, floods, epidemics, quarantine restrictions, riots, strikes, freight embargoes, wars, litigation, and/or acts of any governmental agency, including the City, if the Consultant shall within ten (10) days of the commencement of such delay notify the Contract Officer in writing of the causes of the delay. The Contract Officer shall ascertain the facts and the extent of delay, and extend the time for performing the services for the period of the enforced delay when and if in the judgment of the Contract Officer such delay is justified. The Contract Officer's determination shall be final and conclusive upon the parties to this Agreement. In no event shall Consultant be entitled to recover damages against the City for any delay in the performance of this Agreement, however caused, Consultant's sole remedy being extension of the Agreement pursuant to this Section.

3.4 Term.

Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect until completion of the services but not exceeding two (2) calendar years from the date hereof, except as otherwise provided in the Schedule of Performance (Exhibit "D").

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ARTICLE 4. COORDINATION OF WORK

4.1 Representatives and Personnel of Consultant.

The following principals of Consultant ("Principals") are hereby designated as being the principals and representatives of Consultant authorized to act in its behalf with respect to the work specified herein and make all decisions in connection therewith:

Cyrus Kianpour, President

Khoa Duong, Vice President

It is expressly understood that the experience, knowledge, capability and reputation of the foregoing principals were a substantial inducement for City to enter into this Agreement. Therefore, the foregoing principals shall be responsible during the term of this Agreement for directing all activities of Consultant and devoting sufficient time to personally supervise the services hereunder. All personnel of Consultant, and any authorized agents, shall at all times be under the exclusive direction and control of the Principals. For purposes of this Agreement, the foregoing Principals may not be replaced nor may their responsibilities be substantially reduced by Consultant without the express written approval of City. Additionally, Consultant shall utilize only competent personnel to perform services pursuant to this Agreement. Consultant shall make every reasonable effort to maintain the stability and continuity of Consultant's staff and subcontractors, if any, assigned to perform the services required under this Agreement. Consultant shall notify City of any changes in Consultant's staff and subcontractors, if any, assigned to perform the services required under this Agreement, prior to and during any such performance.

4.2 Status of Consultant.

Consultant shall have no authority to bind City in any manner, or to incur any obligation, debt or liability of any kind on behalf of or against City, whether by contract or otherwise, unless such authority is expressly conferred under this Agreement or is otherwise expressly conferred in writing by City. Consultant shall not at any time or in any manner represent that Consultant or any of Consultant's officers, employees, or agents are in any manner officials, officers, employees or agents of City. Neither Consultant, nor any of Consultant's officers, employees or agents, shall obtain any rights to retirement, health care or any other benefits which may otherwise accrue to City's employees. Consultant expressly waives any claim Consultant may have to any such rights.

4.3 Contract Officer.

The Contract Officer shall be Building Official David Collett, or such person as may be designated by the City Manager. It shall be the Consultant's responsibility to assure that the Contract Officer is kept informed of the progress of the performance of the services and the Consultant shall refer any decisions which must be made by City to the Contract Officer. Unless otherwise specified herein, any approval of City required hereunder shall mean the approval of the Contract Officer. The Contract Officer shall have authority, if specified in writing by the City Manager, to sign all documents on behalf of the City required hereunder to carry out the terms of this Agreement.

4.4 Independent Consultant.

Neither the City nor any of its employees shall have any control over the manner, mode or means by which Consultant, its agents or employees, perform the services required herein, except as otherwise set forth

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herein. City shall have no voice in the selection, discharge, supervision or control of Consultant's employees, servants, representatives or agents, or in fixing their number, compensation or hours of service. Consultant shall perform all services required herein as an independent contractor of City and shall remain at all times as to City a wholly independent contractor with only such obligations as are consistent with that role. Consultant shall not at any time or in any manner represent that it or any of its agents or employees are agents or employees of City. City shall not in any way or for any purpose become or be deemed to be a partner of Consultant in its business or otherwise or a joint venturer or a member of any joint enterprise with Consultant.

4.5 Prohibition Against Subcontracting or Assignment.

The experience, knowledge, capability and reputation of Consultant, its principals and employees were a substantial inducement for the City to enter into this Agreement. Therefore, Consultant shall not contract with any other entity to perform in whole or in part the services required hereunder without the express written approval of the City. In addition, neither this Agreement nor any interest herein may be transferred, assigned, conveyed, hypothecated or encumbered voluntarily or by operation of law, whether for the benefit of creditors or otherwise, without the prior written approval of City. Transfers restricted hereunder shall include the transfer to any person or group of persons acting in concert of more than twenty five percent (25%) of the present ownership and/or control of Consultant, taking all transfers into account on a cumulative basis. In the event of any such unapproved transfer, including any bankruptcy proceeding, this Agreement shall be void. No approved transfer shall release the Consultant or any surety of Consultant of any liability hereunder without the express consent of City.

ARTICLE 5. INSURANCE AND INDEMNIFICATION

5.1 Insurance Coverages.

Without limiting Consultant's indemnification of City, and prior to commencement of any services under this Agreement, Consultant shall obtain, provide and maintain at its own expense during the term of this Agreement, policies of insurance of the type and amounts described below and in a form satisfactory to City.

(a) General liability insurance. Consultant shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than $1,000,000 per occurrence, $2,000,000 general aggregate, for bodily injury, personal injury, and property damage. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted.

(b) Automobile liability insurance. Consultant shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Consultant arising out of or in connection with Services to be performed under this Agreement, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than $1,000,000 combined single limit for each accident.

(c) Professional liability (errors & omissions) insurance. Consultant shall maintain professional liability insurance that covers the Services to be performed in connection with this Agreement, in the minimum amount of $1,000,000 per claim and in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the effective date of this Agreement and Consultant agrees to maintain continuous coverage through a period no less than three (3) years after completion of the services required by this Agreement.

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(d) Workers' compensation insurance. Consultant shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance (with limits of at least $1,000,000).

(e) Subcontractors. Consultant shall include all subcontractors as insureds under its policies or shall furnish separate certificates and certified endorsements for each subcontractor. All coverages for subcontractors shall include all of the requirements stated herein.

(f) Additional Insurance. Policies of such other insurance, as may be required in the Special Requirements in Exhibit "B".

5.2 General Insurance Requirements.

(a) Proof of insurance. Consultant shall provide certificates of insurance to City as evidence of the insurance coverage required herein, along with a waiver of subrogation endorsement for workers' compensation. Insurance certificates and endorsements must be approved by City's Risk Manager prior to commencement of performance. Current certification of insurance shall be kept on file with City at all times during the term of this Agreement. City reserves the right to require complete, certified copies of all required insurance policies, at any time.

(b) Duration of coverage. Consultant shall procure and maintain for the duration of this Agreement insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the Services hereunder by Consultant, its agents, representatives, employees or subconsultants.

(c) Primary/noncontributing. Coverage provided by Consultant shall be primary and any insurance or self-insurance procured or maintained by City shall not be required to contribute with it. The limits of insurance required herein may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of City before the City's own insurance or self-insurance shall be called upon to protect it as a named insured.

(d) City's rights of enforcement. In the event any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by Consultant or City will withhold amounts sufficient to pay premium from Consultant payments. In the alternative, City may cancel this Agreement.

(e) Acceptable insurers. All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance or that is on the List of Approved Surplus Line Insurers in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VI (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by the City's Risk Manager.

(f) Waiver of subrogation. All insurance coverage maintained or procured pursuant to this agreement shall be endorsed to waive subrogation against City, its elected or appointed officers, agents, officials, employees and volunteers or shall specifically allow Consultant or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Consultant hereby waives its own right of recovery against City, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

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(g) Enforcement of contract provisions (non-estoppel). Consultant acknowledges and agrees that any actual or alleged failure on the part of the City to inform Consultant of non-compliance with any requirement imposes no additional obligations on the City nor does it waive any rights hereunder.

(h) Requirements not limiting. Requirements of specific coverage features or limits contained in this section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type. If the Consultant maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by the Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

(i) Notice of cancellation. Consultant agrees to oblige its insurance agent or broker and insurers to provide to City with a thirty (30) day notice of cancellation (except for nonpayment for which a ten (10) day notice is required) or nonrenewal of coverage for each required coverage.

(j) Additional insured status. General liability policies shall provide or be endorsed to provide that City and its officers, officials, employees, and agents, and volunteers shall be additional insureds under such policies. This provision shall also apply to any excess/umbrella liability policies.

(k) Prohibition of undisclosed coverage limitations. None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to City and approved of in writing.

(l) Separation of insureds. A severability of interests provision must apply for all additional insureds ensuring that Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the insurer's limits of liability. The policy(ies) shall not contain any cross-liability exclusions.

(m) Pass through clause. Consultant agrees to ensure that its subconsultants, subcontractors, and any other party involved with the project who is brought onto or involved in the project by Consultant, provide the same minimum insurance coverage and endorsements required of Consultant. Consultant agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. Consultant agrees that upon request, all agreements with consultants, subcontractors, and others engaged in the project will be submitted to City for review.

(n) Agency's right to revise specifications. The City reserves the right at any time during the term of the contract to change the amounts and types of insurance required by giving the Consultant ninety (90) days advance written notice of such change. If such change results in substantial additional cost to the Consultant, the City and Consultant may renegotiate Consultant's compensation.

(o) Self-insured retentions. Any self-insured retentions must be declared to and approved by City. City reserves the right to require that self-insured retentions be eliminated, lowered, or replaced by a deductible. Self-insurance will not be considered to comply with these specifications unless approved by City.

(p) Timely notice of claims. Consultant shall give City prompt and timely notice of claims made or suits instituted that arise out of or result from Consultant's performance under this Agreement, and that involve or may involve coverage under any of the required liability policies.

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(q) Additional insurance. Consultant shall also procure and maintain, at its own cost and expense, any additional kinds of insurance, which in its own judgment may be necessary for its proper protection and prosecution of the work.

5.3 Indemnification.

To the full extent permitted by law, Consultant agrees to indemnify, defend and hold harmless the City, its officers, employees and agents ("Indemnified Parties") against, and will hold and save them and each of them harmless from, any and all actions, either judicial, administrative, arbitration or regulatory claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions or liabilities whether actual or threatened (herein "claims or liabilities") that may be asserted or claimed by any person, firm or entity arising out of or in connection with the negligent performance of the work, operations or activities provided herein of Consultant, its officers, employees, agents, subcontractors, or invitees, or any individual or entity for which Consultant is legally liable ("indemnitors"), or arising from Consultant's or indemnitors' reckless or willful misconduct, or arising from Consultant's or indemnitors' negligent performance of or failure to perform any term, provision, covenant or condition of this Agreement, and in connection therewith:

(a) Consultant will defend any action or actions filed in connection with any of said claims or liabilities and will pay all costs and expenses, including legal costs and attorneys' fees incurred in connection therewith;

(b) Consultant will promptly pay any judgment rendered against the City, its officers, agents or employees for any such claims or liabilities arising out of or in connection with the negligent performance of or failure to perform such work, operations or activities of Consultant hereunder; and Consultant agrees to save and hold the City, its officers, agents, and employees harmless therefrom;

(c) In the event the City, its officers, agents or employees is made a party to any action or proceeding filed or prosecuted against Consultant for such damages or other claims arising out of or in connection with the negligent performance of or failure to perform the work, operation or activities of Consultant hereunder, Consultant agrees to pay to the City, its officers, agents or employees, any and all costs and expenses incurred by the City, its officers, agents or employees in such action or proceeding, including but not limited to, legal costs and attorneys' fees.

Consultant shall incorporate similar indemnity agreements with its subcontractors and if it fails to do so Consultant shall be fully responsible to indemnify City hereunder therefore, and failure of City to monitor compliance with these provisions shall not be a waiver hereof. This indemnification includes claims or liabilities arising from any negligent or wrongful act, error or omission, or reckless or willful misconduct of Consultant in the performance of professional services hereunder. The provisions of this Section do not apply to claims or liabilities occurring as a result of City's sole negligence or willful acts or omissions, but, to the fullest extent permitted by law, shall apply to claims and liabilities resulting in part from City's negligence, except that design professionals' indemnity hereunder shall be limited to claims and liabilities arising out of the negligence, recklessness or willful misconduct of the design professional. The indemnity obligation shall be binding on successors and assigns of Consultant and shall survive termination of this Agreement.

ARTICLE 6. RECORDS, REPORTS, AND RELEASE OF INFORMATION

6.1 Records.

Consultant shall keep, and require subcontractors to keep, such ledgers, books of accounts, invoices, vouchers, canceled checks, reports, studies or other documents relating to the disbursements charged to City and

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services performed hereunder (the "books and records"), as shall be necessary to perform the services required by this Agreement and enable the Contract Officer to evaluate the performance of such services. Any and all such documents shall be maintained in accordance with generally accepted accounting principles and shall be complete and detailed. The Contract Officer shall have full and free access to such books and records at all times during normal business hours of City, including the right to inspect, copy, audit and make records and transcripts from such records. Such records shall be maintained for a period of three (3) years following completion of the services hereunder, and the City shall have access to such records in the event any audit is required. In the event of dissolution of Consultant's business, custody of the books and records may be given to City, and access shall be provided by Consultant's successor in interest. Notwithstanding the above, the Consultant shall fully cooperate with the City in providing access to the books and records if a public records request is made and disclosure is required by law including but not limited to the California Public Records Act.

6.2 Reports.

Consultant shall periodically prepare and submit to the Contract Officer such reports concerning the performance of the services required by this Agreement as the Contract Officer shall require. Consultant hereby acknowledges that the City is greatly concerned about the cost of work and services to be performed pursuant to this Agreement. For this reason, Consultant agrees that if Consultant becomes aware of any facts, circumstances, techniques, or events that may or will materially increase or decrease the cost of the work or services contemplated herein or, if Consultant is providing design services, the cost of the project being designed, Consultant shall promptly notify the Contract Officer of said fact, circumstance, technique or event and the estimated increased or decreased cost related thereto and, if Consultant is providing design services, the estimated increased or decreased cost estimate for the project being designed.

6.3 Ownership of Documents.

All drawings, specifications, maps, designs, photographs, studies, surveys, data, notes, computer files, reports, records, documents and other materials (the "documents and materials") prepared by Consultant, its employees, subcontractors and agents in the performance of this Agreement shall be the property of City and shall be delivered to City upon request of the Contract Officer or upon the termination of this Agreement, and Consultant shall have no claim for further employment or additional compensation as a result of the exercise by City of its full rights of ownership use, reuse, or assignment of the documents and materials hereunder. Any use, reuse or assignment of such completed documents for other projects and/or use of uncompleted documents without specific written authorization by the Consultant will be at the City's sole risk and without liability to Consultant, and Consultant's guarantee and warranties shall not extend to such use, reuse or assignment. Consultant may retain copies of such documents for its own use. Consultant shall have the right to use the concepts embodied therein. All subcontractors shall provide for assignment to City of any documents or materials prepared by them, and in the event Consultant fails to secure such assignment, Consultant shall indemnify City for all damages resulting therefrom. Moreover, Consultant with respect to any documents and materials that may qualify as "works made for hire" as defined in 17 U.S.C. § 101, such documents and materials are hereby deemed "works made for hire" for the City.

6.4 Confidentiality and Release of Information.

(a) All information gained or work product produced by Consultant in performance of this Agreement shall be considered confidential, unless such information is in the public domain or already known to Consultant. Consultant shall not release or disclose any such information or work product to persons or entities other than City without prior written authorization from the Contract Officer.

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(b) Consultant, its officers, employees, agents or subcontractors, shall not, without prior written authorization from the Contract Officer or unless requested by the City Attorney, voluntarily provide documents, declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement. Response to a subpoena or court order shall not be considered "voluntary" provided Consultant gives City notice of such court order or subpoena.

(c) If Consultant, or any officer, employee, agent or subcontractor of Consultant, provides any information or work product in violation of this Agreement, then City shall have the right to reimbursement and indemnity from Consultant for any damages, costs and fees, including attorney's fees, caused by or incurred as a result of Consultant's conduct.

(d) Consultant shall promptly notify City should Consultant, its officers, employees, agents or subcontractors be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed there under. City retains the right, but has no obligation, to represent Consultant or be present at any deposition, hearing or similar proceeding. Consultant agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Consultant. However, this right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

ARTICLE 7. ENFORCEMENT OF AGREEMENT AND TERMINATION

7.1 California Law.

This Agreement shall be interpreted, construed and governed both as to validity and to performance of the parties in accordance with the laws of the State of California. Legal actions concerning any dispute, claim or matter arising out of or in relation to this Agreement shall be instituted in the Superior Court of the County of Los Angeles, State of California, or any other appropriate court in such county, and Consultant covenants and agrees to submit to the personal jurisdiction of such court in the event of such action. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Central District of California, in the County of Los Angeles, State of California.

7.2 Disputes; Default.

In the event that Consultant is in default under the terms of this Agreement, the City shall not have any obligation or duty to continue compensating Consultant for any work performed after the date of default. Instead, the City may give notice to Consultant of the default and the reasons for the default. The notice shall include the timeframe in which Consultant may cure the default. This timeframe is presumptively thirty (30) days, but may be extended, though not reduced, if circumstances warrant. During the period of time that Consultant is in default, the City shall hold all invoices and shall, when the default is cured, proceed with payment on the invoices. In the alternative, the City may, in its sole discretion, elect to pay some or all of the outstanding invoices during the period of default. If Consultant does not cure the default, the City may take necessary steps to terminate this Agreement under this Article. Any failure on the part of the City to give notice of the Consultant's default shall not be deemed to result in a waiver of the City's legal rights or any rights arising out of any provision of this Agreement.

7.3 Retention of Funds.

Consultant hereby authorizes City to deduct from any amount payable to Consultant (whether or not arising out of this Agreement) (i) any amounts the payment of which may be in dispute hereunder or which are

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necessary to compensate City for any losses, costs, liabilities, or damages suffered by City, and (ii) all amounts for which City may be liable to third parties, by reason of Consultant's acts or omissions in performing or failing to perform Consultant's obligation under this Agreement. In the event that any claim is made by a third party, the amount or validity of which is disputed by Consultant, or any indebtedness shall exist which shall appear to be the basis for a claim of lien, City may withhold from any payment due, without liability for interest because of such withholding, an amount sufficient to cover such claim. The failure of City to exercise such right to deduct or to withhold shall not, however, affect the obligations of the Consultant to insure, indemnify, and protect City as elsewhere provided herein.

7.4 Waiver.

Waiver by any party to this Agreement of any term, condition, or covenant of this Agreement shall not constitute a waiver of any other term, condition, or covenant. Waiver by any party of any breach of the provisions of this Agreement shall not constitute a waiver of any other provision or a waiver of any subsequent breach or violation of any provision of this Agreement. Acceptance by City of any work or services by Consultant shall not constitute a waiver of any of the provisions of this Agreement. No delay or omission in the exercise of any right or remedy by a non-defaulting party on any default shall impair such right or remedy or be construed as a waiver. Any waiver by either party of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Agreement.

7.5 Rights and Remedies are Cumulative.

Except with respect to rights and remedies expressly declared to be exclusive in this Agreement, the rights and remedies of the parties are cumulative and the exercise by either party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other party.

7.6 Legal Action.

In addition to any other rights or remedies, either party may take legal action, in law or in equity, to cure, correct or remedy any default, to recover damages for any default, to compel specific performance of this Agreement, to obtain declaratory or injunctive relief, or to obtain any other remedy consistent with the purposes of this Agreement. Notwithstanding any contrary provision herein, Consultant shall file a statutory claim pursuant to Government Code Sections 905 et seq. and 910 et seq., in order to pursue a legal action under this Agreement.

7.7 Termination Prior to Expiration of Term.

This Section shall govern any termination of this Contract except as specifically provided in the following Section for termination for cause. The City reserves the right to terminate this Contract at any time, with or without cause, upon thirty (30) days' written notice to Consultant, except that where termination is due to the fault of the Consultant, the period of notice may be such shorter time as may be determined by the Contract Officer. In addition, the Consultant reserves the right to terminate this Contract at any time, with or without cause, upon sixty (60) days' written notice to City, except that where termination is due to the fault of the City, the period of notice may be such shorter time as the Consultant may determine. Upon receipt of any notice of termination, Consultant shall immediately cease all services hereunder except such as may be specifically approved by the Contract Officer. Except where the Consultant has initiated termination, the Consultant shall be entitled to compensation for all services rendered prior to the effective date of the notice of termination and for any services authorized by the Contract Officer thereafter in accordance with the Schedule of Compensation or such as may be approved by the Contract Officer, except as provided in Section 7.3. In the

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event the Consultant has initiated termination, the Consultant shall be entitled to compensation only for the reasonable value of the work product actually produced hereunder. In the event of termination without cause pursuant to this Section, the terminating party need not provide the non-terminating party with the opportunity to cure pursuant to Section 7.2.

7.8 Termination for Default of Consultant.

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

7.9 Attorneys' Fees.

If either party to this Agreement is required to initiate or defend or made a party to any action or proceeding in any way connected with this Agreement, the prevailing party in such action or proceeding, in addition to any other relief which may be granted, whether legal or equitable, shall be entitled to reasonable attorney's fees. Attorney's fees shall include attorney's fees on any appeal, and in addition a party entitled to attorney's fees shall be entitled to all other reasonable costs for investigating such action, taking depositions and discovery and all other necessary costs the court allows which are incurred in such litigation. All such fees shall be deemed to have accrued on commencement of such action and shall be enforceable whether or not such action is prosecuted to judgment.

ARTICLE 8. CITY OFFICERS AND EMPLOYEES: NON-DISCRIMINATION

8.1 Non-liability of City Officers and Employees.

No officer or employee of the City shall be personally liable to the Consultant, or any successor in interest, in the event of any default or breach by the City or for any amount which may become due to the Consultant or to its successor, or for breach of any obligation of the terms of this Agreement.

8.2 Conflict of Interest.

Consultant covenants that neither it, nor any officer or principal of its firm, has or shall acquire any interest, directly or indirectly, which would conflict in any manner with the interests of City or which would in any way hinder Consultant's performance of services under this Agreement. Consultant further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent or subcontractor without the express written consent of the Contract Officer. Consultant agrees to at all times avoid conflicts of interest or the appearance of any conflicts of interest with the interests of City in the performance of this Agreement.

No officer or employee of the City shall have any financial interest, direct or indirect, in this Agreement nor shall any such officer or employee participate in any decision relating to the Agreement which affects her/his financial interest or the financial interest of any corporation, partnership or association in which (s)he is, directly or indirectly, interested, in violation of any State statute or regulation. The Consultant warrants that it has not paid or given and will not pay or give any third party any money or other consideration for obtaining this Agreement.

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8.3 Covenant Against Discrimination.

Consultant covenants that, by and for itself, its heirs, executors, assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, ancestry or other protected class in the performance of this Agreement. Consultant shall take affirmative action to insure that applicants are employed and that employees are treated during employment without regard to their race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, ancestry or other protected class.

8.4 Unauthorized Aliens.

Consultant hereby promises and agrees to comply with all of the provisions of the Federal Immigration and Nationality Act, 8 U.S.C. § 1101 *et seq.*, as amended, and in connection therewith, shall not employ unauthorized aliens as defined therein. Should Consultant so employ such unauthorized aliens for the performance of work and/or services covered by this Agreement, and should any liability or sanctions be imposed against City for such use of unauthorized aliens, Consultant hereby agrees to and shall reimburse City for the cost of all such liabilities or sanctions imposed, together with any and all costs, including attorneys' fees, incurred by City.

ARTICLE 9. MISCELLANEOUS PROVISIONS

9.1 Notices.

Any notice, demand, request, document, consent, approval, or communication either party desires or is required to give to the other party or any other person shall be in writing and either served personally or sent by prepaid, first-class mail, in the case of the City, to the City Manager and to the attention of the Contract Officer (with her/his name and City title), City of Glendora, 116 E. Foothill Blvd., Glendora, California 91741-3380, and in the case of the Consultant, to the person(s) at the address designated on the execution page of this Agreement. Either party may change its address by notifying the other party of the change of address in writing. Notice shall be deemed communicated at the time personally delivered or in seventy-two (72) hours from the time of mailing if mailed as provided in this Section.

9.2 Interpretation.

The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either party by reason of the authorship of this Agreement or any other rule of construction which might otherwise apply.

9.3 Counterparts.

This Agreement may be executed in counterparts, each of which shall be deemed to be an original, and such counterparts shall constitute one and the same instrument.

9.4 Integration; Amendment.

This Agreement including the attachments hereto is the entire, complete and exclusive expression of the understanding of the parties. It is understood that there are no oral agreements between the parties hereto affecting this Agreement and this Agreement supersedes and cancels any and all previous negotiations, arrangements, agreements and understandings, if any, between the parties, and none shall be used to interpret this Agreement. No amendment to or modification of this Agreement shall be valid unless made in writing and

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approved by the Consultant and by the City Council. The parties agree that this requirement for written modifications cannot be waived and that any attempted waiver shall be void.

9.5 Severability.

In the event that any one or more of the phrases, sentences, clauses, paragraphs, or sections contained in this Agreement shall be declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining phrases, sentences, clauses, paragraphs, or sections of this Agreement which are hereby declared as severable and shall be interpreted to carry out the intent of the parties hereunder unless the invalid provision is so material that its invalidity deprives either party of the basic benefit of their bargain or renders this Agreement meaningless.

9.6 Warranty & Representation of Non-Collusion.

No official, officer, or employee of City has any financial interest, direct or indirect, in this Agreement, nor shall any official, officer, or employee of City participate in any decision relating to this Agreement which may affect his/her financial interest or the financial interest of any corporation, partnership, or association in which (s)he is directly or indirectly interested, or in violation of any corporation, partnership, or association in which (s)he is directly or indirectly interested, or in violation of any State or municipal statute or regulation. The determination of "financial interest" shall be consistent with State law and shall not include interests found to be "remote" or "noninterests" pursuant to Government Code Sections 1091 or 1091.5. Consultant warrants and represents that it has not paid or given, and will not pay or give, to any third party including, but not limited to, any City official, officer, or employee, any money, consideration, or other thing of value as a result or consequence of obtaining or being awarded any agreement. Consultant further warrants and represents that (s)he/it has not engaged in any act(s), omission(s), or other conduct or collusion that would result in the payment of any money, consideration, or other thing of value to any third party including, but not limited to, any City official, officer, or employee, as a result of consequence of obtaining or being awarded any agreement. Consultant is aware of and understands that any such act(s), omission(s) or other conduct resulting in such payment of money, consideration, or other thing of value will render this Agreement void and of no force or effect.

Consultant's Authorized Initials DS CK

Cyrus Kianpour
President

The persons executing this Agreement on behalf of the parties hereto warrant that (i) such party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said party, (iii) by so executing this Agreement, such party is formally bound to the provisions of this Agreement, and (iv) that entering into this Agreement does not violate any provision of any other Agreement to which said party is bound. This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the parties.

[SIGNATURES ON FOLLOWING PAGE]

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IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date and year first-above written.

CITY:
City of Glendora, a municipal corporation

DocuSigned by:
Adam Raymond
A0FB4E5D056C43C...
Adam Raymond
City Manager
July 21, 2021 | 4:57 PM PDT

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

DocuSigned by:
William W. Wynder
95096A23BACC45F...
William W. Wynder
City Attorney

CERTIFY AVAILABILITY OF FUNDS:

DocuSigned by:
June Overholt
9B180E0AE8E94B9...
June Overholt
Administrative Services Director

ATTEST:

DocuSigned by:
Kathleen Sessman
2252A9F44B69431...
Kathleen R. Sessman
City Clerk/Communications Director
July 22, 2021 | 1:15 PM PDT

CONTRACTOR:
CSG CONSULTANTS, INC.

DocuSigned by:
Cyrus Kianpour
7AC12FF224A4B2...
Name: Cyrus Kianpour
Title: President
Email Address: cyrus@csgengr.com
July 21, 2021 | 3:03 PM PDT

DocuSigned by:
Khoa Duong
C1A23D8837EC46A...
Name: Khoa Duong
Title: Vice President, Building Department
Email Address: khoa@csgengr.com
Phone: (650) 522-2500
July 21, 2021 | 8:14 AM PDT

Address: 550 Pilgrim Drive
Foster City, CA 94404

Two corporate officer signatures required when Contractor is a corporation, with one signature required from each of the following groups: 1) Chairman of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer. CONTRACTOR'S SIGNATURES SHALL BE DULY NOTARIZED, AND APPROPRIATE ATTESTATIONS SHALL BE INCLUDED AS MAY BE REQUIRED BY THE BYLAWS, ARTICLES OF INCORPORATION, OR OTHER RULES OR REGULATIONS APPLICABLE TO CONTRACTOR'S BUSINESS ENTITY.

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EXHIBIT "A"

SCOPE OF SERVICES

I. Consultant will perform the following Services:

A. Provide plan review and building inspection services on an as-needed basis, not to exceed $500,000.

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EXHIBIT "B"

SPECIAL REQUIREMENTS

(Superseding Contract Boilerplate)

Added text is indicated in ***bold italics***, deleted text is indicated in ~~strikethrough~~.

NONE

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EXHIBIT "C"

SCHEDULE OF COMPENSATION

I. Consultant shall perform the following tasks at the following rates:

CSG's rate structure which includes fees for personnel providing the proposed scope of work is provided in the table below. We will coordinate the pickup and return of all plans via CSG staff or a licensed courier service. This service is provided at no additional cost. CSG will mail an invoice at the beginning of every month for services rendered during the previous month.

RATE STRUCTURE FOR PERSONNEL AND SERVICES

REVIEW TYPE	PERCENTAGE-BASED FEE
Full Plan Check by Percentage	75% of City's Building Plan Check Fees
Structural, Mechanical, Electrical, or Plumbing Plan Review by Percentage	35% of City's Building Plan Check Fees or 75% of City's P/M/E/Plan Check Fees
PERSONNEL / REVIEW TYPE	**ALL INCLUSIVE HOURLY RATE**
Certified Plan Review / Building and Fire Life Safety Review	$100
Structural Plan Review / Structural Engineer	$130
Structural Plan Review / Professional Engineer	$120
Certified Commercial Building Inspector	$100
Certified Building Inspector	$90
CASp Consultation	$130
CASp Inspection	$130

All hourly rates include overhead costs including, but not limited to, salaries, benefits, Workers Compensation Insurance, office expenses, etc. Should the scope of work change or circumstances develop which necessitate special handling, we will notify the City prior to proceeding. On the contract anniversary date, CSG will initiate a rate increase based on the change in CPI for the applicable region. Overtime work will be billed at 1.5x the hourly rates indicated in the table above.

III. Within the budgeted amounts for each Task, and with the approval of the Contract Officer, funds may be shifted from one Task subbudget to another so long as the Contract Sum is not exceeded per Section 2.1, unless Additional Services are approved per Section 1.9.

IV. The City will compensate Consultant for the Services performed upon submission of a valid invoice. Each invoice is to include:

A. Line items for all personnel describing the work performed, the number of hours worked, and the hourly rate.

B. Line items for all materials and equipment properly charged to the Services.

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C. Line items for all other approved reimbursable expenses claimed, with supporting documentation.

D. Line items for all approved subcontractor labor, supplies, equipment, materials, and travel properly charged to the Services.

V. The total compensation for the Services shall not exceed the Contract Sum as provided in Section 2.1 of this Agreement.

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EXHIBIT "D"

SCHEDULE OF PERFORMANCE

NONE

STAFF REPORT

TO:	**Mayor and Council Members**	**DATE:**	**June 24, 2025**
FROM:	**Community Development**	**DISTRICT(S):**	**Citywide**

SUBJECT: **Award Professional Contract Services Agreement to JMDiaz, Inc. (JMD) in an amount not to exceed $221,000 for services related to providing professional engineering and land development services**

RECOMMENDATION

That the City Council:

1. Award Professional Contract Services Agreement to Jmdiaz, Inc. (JMD) in an amount not to exceed $221,000 for services related to providing professional engineering and land development services; and
2. Authorize the City Manager to execute.

STRATEGIC FOCUS AREAS

Not Applicable

EXECUTIVE SUMMARY

As part of the 2022-2023 budget, the City created the position of Principal Engineer – Land Development. This position is assigned to the Community Development Department. The engineering land development function is one of the City divisions that review development applications and issue construction permits.

Because recruitment for the position was not successful, the City decided in 2023 to provide engineering land development services through a contract with JMD. The purpose of the subject contract is to continue the engagement with JMD for one year, with an option to extend the contract for a second year.

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

- July 1, 2022 – City Council authorizes the creation of a full-time position: Principal Engineer – Land Development.
- June 27, 2023 – City Council approves one year contract with JMD.
- June 25, 2024 – City Council extends contract with JMD for one additional year.

DISCUSSION

Engineering is a division with the Public Works Department. The division's responsibilities include capital projects such as water, street, parks and other infrastructure planning and maintenance. Additionally, Engineering issues permits and reviews plans related to land development. Land development involves the issuance of permits and review of commercial and residential development applications. The engineering land development function issues permits for grading, ensures compliance with storm water regulations, processes subdivision maps, and ensures that adequate infrastructure is in place to support development.

Engineering is one of three divisions that comprise the development services function. The other divisions are Planning and Building. During the entitlement phase of a development application, Engineering works closely with Planning to determine feasibility, identify necessary public improvements, and write development conditions of approval. During the construction phase, Engineering processes Final Tract Map applications, issues construction permits for grading, Storm Water Pollution Prevention Plans (SWPP), conducts construction inspections, and provides other permit related support.

FISCAL IMPACT

The contract with JMD to provide engineering services is for an amount not to exceed $221,000. The Principal Civil Engineer position is budgeted at $171,700 per fiscal year. As the position has not been filled, salary savings will cover the cost of the contract in General Fund 101 and any costs associated with compliance with and review of the General Plan are sufficiently budgeted in General Plan Maintenance Fund 222.

ENVIRONMENTAL DETERMINATION

The contract for engineering services is exempt under the "common sense" exemption, Section 15061(b)(3), that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Engineering services will involve the review of development, but the contract is limited to professional services and does not involve construction or authorize new development.

Prepared By	Jeff Kugel, Community Development Director
Concurs With	Not Applicable
Reviewed By	Jeff Kugel, Community Development Director
Certified to Availability of Funds	Kyle Johnson, Finance Director/City Treasurer
Approved By	Adam Raymond, City Manager
Legal Review	Danny Aleshire, City Attorney
CEQA Review	Not Applicable

ATTACHMENTS:

A. Contract Services Agreement

Attachments

A. Contract Services Agreement.pdf

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AGREEMENT FOR CONTRACT SERVICES

By and Between

CITY OF GLENDORA

and

JMDIAZ, INC.

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AGREEMENT FOR CONTRACT SERVICES BETWEEN THE CITY OF GLENDORA AND JMDIAZ, INC.

THIS AGREEMENT FOR CONTRACT SERVICES (herein "Agreement") is made and entered into this _____ day of _____, 2025 by and between the City of Glendora, a California municipal corporation ("City") and JMDiaz, Inc., a California corporation ("Consultant"). City and Consultant may be referred to, individually or collectively, as "Party" or "Parties."

RECITALS

A. City seeks certain professional engineering and planning services as defined and described particularly in Article 1 and Exhibit "A" of this Agreement.

B. Consultant, following submission of a proposal, dated April 14, 2025 ("Proposal") for the performance of the services defined and described herein, was selected by the City to perform such services.

C. Pursuant to the City of Glendora's Municipal Code, City has authority to enter into and execute this Agreement.

D. The Parties desire to formalize the selection of Consultant for performance of those services defined and described particularly in Article 1 of this Agreement and desire that the terms of that performance be as particularly defined and described herein.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the mutual promises and covenants made by the Parties and contained herein and other consideration, the value and adequacy of which are hereby acknowledged, the Parties agree as follows:

ARTICLE 1. SERVICES OF CONSULTANT

1.1 Scope of Services.

In compliance with all terms and conditions of this Agreement, the Consultant shall provide those services specified in the "Scope of Services" attached hereto as Exhibit "A" and incorporated herein by this reference, which may be referred to herein as the "services" or "work" hereunder. As a material inducement to the City entering into this Agreement, Consultant represents and warrants that it has the qualifications, experience, and facilities necessary to properly perform the services required under this Agreement in a thorough, competent, and professional manner, and is experienced in performing the work and services contemplated herein. Consultant shall at all times faithfully, competently and to the best of its ability, experience and talent, perform all services described herein. Consultant covenants that it shall follow the highest professional standards in performing the work and services required hereunder and that all materials will be both of good quality as well as fit for the purpose intended. For purposes of this Agreement, the phrase "highest professional standards" shall mean those standards of practice recognized by one or more first-class firms performing similar work under similar circumstances.

1.2 Consultant's Proposal.

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The Scope of Services shall include the Consultant's Proposal which shall be incorporated herein by this reference as though fully set forth herein. In the event of any inconsistency between the terms of such Proposal and this Agreement, the terms of this Agreement shall govern.

1.3 Compliance with Law.

Consultant shall keep itself informed concerning, and shall render all services hereunder in accordance with, all ordinances, resolutions, statutes, rules, and regulations of the City and any Federal, State or local governmental entity having jurisdiction in effect at the time service is rendered.

1.4 California Labor Law.

If the Scope of Services includes any "public work" or "maintenance work," as those terms are defined in California Labor Code section 1720 *et seq.* and California Code of Regulations, Title 8, Section 16000 *et seq.*, and if the total compensation is $1,000 or more, Consultant shall pay prevailing wages for such work and comply with the requirements in California Labor Code section 1770 *et seq.* and 1810 *et seq*., and all other applicable laws, including the following requirements:

(a) Public Work. The Parties acknowledge that some or all of the work to be performed under this Agreement is a "public work" as defined in Labor Code Section 1720 and that this Agreement is therefore subject to the requirements of Division 2, Part 7, Chapter 1 (commencing with Section 1720) of the California Labor Code relating to public works contracts and the rules and regulations established by the Department of Industrial Relations ("DIR") implementing such statutes. The work performed under this Agreement is subject to compliance monitoring and enforcement by the DIR. Consultant shall post job site notices, as prescribed by regulation.

(b) Prevailing Wages. Consultant shall pay prevailing wages to the extent required by Labor Code Section 1771. Pursuant to Labor Code Section 1773.2, copies of the prevailing rate of per diem wages are on file at City Hall and will be made available to any interested party on request. By initiating any work under this Agreement, Consultant acknowledges receipt of a copy of the Department of Industrial Relations (DIR) determination of the prevailing rate of per diem wages, and Consultant shall post a copy of the same at each job site where work is performed under this Agreement.

(c) Penalty for Failure to Pay Prevailing Wages. Consultant shall comply with and be bound by the provisions of Labor Code Sections 1774 and 1775 concerning the payment of prevailing rates of wages to workers and the penalties for failure to pay prevailing wages. The Consultant shall, as a penalty to the City, forfeit two hundred dollars ($200) for each calendar day, or portion thereof, for each worker paid less than the prevailing rates as determined by the DIR for the work or craft in which the worker is employed for any public work done pursuant to this Agreement by Consultant or by any subcontractor.

(d) Payroll Records. Consultant shall comply with and be bound by the provisions of Labor Code Section 1776, which requires Consultant and each subconsultant to: keep accurate payroll records and verify such records in writing under penalty of perjury, as specified in Section 1776; certify and make such payroll records available for inspection as provided by Section 1776; and inform the City of the location of the records.

(e) Apprentices. Consultant shall comply with and be bound by the provisions of Labor Code Sections 1777.5, 1777.6, and 1777.7 and California Code of Regulations Title 8, Section 200 *et seq.* concerning the employment of apprentices on public works projects. Consultant shall be responsible for compliance with these aforementioned Sections for all apprenticeable occupations. Prior to commencing work under this Agreement, Consultant shall provide City with a copy of the information submitted to any applicable apprenticeship program. Within sixty (60) days after concluding work pursuant to this Agreement, Consultant

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and each of its subconsultants shall submit to the City a verified statement of the journeyman and apprentice hours performed under this Agreement.

(f) Eight-Hour Work Day. Consultant acknowledges that eight (8) hours labor constitutes a legal day's work. Consultant shall comply with and be bound by Labor Code Section 1810.

(g) Penalties for Excess Hours. Consultant shall comply with and be bound by the provisions of Labor Code Section 1813 concerning penalties for workers who work excess hours. The Consultant shall, as a penalty to the City, forfeit twenty-five dollars ($25) for each worker employed in the performance of this Agreement by the Consultant or by any subcontractor for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any one calendar day and forty (40) hours in any one calendar week in violation of the provisions of Division 2, Part 7, Chapter 1, Article 3 of the Labor Code. Pursuant to Labor Code section 1815, work performed by employees of Consultant in excess of eight (8) hours per day, and forty (40) hours during any one week shall be permitted upon public work upon compensation for all hours worked in excess of 8 hours per day at not less than one and one-half (1½) times the basic rate of pay.

(h) Workers' Compensation. California Labor Code Sections 1860 and 3700 provide that every employer will be required to secure the payment of compensation to its employees if it has employees. In accordance with the provisions of California Labor Code Section 1861, Consultant certifies as follows:

> "I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract."

Consultant's Authorized Initials _____ DS JMD

Juan M. Diaz, President/CEO

(i) Consultant's Responsibility for Subcontractors. For every subcontractor who will perform work under this Agreement, Consultant shall be responsible for such subcontractor's compliance with Division 2, Part 7, Chapter 1 (commencing with Section 1720) of the California Labor Code, and shall make such compliance a requirement in any contract with any subcontractor for work under this Agreement. Consultant shall be required to take all actions necessary to enforce such contractual provisions and ensure subcontractor's compliance, including without limitation, conducting a review of the certified payroll records of the subcontractor on a periodic basis or upon becoming aware of the failure of the subcontractor to pay his or her workers the specified prevailing rate of wages. Consultant shall diligently take corrective action to halt or rectify any such failure by any subcontractor.

1.5 Licenses, Permits, Fees and Assessments.

Consultant shall obtain at its sole cost and expense such licenses, permits and approvals as may be required by law for the performance of the services required by this Agreement. Consultant shall have the sole obligation to pay for any fees, assessments and taxes, plus applicable penalties and interest, which may be imposed by law and arise from or are necessary for the Consultant's performance of the services required by this Agreement, and shall indemnify, defend and hold harmless City, its officers, employees or agents of City, against any such fees, assessments, taxes, penalties or interest levied, assessed or imposed against City hereunder.

1.6 Familiarity with Work.

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By executing this Agreement, Consultant warrants that Consultant (i) has thoroughly investigated and considered the scope of services to be performed, (ii) has carefully considered how the services should be performed, and (iii) fully understands the facilities, difficulties and restrictions attending performance of the services under this Agreement. If the services involve work upon any site, Consultant warrants that Consultant has or will investigate the site and is or will be fully acquainted with the conditions there existing, prior to commencement of services hereunder. Should the Consultant discover any latent or unknown conditions, which will materially affect the performance of the services hereunder, Consultant shall immediately inform the City of such fact and shall not proceed except at Consultant's risk until written instructions are received from the Contract Officer.

1.7 Care of Work.

The Consultant shall adopt reasonable methods during the life of this Agreement to furnish continuous protection to the work, and the equipment, materials, papers, documents, plans, studies and/or other components thereof to prevent losses or damages, and shall be responsible for all such damages, to persons or property, until acceptance of the work by City, except such losses or damages as may be caused by City's own negligence.

1.8 Further Responsibilities of Parties.

Both Parties agree to use reasonable care and diligence to perform their respective obligations under this Agreement. Both Parties agree to act in good faith to execute all instruments, prepare all documents and take all actions as may be reasonably necessary to carry out the purposes of this Agreement. Unless hereafter specified, neither Party shall be responsible for the service of the other.

1.9 Additional Services.

City shall have the right at any time during the performance of the services, without invalidating this Agreement, to order extra work beyond that specified in the Scope of Services or make changes by altering, adding to or deducting from said work. No such extra work may be undertaken unless a written order is first given by the Contract Officer (as defined below) to the Consultant, incorporating therein any adjustment in (i) the Contract Sum (or a portion of the compensation due to Consultant) for the actual costs of the extra work, and/or (ii) the time to perform this Agreement, which said adjustments are subject to the written approval of the Consultant. Any increase in compensation of up to ten percent (10%) of the Contract Sum or $50,000, whichever is less; or, in the time to perform of up to one hundred eighty (180) days, may be approved by the Contract Officer. Any greater increases, taken either separately or cumulatively, must be approved by the City Council. It is expressly understood by Consultant that the provisions of this Section shall not apply to services specifically set forth in the Scope of Services. Consultant hereby acknowledges that it accepts the risk that the services to be provided pursuant to the Scope of Services may be more costly or time consuming than Consultant anticipates and that Consultant shall not be entitled to additional compensation therefor. City may in its sole and absolute discretion have similar work done by other Consultants. No claims for an increase in the Contract Sum or time for performance shall be valid unless the procedures established in this Section are followed.

1.10 Special Requirements.

Additional terms and conditions of this Agreement, if any, which are made a part hereof are set forth in the "Special Requirements" attached hereto as Exhibit "B" and incorporated herein by this reference. In the event of a conflict between the provisions of Exhibit "B" and any other provisions of this Agreement, the provisions of Exhibit "B" shall govern.

ARTICLE 2. COMPENSATION AND METHOD OF PAYMENT.

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2.1 Contract Sum.

Subject to any limitations set forth in this Agreement, City agrees to pay Consultant the amounts specified in the "Schedule of Compensation" attached hereto as Exhibit "C" and incorporated herein by this reference. The total compensation, including reimbursement for actual expenses, shall not exceed **Two Hundred Twenty One Thousand Dollars** (**$221,000**) (the "Contract Sum"), unless additional compensation is approved pursuant to Section 1.9.

2.2 Method of Compensation.

The method of compensation may include: (i) a lump sum payment upon completion; (ii) payment in accordance with specified tasks or the percentage of completion of the services, less contract retention; (iii) payment for time and materials based upon the Consultant's rates as specified in the Schedule of Compensation, provided that (a) time estimates are provided for the performance of sub tasks, (b) contract retention is maintained, and (c) the Contract Sum is not exceeded; or (iv) such other methods as may be specified in the Schedule of Compensation.

2.3 Reimbursable Expenses.

Compensation may include reimbursement for actual and necessary expenditures for reproduction costs, telephone expenses, and travel expenses approved by the Contract Officer in advance, or actual subcontractor expenses of an approved subcontractor pursuant to Section 4.5, and only if specified in the Schedule of Compensation. The Contract Sum shall include the attendance of Consultant at all project meetings reasonably deemed necessary by the City. Coordination of the performance of the work with City is a critical component of the services. If Consultant is required to attend additional meetings to facilitate such coordination, Consultant shall not be entitled to any additional compensation for attending said meetings.

2.4 Invoices.

Each month Consultant shall furnish to City an original invoice for all work performed and expenses incurred during the preceding month in a form approved by City's Director of Finance. By submitting an invoice for payment under this Agreement, Consultant shall be deemed to have certify compliance with all provisions of this Agreement. The invoice shall contain all information specified in Exhibit "C", and shall detail charges for all necessary and actual expenses by the following categories: labor (by sub-category), travel, materials, equipment, supplies, and sub-contractor contracts. Sub-contractor charges shall also be detailed by such categories. Consultant shall not invoice City for any duplicate services performed by more than one person.

City shall independently review each invoice submitted by the Consultant to determine whether the work performed and expenses incurred are in compliance with the provisions of this Agreement. Except as to any charges for work performed or expenses incurred by Consultant which are disputed by City, or as provided in Section 7.3, City will use its best efforts to cause Consultant to be paid within forty-five (45) days of receipt of Consultant's correct and undisputed invoice; however, Consultant acknowledges and agrees that due to City warrant run procedures, the City cannot guarantee that payment will occur within this time period. In the event any charges or expenses are disputed by City, the original invoice shall be returned by City to Consultant for correction and resubmission. Review and payment by City for any invoice provided by the Consultant shall not constitute a waiver of any rights or remedies provided herein or any applicable law.

2.5 Waiver.

Payment to Consultant for work performed pursuant to this Agreement shall not be deemed to waive any defects in work performed by Consultant.

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ARTICLE 3. PERFORMANCE SCHEDULE

3.1 Time of Essence.

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

3.2 Schedule of Performance.

Consultant shall commence the services pursuant to this Agreement upon receipt of a written notice to proceed and shall perform all services within the time period(s) established in the "Schedule of Performance" attached hereto as Exhibit "D" and incorporated herein by this reference. When requested by the Consultant, extensions to the time period(s) specified in the Schedule of Performance may be approved in writing by the Contract Officer but not exceeding one hundred eighty (180) days cumulatively.

3.3 Force Majeure.

The time period(s) specified in the Schedule of Performance for performance of the services rendered pursuant to this Agreement shall be extended because of any delays due to unforeseeable causes beyond the control and without the fault or negligence of the Consultant, including, but not restricted to, acts of God or of the public enemy, unusually severe weather, fires, earthquakes, floods, epidemics, quarantine restrictions, riots, strikes, freight embargoes, wars, litigation, and/or acts of any governmental agency, including the City, if the Consultant shall within ten (10) days of the commencement of such delay notify the Contract Officer in writing of the causes of the delay. The Contract Officer shall ascertain the facts and the extent of delay, and extend the time for performing the services for the period of the enforced delay when and if in the judgment of the Contract Officer such delay is justified. The Contract Officer's determination shall be final and conclusive upon the Parties to this Agreement. In no event shall Consultant be entitled to recover damages against the City for any delay in the performance of this Agreement, however caused, Consultant's sole remedy being extension of this Agreement pursuant to this Section.

3.4 Term.

Unless earlier terminated in accordance with Article 7 of this Agreement, this Agreement shall continue in full force and effect until completion of the services but not exceeding one (1) year from the date hereof ("Term"), except as otherwise provided in the Schedule of Performance (as shown on Exhibit "D" attached hereto).

ARTICLE 4. COORDINATION OF WORK

4.1 Representatives and Personnel of Consultant.

The following principals of Consultant ("Principals") are hereby designated as being the principals and representatives of Consultant authorized to act in its behalf with respect to the work specified herein and make all decisions in connection therewith:

Juan M. Diaz, President/CEO

It is expressly understood that the experience, knowledge, capability and reputation of the foregoing principals were a substantial inducement for City to enter into this Agreement. Therefore, the foregoing principals shall be responsible during the Term of this Agreement for directing all activities of Consultant and devoting sufficient time to personally supervise the services hereunder. All personnel of Consultant, and any authorized agents, shall at all times be under the exclusive direction and control of the Principals. For purposes of this

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Agreement, the foregoing Principals may not be replaced nor may their responsibilities be substantially reduced by Consultant without the express written approval of City. Additionally, Consultant shall utilize only competent personnel to perform services pursuant to this Agreement. Consultant shall make every reasonable effort to maintain the stability and continuity of Consultant's staff and subcontractors, if any, assigned to perform the services required under this Agreement. Consultant shall notify City of any changes in Consultant's staff and subcontractors, if any, assigned to perform the services required under this Agreement, prior to and during any such performance.

4.2 Status of Consultant.

Consultant shall have no authority to bind City in any manner, or to incur any obligation, debt or liability of any kind on behalf of or against City, whether by contract or otherwise, unless such authority is expressly conferred under this Agreement or is otherwise expressly conferred in writing by City. Consultant shall not at any time or in any manner represent that Consultant or any of Consultant's officers, employees, or agents are in any manner officials, officers, employees or agents of City. Neither Consultant, nor any of Consultant's officers, employees or agents, shall obtain any rights to retirement, health care or any other benefits which may otherwise accrue to City's employees. Consultant expressly waives any claim Consultant may have to any such rights.

4.3 Contract Officer.

The Contract Officer shall be the City's Community Development Director, or such person as may be designated by the City Manager. It shall be the Consultant's responsibility to assure that the Contract Officer is kept informed of the progress of the performance of the services and the Consultant shall refer any decisions which must be made by City to the Contract Officer. Unless otherwise specified herein, any approval of City required hereunder shall mean the approval of the Contract Officer. The Contract Officer shall have authority, if specified in writing by the City Manager, to sign all documents on behalf of the City required hereunder to carry out the terms of this Agreement.

4.4 Independent Consultant.

Neither the City nor any of its employees shall have any control over the manner, mode or means by which Consultant, its agents or employees, perform the services required herein, except as otherwise set forth herein. City shall have no voice in the selection, discharge, supervision or control of Consultant's employees, servants, representatives or agents, or in fixing their number, compensation or hours of service. Consultant shall perform all services required herein as an independent contractor of City and shall remain at all times as to City a wholly independent contractor with only such obligations as are consistent with that role. Consultant shall not at any time or in any manner represent that it or any of its agents or employees are agents or employees of City. City shall not in any way or for any purpose become or be deemed to be a partner of Consultant in its business or otherwise or a joint venturer or a member of any joint enterprise with Consultant.

4.5 Prohibition Against Subcontracting or Assignment.

The experience, knowledge, capability and reputation of Consultant, its principals and employees were a substantial inducement for the City to enter into this Agreement. Therefore, Consultant shall not contract with any other entity to perform in whole or in part the services required hereunder without the express written approval of the City. In addition, neither this Agreement nor any interest herein may be transferred, assigned, conveyed, hypothecated or encumbered voluntarily or by operation of law, whether for the benefit of creditors or otherwise, without the prior written approval of City. Transfers restricted hereunder shall include the transfer to any person or group of persons acting in concert of more than twenty five percent (25%) of the present ownership and/or control of Consultant, taking all transfers into account on a cumulative basis. In the event of any such unapproved

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transfer, including any bankruptcy proceeding, this Agreement shall be void. No approved transfer shall release the Consultant or any surety of Consultant of any liability hereunder without the express consent of City.

ARTICLE 5. INSURANCE AND INDEMNIFICATION

5.1 Insurance Coverages.

Without limiting Consultant's indemnification of City, and prior to commencement of any services under this Agreement, Consultant shall obtain, provide and maintain at its sole cost and expense during the Term of this Agreement, policies of insurance of the type and amounts described below and in a form satisfactory to City.

(a) General Liability Insurance. Consultant shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than $1,000,000 per occurrence, $2,000,000 general aggregate, for bodily injury, personal injury, and property damage, including without limitation, blanket contractual liability. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted.

(b) Automobile Liability Insurance. Consultant shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Consultant arising out of or in connection with the services to be performed under this Agreement, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than $1,000,000 combined single limit for each accident.

(c) Professional Liability (errors & omissions) Insurance. Consultant shall maintain professional liability insurance that covers the Services to be performed in connection with this Agreement, in the minimum amount of $1,000,000 per claim and in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the effective date of this Agreement and Consultant agrees to maintain continuous coverage through a period no less than three (3) years after completion of the services required by this Agreement.

(d) Workers' Compensation Insurance. Consultant shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance (with limits of at least $1,000,000).

(e) Subcontractors. Consultant shall include all subcontractors as insureds under its policies or shall furnish separate certificates and certified endorsements for each subcontractor. All coverages for subcontractors shall include all of the requirements stated herein.

(f) Additional Insurance. Policies of such other insurance, as may be required in the Special Requirements in Exhibit "B".

5.2 General Insurance Requirements.

(a) Proof of Insurance. Consultant shall provide certificates of insurance to City as evidence of the insurance coverage required herein, along with a waiver of subrogation endorsement for workers' compensation. Insurance certificates and endorsements must be approved by City's Risk Manager prior to commencement of performance. Current certification of insurance shall be kept on file with City at all times during the Term of this Agreement. City reserves the right to require complete, certified copies of all required insurance policies, at any time.

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(b) Duration of Coverage. Consultant shall procure and maintain for the duration of this Agreement insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the Services hereunder by Consultant, its agents, representatives, employees or subconsultants.

(c) Primary/Noncontributing. Coverage provided by Consultant shall be primary and any insurance or self-insurance procured or maintained by City shall not be required to contribute with it. The limits of insurance required herein may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of City before the City's own insurance or self-insurance shall be called upon to protect it as a named insured.

(d) City's Rights of Enforcement. In the event any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by Consultant or City will withhold amounts sufficient to pay premium from Consultant payments. In the alternative, City may cancel this Agreement.

(e) Acceptable Insurers. All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance or that is on the List of Approved Surplus Line Insurers in the State of California, with an assigned policyholders' Rating of A- (or higher) and Financial Size Category Class VI (or larger) in accordance with the latest edition of Best's Key Rating Guide, unless otherwise approved by the City's Risk Manager.

(f) Waiver of Subrogation. All insurance coverage maintained or procured pursuant to this agreement shall be endorsed to waive subrogation against City, its elected or appointed officers, agents, officials, employees and volunteers or shall specifically allow Consultant or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Consultant hereby waives its own right of recovery against City, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

(g) Enforcement of Contract Provisions (non-estoppel). Consultant acknowledges and agrees that any actual or alleged failure on the part of the City to inform Consultant of non-compliance with any requirement imposes no additional obligations on the City nor does it waive any rights hereunder.

(h) Requirements not Limiting. Requirements of specific coverage features or limits contained in this section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type. If the Consultant maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by the Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

(i) Notice of Cancellation. Consultant agrees to oblige its insurance agent or broker and insurers to provide to City with a thirty (30) day notice of cancellation (except for nonpayment for which a ten (10) day notice is required) or nonrenewal of coverage for each required coverage.

(j) Additional Insured Status. General liability and automobile policies shall provide or be endorsed to provide that City and its officers, officials, employees, and agents, and volunteers shall be additional insureds under such policies. This provision shall also apply to any excess/umbrella liability policies.

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(k) Prohibition of Undisclosed Coverage Limitations. None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to City and approved by the City in writing.

(l) Separation of Insureds. A severability of interests provision must apply for all additional insureds ensuring that Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the insurer's limits of liability. The policy(ies) shall not contain any cross-liability exclusions.

(m) Pass Through Clause. Consultant agrees to ensure that its subconsultants, subcontractors, and any other party involved with the services who is brought onto or involved in the services by Consultant, provide the same minimum insurance coverage and endorsements required of Consultant. Consultant agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. Consultant agrees that upon request, all agreements with consultants, subcontractors, and others engaged in the services will be submitted to City for review.

(n) City's Right to Revise Specifications. The City reserves the right at any time during the Term of this Agreement to change the amounts and types of insurance required by giving the Consultant ninety (90) days advance written notice of such change. If such change results in substantial additional cost to the Consultant, the City and Consultant may renegotiate Consultant's compensation.

(o) Deductibles / Self-insured Retentions. Any deductibles and self-insured retentions must be declared to and approved by City. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions with respect to the City, it officers, officials, employees, agents and volunteers, or the Consultant shall provide a financial guarantee satisfactory to the city guaranteeing payment of losses and related investigations, claims administration and defense expense.

(p) Timely Notice of Claims. Consultant shall give City prompt and timely notice of claims made or suits instituted that arise out of or result from Consultant's performance under this Agreement, and that involve or may involve coverage under any of the required liability policies.

(q) Additional Insurance. Consultant shall also procure and maintain, at its own cost and expense, any additional kinds of insurance, which in its own judgment may be necessary for its proper protection and prosecution of the work.

5.3 Indemnification.

To the full extent permitted by law, Consultant agrees to indemnify, defend and hold harmless the City, its officers, employees and agents ("Indemnified Parties") against, and will hold and save them and each of them harmless from, any and all actions, either judicial, administrative, arbitration or regulatory claims, damages to persons or property, losses, costs, penalties, obligations, errors, omissions or liabilities whether actual or threatened (herein "claims or liabilities") that may be asserted or claimed by any person, firm or entity arising out of or in connection with the negligent performance of the work, operations or activities provided herein of Consultant, its officers, employees, agents, subcontractors, or invitees, or any individual or entity for which Consultant is legally liable ("indemnitors"), or arising from Consultant's or indemnitors' reckless or willful misconduct, or arising from Consultant's or indemnitors' negligent performance of or failure to perform any term, provision, covenant or condition of this Agreement, and in connection therewith:

(a) Consultant will defend any action or actions filed in connection with any of said claims or liabilities and will pay all costs and expenses, including legal costs and attorneys' fees incurred in connection therewith;

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(b) Consultant will promptly pay any judgment rendered against the City, its officers, agents or employees for any such claims or liabilities arising out of or in connection with the negligent performance of or failure to perform such work, operations or activities of Consultant hereunder; and Consultant agrees to save and hold the City, its officers, agents, and employees harmless therefrom;

(c) In the event the City, its officers, agents or employees is made a party to any action or proceeding filed or prosecuted against Consultant for such damages or other claims arising out of or in connection with the negligent performance of or failure to perform the work, operation or activities of Consultant hereunder, Consultant agrees to pay to the City, its officers, agents or employees, any and all costs and expenses incurred by the City, its officers, agents or employees in such action or proceeding, including but not limited to, legal costs and attorneys' fees; and

(d) Consultant shall incorporate similar indemnity agreements with its subcontractors and if it fails to do so Consultant shall be fully responsible to indemnify City hereunder therefore, and failure of City to monitor compliance with these provisions shall not be a waiver hereof. This indemnification includes claims or liabilities arising from any negligent or wrongful act, error or omission, or reckless or willful misconduct of Consultant in the performance of professional services hereunder. The provisions of this Section do not apply to claims or liabilities occurring as a result of City's sole negligence or willful acts or omissions, but, to the fullest extent permitted by law, shall apply to claims and liabilities resulting in part from City's negligence, except that design professionals' indemnity hereunder shall be limited to claims and liabilities arising out of the negligence, recklessness or willful misconduct of the design professional. The indemnity obligation shall be binding on successors and assigns of Consultant and shall survive termination of this Agreement.

ARTICLE 6. RECORDS, REPORTS, AND RELEASE OF INFORMATION

6.1 Records.

Consultant shall keep, and require subcontractors to keep, such ledgers, books of accounts, invoices, vouchers, canceled checks, reports, studies or other documents relating to the disbursements charged to City and services performed hereunder (the "books and records"), as shall be necessary to perform the services required by this Agreement and enable the Contract Officer to evaluate the performance of such services. Any and all such documents shall be maintained in accordance with generally accepted accounting principles and shall be complete and detailed. The Contract Officer shall have full and free access to such books and records at all times during normal business hours of City, including the right to inspect, copy, audit and make records and transcripts from such records. Such records shall be maintained for a period of three (3) years following completion of the services hereunder, and the City shall have access to such records in the event any audit is required. In the event of dissolution of Consultant's business, custody of the books and records may be given to City, and access shall be provided by Consultant's successor in interest. Notwithstanding the above, the Consultant shall fully cooperate with the City in providing access to the books and records if a public records request is made and disclosure is required by law including but not limited to the California Public Records Act.

6.2 Reports.

Consultant shall periodically prepare and submit to the Contract Officer such reports concerning the performance of the services required by this Agreement as the Contract Officer shall require. Consultant hereby acknowledges that the City is greatly concerned about the cost of work and services to be performed pursuant to this Agreement. For this reason, Consultant agrees that if Consultant becomes aware of any facts, circumstances, techniques, or events that may or will materially increase or decrease the cost of the work or services contemplated herein or, if Consultant is providing design services, the cost of the project being designed, Consultant shall promptly notify the Contract Officer of said fact, circumstance, technique or event and the estimated increased or

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decreased cost related thereto and, if Consultant is providing design services, the estimated increased or decreased cost estimate for the project being designed.

6.3 Ownership of Documents.

All drawings, specifications, maps, designs, photographs, studies, surveys, data, notes, computer files, reports, records, documents and other materials (the "documents and materials") prepared by Consultant, its employees, subcontractors and agents in the performance of this Agreement shall be the property of City and shall be delivered to City upon request of the Contract Officer or upon the termination of this Agreement, and Consultant shall have no claim for further employment or additional compensation as a result of the exercise by City of its full rights of ownership use, reuse, or assignment of the documents and materials hereunder. Any use, reuse or assignment of such completed documents for other projects and/or use of uncompleted documents without specific written authorization by the Consultant will be at the City's sole risk and without liability to Consultant, and Consultant's guarantee and warranties shall not extend to such use, reuse or assignment. Consultant may retain copies of such documents for its own use. Consultant shall have the right to use the concepts embodied therein. All subcontractors shall provide for assignment to City of any documents or materials prepared by them, and in the event Consultant fails to secure such assignment, Consultant shall indemnify City for all damages resulting therefrom. Moreover, Consultant with respect to any documents and materials that may qualify as "works made for hire" as defined in 17 U.S.C. § 101, such documents and materials are hereby deemed "works made for hire" for the City.

6.4 Confidentiality and Release of Information.

(a) All information gained or work product produced by Consultant in performance of this Agreement shall be considered confidential, unless such information is in the public domain or already known to Consultant. Consultant shall not release or disclose any such information or work product to persons or entities other than City without prior written authorization from the Contract Officer.

(b) Consultant, its officers, employees, agents or subcontractors, shall not, without prior written authorization from the Contract Officer or unless requested by the City Attorney, voluntarily provide documents, declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this Agreement. Response to a subpoena or court order shall not be considered "voluntary" provided Consultant gives City notice of such court order or subpoena.

(c) If Consultant, or any officer, employee, agent or subcontractor of Consultant, provides any information or work product in violation of this Agreement, then City shall have the right to reimbursement and indemnity from Consultant for any damages, costs and fees, including attorney's fees, caused by or incurred as a result of Consultant's conduct.

(d) Consultant shall promptly notify City should Consultant, its officers, employees, agents or subcontractors be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this Agreement and the work performed there under. City retains the right, but has no obligation, to represent Consultant or be present at any deposition, hearing or similar proceeding. Consultant agrees to cooperate fully with City and to provide City with the opportunity to review any response to discovery requests provided by Consultant. However, this right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

ARTICLE 7. ENFORCEMENT OF AGREEMENT AND TERMINATION

7.1 California Law.

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This Agreement shall be interpreted, construed and governed both as to validity and to performance of the Parties in accordance with the laws of the State of California. Legal actions concerning any dispute, claim or matter arising out of or in relation to this Agreement shall be instituted in the Superior Court of the County of Los Angeles, State of California, or any other appropriate court in such county, and Consultant covenants and agrees to submit to the personal jurisdiction of such court in the event of such action. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Central District of California, in the County of Los Angeles, State of California.

7.2 Disputes; Default.

In the event that Consultant is in default under the terms of this Agreement, the City shall not have any obligation or duty to continue compensating Consultant for any work performed after the date of default. Instead, the City may give notice to Consultant of the default and the reasons for the default. The notice shall include the timeframe in which Consultant may cure the default. This timeframe is presumptively thirty (30) days, but may be extended, though not reduced, if circumstances warrant, as determined by the Contract Officer. The cure period may run concurrently with the termination period as provided in Section 7.7, if the option to cure in the alternative to termination. During the period of time that Consultant is in default, the City shall hold all invoices and shall, when the default is cured, proceed with payment on the invoices. In the alternative, the City may, in its sole discretion, elect to pay some or all of the outstanding invoices during the period of default. If Consultant does not cure the default, the City may take necessary steps to terminate this Agreement under this Article. Any failure on the part of the City to give notice of the Consultant's default shall not be deemed to result in a waiver of the City's legal rights or any rights arising out of any provision of this Agreement.

7.3 Retention of Funds.

Consultant hereby authorizes City to deduct from any amount payable to Consultant (whether or not arising out of this Agreement) (i) any amounts the payment of which may be in dispute hereunder or which are necessary to compensate City for any losses, costs, liabilities, or damages suffered by City, and (ii) all amounts for which City may be liable to third parties, by reason of Consultant's acts or omissions in performing or failing to perform Consultant's obligation under this Agreement. In the event that any claim is made by a third party, the amount or validity of which is disputed by Consultant, or any indebtedness shall exist which shall appear to be the basis for a claim of lien, City may withhold from any payment due, without liability for interest because of such withholding, an amount sufficient to cover such claim. The failure of City to exercise such right to deduct or to withhold shall not, however, affect the obligations of the Consultant to insure, indemnify, and protect City as elsewhere provided herein.

7.4 Waiver.

Waiver by any Party to this Agreement of any term, condition, or covenant of this Agreement shall not constitute a waiver of any other term, condition, or covenant. Waiver by any Party of any breach of the provisions of this Agreement shall not constitute a waiver of any other provision or a waiver of any subsequent breach or violation of any provision of this Agreement. Acceptance by City of any work or services by Consultant shall not constitute a waiver of any of the provisions of this Agreement. No delay or omission in the exercise of any right or remedy by a non-defaulting Party on any default shall impair such right or remedy or be construed as a waiver. Any waiver by either Party of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Agreement.

7.5 Rights and Remedies are Cumulative.

Except with respect to rights and remedies expressly declared to be exclusive in this Agreement, the rights and remedies of the Parties are cumulative and the exercise by either Party of one or more of such rights or

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remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other Party.

7.6 Legal Action.

In addition to any other rights or remedies, either Party may take legal action, in law or in equity, to cure, correct or remedy any default, to recover damages for any default, to compel specific performance of this Agreement, to obtain declaratory or injunctive relief, or to obtain any other remedy consistent with the purposes of this Agreement. Notwithstanding any contrary provision herein, Consultant shall file a statutory claim pursuant to Government Code Sections 905 et seq. and 910 et seq., in order to pursue a legal action under this Agreement.

7.7 Termination Prior to Expiration of Term.

This Section shall govern any termination of this Agreement except as specifically provided in the following Section for termination for cause. The City reserves the right to terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to Consultant, except that where termination is due to the fault of the Consultant, the period of notice may be such shorter time as may be determined by the Contract Officer. In addition, the Consultant reserves the right to terminate this Agreement at any time, with or without cause, upon sixty (60) days' written notice to City, except that where termination is due to the fault of the City, the period of notice may be such shorter time as the Consultant may determine. Upon receipt of any notice of termination, Consultant shall immediately cease all services hereunder except such as may be specifically approved by the Contract Officer. Except where the Consultant has initiated termination, the Consultant shall be entitled to compensation for all services rendered prior to the effective date of the notice of termination and for any services authorized by the Contract Officer thereafter in accordance with the Schedule of Compensation or such as may be approved by the Contract Officer, except as provided in Section 7.3. In the event the Consultant has initiated termination, the Consultant shall be entitled to compensation only for the reasonable value of the work product actually produced hereunder. In the event of termination without cause pursuant to this Section, the terminating party need not provide the non-terminating party with the opportunity to cure pursuant to Section 7.2.

7.8 Termination for Default of Consultant.

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

7.9 Attorneys' Fees.

If either Party to this Agreement is required to initiate or defend or made a party to any action or proceeding in any way connected with this Agreement, the prevailing party in such action or proceeding, in addition to any other relief which may be granted, whether legal or equitable, shall be entitled to reasonable attorney's fees. Attorney's fees shall include attorneys' fees on any appeal, and in addition a Party entitled to attorneys' fees shall be entitled to all other reasonable costs for investigating such action, taking depositions and discovery and all other necessary costs the court allows which are incurred in such litigation. All such fees shall be deemed to have accrued on commencement of such action and shall be enforceable whether or not such action is prosecuted to judgment.

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ARTICLE 8. CITY OFFICERS AND EMPLOYEES: NON-DISCRIMINATION

8.1 Non-liability of City Officers and Employees.

No officer or employee of the City shall be personally liable to the Consultant, or any successor in interest, in the event of any default or breach by the City or for any amount which may become due to the Consultant or to its successor, or for breach of any obligation of the terms of this Agreement.

8.2 Conflict of Interest.

Consultant covenants that neither it, nor any officer or principal of its firm, has or shall acquire any interest, directly or indirectly, which would conflict in any manner with the interests of City or which would in any way hinder Consultant's performance of services under this Agreement. Consultant further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent or subcontractor without the express written consent of the Contract Officer. Consultant agrees to at all times avoid conflicts of interest or the appearance of any conflicts of interest with the interests of City in the performance of this Agreement.

No officer or employee of the City shall have any financial interest, direct or indirect, in this Agreement nor shall any such officer or employee participate in any decision relating to this Agreement which affects her/his financial interest or the financial interest of any corporation, partnership or association in which (s)he is, directly or indirectly, interested, in violation of any State statute or regulation. The Consultant warrants that it has not paid or given and will not pay or give any third party any money or other consideration for obtaining this Agreement.

8.3 Covenant Against Discrimination.

Consultant covenants that, by and for itself, its heirs, executors, assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, ancestry or other protected class in the performance of this Agreement. Consultant shall take affirmative action to insure that applicants are employed and that employees are treated during employment without regard to their race, color, creed, religion, sex, gender, sexual orientation, marital status, national origin, ancestry or other protected class.

8.4 Unauthorized Aliens.

Consultant hereby promises and agrees to comply with all of the provisions of the Federal Immigration and Nationality Act, 8 U.S.C. § 1101 *et seq.*, as amended, and in connection therewith, shall not employ unauthorized aliens as defined therein. Should Consultant so employ such unauthorized aliens for the performance of work and/or services covered by this Agreement, and should any liability or sanctions be imposed against City for such use of unauthorized aliens, Consultant hereby agrees to and shall reimburse City for the cost of all such liabilities or sanctions imposed, together with any and all costs, including attorneys' fees, incurred by City.

ARTICLE 9. MISCELLANEOUS PROVISIONS

9.1 Notices.

Any notice, demand, request, document, consent, approval, or communication either Party desires or is required to give to the other Party or any other person shall be in writing and either served personally or sent by prepaid, first-class mail, in the case of the City, to the City Manager and to the attention of the Contract Officer (with her/his name and City title), City of Glendora, 116 E. Foothill Blvd., Glendora, California 91741-3380, and

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in the case of the Consultant, to the person(s) at the address designated on the execution page of this Agreement. Either Party may change its address by notifying the other Party of the change of address in writing. Notice shall be deemed communicated at the time personally delivered or in seventy-two (72) hours from the time of mailing if mailed as provided in this Section.

9.2 Interpretation.

The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either Party by reason of the authorship of this Agreement or any other rule of construction which might otherwise apply.

9.3 Counterparts.

This Agreement may be executed in counterparts, each of which shall be deemed to be an original, and such counterparts shall constitute one and the same instrument. Each of the parties intend to be bound by the signatures on any telecopied, .pdf or other electronically delivered document, and are aware that the other party will rely on the telecopied, .pdf or other electronically delivered signatures, and hereby waive any defenses to the enforcement of the terms of this Agreement based on the form of signature.

9.4 Integration; Amendment.

This Agreement including the attachments hereto is the entire, complete and exclusive expression of the understanding of the Parties. It is understood that there are no oral agreements between the Parties hereto affecting this Agreement and this Agreement supersedes and cancels any and all previous negotiations, arrangements, agreements and understandings, if any, between the Parties, and none shall be used to interpret this Agreement. No amendment to or modification of this Agreement shall be valid unless made in writing and approved by the Consultant and by the City Council. The Parties agree that this requirement for written modifications cannot be waived and that any attempted waiver shall be void.

9.5 Severability.

In the event that any one or more of the phrases, sentences, clauses, paragraphs, or sections contained in this Agreement shall be declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining phrases, sentences, clauses, paragraphs, or sections of this Agreement which are hereby declared as severable and shall be interpreted to carry out the intent of the Parties hereunder unless the invalid provision is so material that its invalidity deprives either Party of the basic benefit of their bargain or renders this Agreement meaningless.

9.6 Warranty & Representation of Non-Collusion.

No official, officer, or employee of City has any financial interest, direct or indirect, in this Agreement, nor shall any official, officer, or employee of City participate in any decision relating to this Agreement which may affect his/her financial interest or the financial interest of any corporation, partnership, or association in which (s)he is directly or indirectly interested, or in violation of any corporation, partnership, or association in which (s)he is directly or indirectly interested, or in violation of any State or municipal statute or regulation. The determination of "financial interest" shall be consistent with State law and shall not include interests found to be "remote" or "noninterests" pursuant to Government Code Sections 1091 or 1091.5. Consultant warrants and represents that it has not paid or given, and will not pay or give, to any third party including, but not limited to, any City official, officer, or employee, any money, consideration, or other thing of value as a result or consequence of obtaining or being awarded any agreement. Consultant further warrants and represents that (s)he/it has not engaged in any act(s), omission(s), or other conduct or collusion that would result in the payment of any money,

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consideration, or other thing of value to any third party including, but not limited to, any City official, officer, or employee, as a result of consequence of obtaining or being awarded any agreement. Consultant is aware of and understands that any such act(s), omission(s) or other conduct resulting in such payment of money, consideration, or other thing of value will render this Agreement void and of no force or effect.

Consultant's Authorized Initials _____ DS JMD

Juan M. Diaz, President/CEO

9.7 Authority.

The persons executing this Agreement on behalf of the Parties hereto warrant that (i) such Party is duly organized and existing, (ii) they are duly authorized to execute and deliver this Agreement on behalf of said Party, (iii) by so executing this Agreement, such Party is formally bound to the provisions of this Agreement, and (iv) that entering into this Agreement does not violate any provision of any other agreement to which said Party is bound. This Agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the Parties.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date and year first-above written.

CITY:
CITY OF GLENDORA, a municipal corporation

Adam Raymond
City Manager

APPROVED AS TO FORM:
ALESHIRE & WYNDER, LLP

DocuSigned by:
Danny Aleshire
0D5924B7E6ED4A5...
Danny Aleshire
City Attorney

CERTIFY AVAILABILITY OF FUNDS:

DocuSigned by:
Kyle Johnson
CACE701662584A4...
Kyle Johnson
Finance Director/City Treasurer

ATTEST:

Kathleen R. Sessman
City Clerk/Communications Director

CONSULTANT:
JMDIAZ, INC., a California corporation

DocuSigned by:
Juan M. Diaz
D7CA0B4D64FC4B2...
Name: Juan M. Diaz
Title: President/CEO/Chief Financial Officer
Email: jmdiaz@jmdiaz.com
Jun 13, 2025 | 5:25 PM EDT

Address: 18645 E. Gale Avenue, Suite 212
Industry, CA 91748

Two corporate officer signatures required when Consultant is a corporation, with one signature required from each of the following groups: 1) Chairman of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer.

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EXHIBIT "A"

SCOPE OF SERVICES

I. Consultant shall perform the following professional services on an on-call basis, in support of the City's Community Development Department and the duties of the City's Civil Engineer (Land Development), among other City personnel. Such services shall include part-time staffing to assist the City's Community Development Department and Land Development Engineering Division.

- In coordination with City Staff, supervise and participate in the review of plans; evaluate compliance with laws, ordinances and acceptable engineering standards, and recommend corrections or improvements; review legal descriptions and deeds for easements and rights-of-way.

- Work with City departments and division staff to identify and prioritize needs; formulate cost estimates and develop implementation strategies.

- Review and recommend approval of plans and specifications, designs, cost estimates, environmental documents, reports, and studies for land development related projects.

- Monitor and evaluate the efficiency and effectiveness of service delivery methods and procedures.

- Assess and monitor workload, support system and internal reporting.

- Identify opportunities for improvement and reviews with the Community Development Director and City Engineer.

- Prepare and evaluate requests for proposals.

- Review plans of consulting/engineering firms performing work for the City and evaluate their performance.

- Provide technical assistance to other divisions and departments and City personnel.

- Assist with the development of the City's Land Development Division budget.

- Participate on a variety of boards and commissions; attend and participate in professional group meetings.

- Attend and make presentations to City Council, boards, committees and commissions.

- Assist City staff with handling difficult and sensitive inquiries and complaints, recommending and implementing corrective action, responding to public inquiries and complaints.

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- Assist with the compilation and analyzing of statistical data used to prepare technical reports relating to land development projects and programs.

- Assist with the supervision of Land Development staff; participate in the screening and selection of division staff; train and evaluate employees; initiate and carry out appropriate disciplinary actions.

- Coordinate review of traffic engineering reports with the City consultant traffic engineer.

- Assist with the preparation of reports required by federal, State and County agencies.

- Coordinate land development projects with other City departments and divisions and outside agencies.

- Assist and participate in the selection of professional consultants to assist with the design and/or construction inspection of selected projects.

- Review plans and designs.

- Confer with applicants and contractors regarding land development projects.

- Review and process plans for land development projects to ensure compliance with established contracts, City codes, and other applicable requirements.

- Assist with the determination of and enforcement of applicable codes, regulations, and requirements for assigned projects.

- Review and process plans for subdivisions, lot line adjustments, lot mergers, and certificates of compliance; review and interpret easements.

- Coordinate and provide oversight for geotechnical review process.

- Oversee the activity of professional engineering consultants.

- Assist with providing customer service and general assistance to land developers, architects, engineers, third party consultants, property owners, and the general public related to land development projects.

- Assist with answering questions about City construction projects, permit issuance procedures, and land development activities.

II. In addition to the requirements of Section 6.2, during performance of the services, Consultant will keep the City appraised of the status of performance by delivering the following status reports:

A. Check-in call/meeting every week with the Community Development Director.

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III. All work product is subject to review and acceptance by the City, and must be revised by the Consultant without additional charge to the City until found satisfactory and accepted by City.

IV. Consultant will utilize the following personnel to accomplish the services:

a. Algis J. Marciuska, MBA, PE
b. Deepak Solanki
c. Henry Completo
d. Luis Castañeda
e. Gabriel Macias
f. Rafael Rincon
g. Jasmine Felix

Others as approved by the Contract Officer

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EXHIBIT "B"

SPECIAL REQUIREMENTS

(Superseding Contract Boilerplate)

Added text is indicated in ***bold italics***, deleted text is indicated in ~~strikethrough~~.

N/A

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EXHIBIT "C"

SCHEDULE OF COMPENSATION

I. Consultant shall perform the services set forth herein at the following rates:

	STAFF	HOURLY RATE
A.	**Algis Marciuska**	**$211**
B.	**Deepak Solanki**	**$127**
C.	**Luis Castañeda**	**$163**
D.	**Henry Completo**	**$121**
E.	**Gabriel Macias**	**$84**
F.	**Rafael Rincon**	**$91**
G.	**Jasmine Felix**	**$76**

II. Within the budgeted amounts for each Task, and with the approval of the Contract Officer, funds may be shifted from one Task subbudget to another so long as the Contract Sum is not exceeded per Section 2.1, unless Additional Services are approved per Section 1.9.

III. The City will compensate Consultant for the services performed upon submission of a valid invoice. Each invoice is to include:

A. Line items for all personnel describing the work performed, the number of hours worked, and the hourly rate.

B. Line items for all materials and equipment properly charged to the services.

C. Line items for all other approved reimbursable expenses claimed, with supporting documentation.

D. Line items for all approved subcontractor labor, supplies, equipment, materials, and travel properly charged to the services.

IV. The total compensation for the services shall not exceed the Contract Sum as provided in Section 2.1 of this Agreement.

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EXHIBIT "D"

SCHEDULE OF PERFORMANCE

I. Consultant shall perform all services timely in accordance with the requirements of the Contract Officer, or otherwise as required by City Staff.

II. The Contract Officer may approve extensions for performance of the services in accordance with Section 3.2.

STAFF REPORT

TO:	**Mayor and Council Members**	**DATE:**	**June 24, 2025**
FROM:	**Recreation and Human Services**	**DISTRICT(S):**	**4**

SUBJECT: **Approval of a Facility Use Agreement between the City of Glendora, Glendora Unified School District and Glendora American Little League**

RECOMMENDATION

That the City Council:

1. Approve the Facility Use Agreement between the City of Glendora, Glendora Unified School District and Glendora American Little League; and
2. Authorize the City Manager or his designee to execute the agreement, including making non-substantive changes.

STRATEGIC FOCUS AREAS

Goal 4: Enhance and Modernize the Organization (EMO)

EXECUTIVE SUMMARY

The City of Glendora (City), in partnership with the Glendora Unified School District (District) and Glendora American Little League (GALL), has drafted a Facility Use Agreement to define the terms of access, maintenance, and operational responsibilities for designated sports fields and facilities. This agreement ensures that GALL continues to have scheduled use of the fields while clarifying the roles and responsibilities of the City, District, and GALL in operating and maintaining the sports fields and facilities. Additionally, this agreement includes a per-player fee to help offset expenses related to ongoing maintenance, water, and electricity. Staff anticipates the District will prepare this item for consideration by the Board of Education in early July 2025.

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

In 2013, the City entered into an agreement with the GALL that authorized the non-exclusive use of designated sports fields in exchange for undertaking certain specific responsibilities, which included the installation, maintenance, and repair of all fencing; field maintenance (weeding, planting, maintaining, mowing of turf); watering; lining and marking of fields; and other general maintenance activities. The agreement was in place for a five-year period, with options for renewals; the agreement was not renewed in 2018.

On January 30, 2024, the City and District approved a Master Joint Use Agreement that reaffirmed the longstanding collaboration and partnership between the City and District by incorporating all other previous agreements, and further clarified and streamlined City and District responsibilities related to the scheduling and coordination of sports fields and facilities, cost sharing of maintenance obligations, cost sharing of capital improvements, the implementation of a common fee for the use of sports fields and facilities, crossing guard services, library services, and the cost of the school resource officer program.

DISCUSSION

The purpose of this Agreement is to outline the terms of collaboration and ensure long-term sustainability between the City, District and GALL regarding the use, maintenance, and operation of City and District sports fields and facilities for GALL activities.

A summary of the terms of the Agreement is provided below:

GENERAL PROVISIONS

- GALL shall have exclusive use to the fields at Sellers Elementary, Goddard Middle School, and Finkbiner Park during its regular season of play as identified in Exhibit A.

- The regular season of play for GALL occurs from February to July each year.

- GALL shall submit to the City a Field Allocation Application for scheduling of all games and practices to ensure exclusive use each year. All payments for the previous season must be completed prior to the City processing the next Field Allocation Application.

- All schedule changes shall be subject to the review and approval of the City. Excessive schedule changes may impact future field allocations.

- The use of fields outside of the regular season of play shall be at the discretion of the District and City. A separate Field Allocation Application must be submitted, including payment of all applicable fees.

- All non-sports-related activities on the fields shall be subject to District and City review and approval. A Special Event Permit may be required for such activities.

- In the event of inclement weather, the Parties shall work collaboratively to determine if the fields are safe for play to occur.

- GALL shall provide the District and City all necessary documentation to verify non-profit status.
- The use of vehicles at all fields is limited to the following:
    1. Vehicles and equipment (less than 1,400 pounds) designed specifically for field preparation and maintenance may be driven on District property.
    2. Vehicles used for the drop off and pick up of snack bar supplies may be driven on District property temporarily before or after games.
    3. One golf cart may be used by GALL to transport elderly and mobility challenged individuals to and from parking and spectator areas.
    4. Vehicles allowed on District property must use existing access roads and stay off all playing surfaces and turf to the extent possible.

  No vehicles will be allowed on District property during regular school hours.

GLENDORA AMERICAN LITTLE LEAGUE RESPONSIBILITIES

- Field-related maintenance and operational responsibilities:

    1. Preparation and basic maintenance of the infield surfaces for games and practices.
    2. Pitching mound installation, replacement, and maintenance, subject to the review and approval of the District and City.
    3. Providing bases and base plugs for all fields being used.
    4. Lining and dragging fields (before and between games).
    5. Bat and helmet racks.
    6. Provide Backstop pads at the fields at Goddard Middle School.
    7. Provide and install yellow fence toppers.
    8. Responsible for fencing, netting, and equipment at batting cages.

- Furnish an American flag on an annual basis, made of durable material, and which complies with all applicable standards for size and design under the United States Flag Code. Previously used dirty, damaged, or otherwise unserviceable American flags shall be properly disposed of in accordance with the United States Flag Code.

- Operate the snack bar in accordance with all applicable health and safety codes, including securing any requisite permits from Los Angeles County. The general cleanliness and upkeep of the snack bar and its surrounding area shall also be maintained.

- All banners to be displayed on or near the fields shall be reviewed and approved by the District prior to being installed or hung. Quality and location must be consistent and remain presentable throughout the regular season of play. All banners must be removed at the conclusion of the regular season of play.

- Maintain and operate the scoreboards for each field in good working order. Any repairs shall be subject to the review and approval of the District and City.

- Conduct criminal background checks on all volunteers 18 years and older who may be in a position to coach and/or supervise youth under the age of 18 years of age. The failure of an individual to submit to a criminal background check will result in that individual being prohibited from coaching and/or supervising youth under the age of 18 years of age.

- In compliance with California Health and Safety Code §124235, ensure that all volunteers, athletes, coaches, parents, guardians, and administrators involved in youth sports activities receive education and training regarding concussions and other types of head injuries. GALL shall provide the City and District verification that all volunteers and staff have completed the requisite training prior to commencement of the regular season of play.

CITY RESPONSIBILITIES

- The City shall be responsible for the general maintenance of the fields including:

    1. Mowing of the field turf and surrounding landscape areas.
    2. Minor repairs and maintenance of the infield areas.
    3. Graffiti abatement to City buildings.
    4. Porter service for restroom cleaning. Cost for this service will be proportionally divided by the field users.
    5. Porter service for trash removal. This includes the emptying of trash receptacles daily. Supplies or additional receptacles will be added on an as needed basis subject to the approval of the City.
    6. Operational costs relating to lighting.
    7. All fields will be shut down for routine summer maintenance.
    8. Field renovation will be undertaken during alternate years to a standard suitable for recreational play. This may include some or all of the following: rototilling of the infield play area, grading, and, adding infield material when needed.

GLENDORA UNIFIED SCHOOL DISTRICT RESPONSIBILITIES

- The District shall be responsible for the following general maintenance responsibilities:

    1. District shall be solely responsible for the proper and adequate irrigation of all sports fields located on District property, including those used for City-affiliated athletic activities and local non-profit sports leagues.
    2. Sports fields shall be irrigated in a manner that maintains the fields in a safe, healthy, and playable condition. This includes but is not limited to:
    3. Ensuring consistent water application to promote turf health and growth.
    4. Adjusting irrigation schedules based on seasonal needs, weather conditions, and water conservation measures as required by the City.
    5. Complying with applicable laws, regulations, and best practices concerning water.
    6. District shall inspect, maintain, and repair irrigation systems to ensure proper operation. Damaged or malfunctioning irrigation components shall be addressed promptly.
    7. District shall monitor water usage.
    8. Integrated Pest Management – The District would be responsible for any pest, weed, and vertebrate control.
    9. The Sports Fields and Facilities will be available Monday through Saturday, with no activities scheduled on Sundays to allow fields to rejuvenate to the extent possible. Activities may be scheduled on Sundays as agreed to by the District and City on a case-by-case basis. The City will assume coordinating responsibility in scheduling City-affiliated athletic activities and other City functions after 4 p.m. Monday through Friday, and all day on Saturdays, at designated locations.

FISCAL IMPACT

While the City and District contribute to facility maintenance, GALL will share in certain financial responsibilities related to field enhancements or repairs beyond routine upkeep. These contributions will include infield field renovations, equipment purchases, and additional improvements necessary to accommodate the needs of the GALL. Any applicable fees or shared financial commitments will be transparently outlined within the agreement, ensuring fiscal accountabilities for all entities involved. This financial structure promotes sustainable facility management without imposing undue financial strain on either the City, District or the GALL.

The City, District, and GALL have agreed to enter into an individual agreement to facilitate ongoing maintenance to the Sports Fields and Facilities. GALL has assessed a $15 per player enrolled in the GALL this spring. Annually, the amount will increase annually by 5%, effective July 1st. The new total will be communicated each year in writing. Payment shall be made to the City within 30 days of commencing GALL play. It is estimated that this will generate approximately $6,000 this year.

The total per player fee revenue of $6,000 will only cover a portion of the costs related to ongoing maintenance of the Sports Fields and Facilities during GALL's regular season of play. For use outside the regular season of play, the GALL will be subject to the same user fees assessed to outside groups (those not City-affiliated), as determined by the District and City, and be billed separately. For example, it is estimated that during "Fall Ball", GALL will pay approximately $6,000 in rental fees, the revenue of which also goes to covering a portion of the costs related to ongoing maintenance.

ENVIRONMENTAL DETERMINATION

There is no environmental impact associated with this report.

Prepared By	Annie Warner, Recreation Manager
Concurs With	Not Applicable
Reviewed By	Adam Raymond, City Manager
Certified to Availability of Funds	Kyle Johnson, Finance Director/City Treasurer
Approved By	Adam Raymond, City Manager
Legal Review	Danny Aleshire, City Attorney
CEQA Review	Not Applicable

ATTACHMENTS:

A. Facility Use Agreement between City-GUSD-GALL
B. Presentation

Attachments

A. Facility Use Agreement City-GUSD-GALL.pdf
B. Preesentation.pdf

FACILITY USE AGREEMENT
BY AND BETWEEN GLENDORA UNIFIED SCHOOL DISTRICT
,CITY OF GLENDORA, AND
GLENDORA AMERICAN LITTLE LEAGUE, INC.

This **FACILITY USE AGREEMENT** ("Agreement"), is made and entered into on _____ day of _____, 2025 (Effective Date), by and between Glendora Unified School District ("District"), a public school district duly organized and existing under the laws of the state of California, the City of Glendora ("City"), a general law city duly organized and existing under the constitution and laws of the state of California, and the Glendora American Little League, Inc. ("League"), a nonprofit corporation duly organized and registered under the laws of the state of California. The District, City, and League may be referred to herein individually as a "Party" or collectively as the "Parties."

RECITALS

WHEREAS, California Education Code ("Education Code") sections 10900 et seq. ("Community Recreation Act"), authorize the City and the District to organize, promote, and conduct programs for community recreation, and to cooperate in providing community recreation programs and facilities that will contribute to general recreational and educational objectives for children and adults of the State; and

WHEREAS, under Education Code section 10905, two or more public authorities may cooperate with each other to carry out the purposes set forth in section 10900, and to that end may enter into agreements with each other and may do all things necessary and convenient to aid and cooperate in carrying out said purposes; and

WHEREAS, the City and District entered into a Master Joint Use Agreement ("Master Agreement") on January 30, 2024, for shared facility use; and

WHEREAS, the League is a nonprofit organization dedicated to promoting youth sports and community engagement; and

WHEREAS, the District owns and operates multiple properties, including school sites ("District Site(s)"), with classroom buildings, recreational play fields, hardscapes, and other types of facilities available for the League use ("District Premises"); and

WHEREAS, the City owns and operates multiple properties and active use areas ("City Site(s)"), which include recreational play fields, hardscapes, and other types of facilities available for League use ("City Premises"); and

WHEREAS, District and City Sites are sometimes referred to collectively herein as the "Sites," and District and City Premises are sometimes referred to collectively herein as the "Premises" or "Facilities; and

WHEREAS, the League desires to use certain sports field facilities ("Sports Fields") located at the identified Sites as detailed in **EXHIBIT A**, attached hereto, and incorporated herewith, for the purpose of operation and administration of its youth sports little league program ("Program"), as more fully described in, and subject to the terms of, **EXHIBIT B** attached hereto and incorporated herein; and

WHEREAS, the District Board of Education ("Board"), in accordance with Education Code sections 38130 et seq. (Civic Center Act), is authorized to permit the use of school facilities or grounds by organizations and individuals for purposes that support youth services, supervision, and activities; and

WHEREAS, consistent with the terms of the Master Agreement, the Parties seek to formalize the League's use of the Premises and Facilities identified on **Exhibit A** by granting a license for such use and establish operational and administrative conditions for such use; and

WHEREAS, in accordance with Education Code section 17529, through the approval of this Agreement, the District has determined that League's use of the Premises will not: (1) interfere with educational programs or activities of any school or class conducted on District school sites, (2) unduly disrupt the residents in the surrounding neighborhood, or (3) jeopardize the safety of the children on District-owned property.

NOW, **THEREFORE**, in consideration of the mutual promises contained herein, the League, District, and City agree as follows:

AGREEMENT

1 GENERAL PURPOSE.

1.1 The purpose of this Agreement is intended to affirm and establish a partnership of collaboration between the League, District, and City in the context of the Master Agreement approved by the District and City.

1.2 The Master Agreement authorizes the District and City to: 1) allow the City to assume coordinating responsibility for the use of District Sports Fields and Facilities; 2) develop and implement a common fee or set of fees that local non-profit sports leagues will be required to pay to help offset the ongoing maintenance costs, including water and electricity, associated with use of the Sports Fields and Facilities; 3) consider individual agreements with local non-profit sports leagues, in lieu of the common fee, to facilitate mutually agreed improvements and ongoing maintenance to the Sports Fields and Facilities; and 4) develop and implement a standard agreement for the local non-profit sports leagues that includes a code of conduct and outlines the minimum level of responsibility each local sports league must adhere to.

2 SCOPE.

2.1 The Master Agreement is hereby incorporated by reference as though fully set forth herein. Except as expressly provided herein, the terms of the Master Agreement are applicable to, and govern, this Agreement. In the event of a conflict between the Master Agreement and this Agreement, the terms of this Agreement shall govern.

2.2 All defined terms not defined herein shall have the same definition and meaning given to those terms in the Master Agreement.

3 AGREEMENT TO COOPERATE. The Parties hereby agree to cooperate in coordinating their respective rights and responsibilities under this Agreement.

3.1 The Parties shall promptly respond to concerns relating to use of the Premises expressed by any other Party or neighbors. The response shall include, without limitation, acknowledging receipt of the concerns raised, taking steps to investigate the concern, engaging in a dialogue with the concerned Party, and addressing the concerns.

3.2 The Parties, at their sole cost and expense, shall provide the necessary personnel, equipment, or other property to perform their respective obligations herein.

3.3 When used herein, the term "Agents" shall mean a Party's officers, board members, directors, members, representatives, officials, consultants, employees, trustees, volunteers, contractors, subcontractors, and agents. The term "Invitees" shall mean a Party's invitees, guests, and visitors. A Party's Agents and Invitees may be referred to collectively as "Personnel".

3.4 **Policies and Procedures.**

3.4.1 The League, District, and City shall share information for the use of the Sports Fields and Facilities which shall include, without limitation, the following: (a) the names, phone numbers, and e-mails of persons authorized by each Party to resolve operational issues relating to this Agreement, (b) the establishment of records regarding this Agreement, and (c) the dedicated administrative and operational personnel to effectuate the terms of this Agreement.

4 CIVIC CENTER ACT STATEMENT OF INFORMATION. Pursuant to the Civic Center Act (Cal. Education Code section 38136), prior to commencement of the Term of this Agreement, the League shall provide the District with a Statement of Information, attached as **EXHIBIT C**, executed under penalty of perjury.

5 DESCRIPTION OF DISTRICT PREMISES. For the purposes of this Agreement, the District Premises shall include classroom buildings, recreational facilities, equipment, landscaping, and other facilities, including public restrooms, unless otherwise indicated, as further described in the Site-Specific Exhibits attached hereto, located at the District's Sites. The City acknowledges that, to the extent District Premises are operational school sites, City use, including League use, of District Premises under this Agreement shall not interfere with school activities.

6 DESCRIPTION OF CITY PREMISES. For the purposes of this Agreement, the City Premises and Facilities available for use by the League are specified in **Exhibit A** attached hereto, which shall include the recreational facilities, landscaping, and public restrooms, located upon the City Premises.

7 TITLE TO PREMISES. Nothing in this Agreement shall in any way alter the District's or City's fee title ownership interest in their respective Premises. Nothing herein shall be construed as creating ownership interest, easement, or any other possessory, or non-possessory, interest in the Premises except a defined-term license for use.

8 TERM AND TERMINATION.

8.1 **Term**. The Term of this Agreement shall commence on the Effective Date, following Board and City Council approval and shall continue for three (3) years ("Term"), unless sooner terminated by any provision herein.

8.2 **Termination**. This Agreement may be terminated by either the League, District, or City, with a ninety (90) day prior written notice to the other Parties, provided, however, that no such termination shall affect or modify any rights, duties, or obligations of either Party arising from its acts or omissions prior to such termination. Any outstanding fees or capital contributions owed by any of the Parties, including for capital projects not yet completed but previously agreed to, will

still be owed.

8.2.1 Upon termination of this Agreement, the League shall be responsible for restoring the Premises to its condition at the time League began use, with no damage thereto, reasonable wear and tear excepted.

8.2.2 Any early termination under this section shall not release the League from payment of any sum then due to the District or from any claim for damages or rent previously accrued or then accruing against the Organization.

8.2.3 Upon the Termination Date the League shall surrender use of the Premises, remove all personal property, and leave the Premises, including any District-owned fixtures, in a neat and clean condition.

8.2.4 The foregoing provisions are in addition to and not a limitation of any other rights or remedies available to the District.

9 USE OF PREMISES.

9.1 **Commencement**. Upon commencement of this Agreement, the District and City do hereby grant a license to the League, subject to the terms and conditions herein and all Exhibits attached hereto, to use the Premises, set forth in **EXHIBIT A** attached hereto, for the sole purpose of the League's Program as more fully described in **EXHIBIT B** attached hereto, in accordance with applicable federal, state, local laws and regulations, and District Policies and Regulations relating to the Premises and to the League's use thereof.

9.2 **Priority Use.**

9.2.1 The District shall have exclusive use and control of the District-owned Sports Fields and Facilities as required to provide educational services and programs.

9.2.2 The City shall have the next priority for use of the District-owned Sports Fields and Facilities in scheduling City-affiliated athletic activities and other City functions.

9.3 **Premises**. The League acknowledges that the Premises are part of a public-school site. Use of the Premises under this Agreement shall not interfere or conflict with the District Site's operation of school activities.

9.4 **Personal Property.** Neither the District nor City shall have no duty or responsibility for the protection, safeguarding, care, or storage of any personal property, nor shall the District or City be liable for any damage to personal property used or left on the Premises or any surrounding District or City property by the League or its Personnel, customers, guests, or invitees, including but not limited to damage caused by fire, earthquake, acts of nature, vandalism, or burglary.

9.5 **Permitted Use.** The League shall use the Premises solely for its Program during the dates, times, and at the locations specified in **EXHIBIT A**, subject to the District's right of entry described herein or as otherwise mutually agreed on by the Parties in writing.

9.5.1 The League shall be responsible for ensuring that the portions of the School Site buildings not included in the Program are not disturbed in any manner and that the Premises are vacated as scheduled. Facilities shall be vacated promptly at the conclusion of the use period each day and be left in a clean and orderly condition.

9.6 **Entry and Access to Premises.** The District its agents, and employees shall have the right to enter the Premises at any time for any purpose including, without limitation, inspection, maintenance, and posting of reasonable signs and notices to protect the rights of the District.

9.6.1 The League, its agents, employees, licensees, and invitees (collectively "League Personnel") shall have all rights of ingress and egress to and from the Premises over such other portion of the District Sites as may be reasonably necessary for the use of the Premises during the dates, times, and at the locations specified in **Exhibit A**.

9.7 **Emergencies**. There may, from time to time, be unanticipated maintenance emergencies (e.g., water main break, roof leak, etc.) which are unavoidable, and which interrupt otherwise approved Facility use. In the event of an emergency, the Parties shall have the right to cancel scheduled use of their Premises without prior notice. The Parties shall provide notice of all unanticipated maintenance emergencies as soon as possible, to expedite scheduling use of alternative facilities. If the cancelling Party is the Owner, it shall make good faith and reasonable efforts to provide alternative, available recreation space for the League's originally scheduled use, which the League shall not unreasonably refuse.

9.8 **Administration and Operation of the Program.** The League represents that it is qualified to administer and operate its Program.

9.8.1 The League shall be solely responsible for the administration and operation of its Program, including the hiring of all employees.

9.8.2 The League shall be responsible for verifying the qualifications, credentials, certificates, and licenses of its staff, agents, consultants, and/or subcontractors who may provide services in conjunction with the League's Program on the Premises.

9.8.3 **Permits and Licenses**. The League shall be solely responsible for obtaining any permits, licenses, or other permission necessary for its Program from all governmental agencies having jurisdiction.

9.9 **Personnel and Equipment**.

9.9.1 The Parties at their sole cost and expense, shall provide, when using a Premises: (i) such employees, volunteers, or others as are necessary to ensure the safety of all participants, spectators, and others present in connection with such use; and (ii) all personal property (e.g., equipment, materials, supplies, and/or other items) as necessary to permit the use to occur and as necessary to ensure the safety of all participants, spectators, and others present in connection with such use.

9.9.2 The Parties specifically agree that personnel hired by a Party shall be employees or

independent contractors of that Party and shall not be construed as employees or independent contractors of the other Party for any purpose whatsoever. If a Party wishes to use the other Party's employees or independent contractors in the conduct of programs (i.e., lifeguards, gym attendants, sport camp instructors, contract instructors, audio-visual crew, technical staff, etc.), the use of such employees shall be subject to a separate written agreement to be negotiated by that Party on terms to be mutually agreed upon.

9.10 **Supervision**. The League shall train and provide an adequate number of competent Personnel to supervise all activities on the Premises, including ensuring the area is properly used and participants stay within the designated area and do not stray into adjacent areas not subject to use. The League shall enforce all the rules, regulations, and policies while supervising activities or programs on the Premises.

9.10.1 **Fingerprinting and Criminal Background Investigation**. If applicable or requested by the District, the League shall be responsible for ensuring compliance with all applicable fingerprinting and criminal background investigation requirements described in California Education Code section 45125.1, which may be met under the fingerprinting provisions of Title 22 of the California Code of Regulations and applicable provisions of the California Health and Safety Code relevant to community care facility licensing. (Health & Safety Code §§ 1500 et seq.) If required, the League shall complete **EXHIBIT D** and verify compliance with the fingerprinting and criminal background investigation requirements to the District prior to each individual's commencement of employment or participation in the League's Program and prior to permitting contact with any pupils.

9.10.2 **Sale, Distribution and Consumption of Alcoholic Beverages**. Any uses which involve the serving or sale of alcoholic beverages or conducting games of chance are prohibited on the Premises. The League shall comply with the District-wide policy prohibiting intoxicating beverages, narcotics, tobacco products, and performance-enhancing dietary supplements that specifically promote muscle-building, commonly known as steroids, from the Premises at all times.

9.10.3 **Increased Insurance**. The League shall not permit anything to be done in or about the Premises, which will increase the existing rate of insurance upon the Premises or cause the cancellation of any insurance policy covering said Premises.

9.11 **Coordination, Use, and Areas of Responsibility.**

9.11.1 Any and all persons using the Sports Fields and Facilities shall abide by all applicable state and federal laws and regulations as well as local District and City policies, administrative regulations, and applicable codes of conduct.

9.11.2 The League, District, and City will meet regularly as part of the Sports Council on a monthly basis, or as needed, to discuss and coordinate operations, scheduling the use of the Sports Fields and Facilities, and make any adjustments as necessary. The District will work with the City to coordinate all City-affiliated athletic activities and local non-profit sports leagues before any other agency, organization, or sports/club league. The Sports Fields and Facilities will be available Monday through Saturday, with no activities

scheduled on Sundays to allow fields to rejuvenate to the extent possible; activities may be scheduled on Sundays as agreed to by the District and City. After 4 p.m. Monday through Friday, at designated locations, the City will assume coordinating responsibility in scheduling City-affiliated athletic activities and other City functions.

9.11.3 The District shall notify the City in advance of any additional events proposed for the District-owned Sports Fields and Facilities, which were not originally scheduled and conflict with a City or related use, as soon as practical. To the extent possible, such District events shall take priority over any other previously scheduled events.

9.11.4 The Parties agree to the use and areas of responsibility as outlined in **EXHIBIT B**.

10 COMMON FEE FOR SPORTS FIELDS AND FACILITY USE.

10.1 The District and City agreed as part of the Master Agreement to develop and implement a common fee or set of fees that local non-profit sports leagues will be required to pay to help offset the ongoing maintenance costs, including water and electricity, associated with use of the Sports Fields and Facilities. The District and City would also consider individual agreements with local non-profit sports leagues, in lieu of the common fee, to facilitate mutually agreed improvements and ongoing maintenance to the Sports Fields and Facilities.

10.2 The League, District, and City have agreed to enter into an individual agreement to facilitate ongoing maintenance to the Sports Fields and Facilities. The League will assess $15 per player enrolled in the League, which will increase annually by 5%. The new increased amount per player will take effect each July 1st, commencing with July 1, 2026, and will be communicated in writing. Payment shall be made to the City within 30 days of commencing League play.

10.3 This fee shall only cover costs related to ongoing maintenance of the Sports Fields and Facilities during the League's regular season of play as noted in **Exhibit B**. For use outside the regular season of play, the League will be subject to the same user fees assessed to outside groups (those not City-affiliated), as determined by the District and City, and be billed separately.

11 CONDITION OF PREMISES. The Premises are provided to the League on an "AS IS" basis.

11.1 The District or City shall not be required to make or construct any alterations including structural changes, additions, or improvements to the Premises. By entry and use of the Premises pursuant to this Agreement, the League accepts the Premises in "AS IS" condition.

11.2 The League acknowledges that neither the District or City nor their respective agents have made any representation or warranty as to the suitability of the Premises for the League's Program as described herein. Any agreements, warranties, or representations not expressly contained in this Agreement shall in no way bind the District or City, and the League expressly waives all claims for damages against the District or City by reason of any statement, representation, warranty, promise, or agreement, if any, not contained in this Agreement.

11.3 Upon surrender of the Premises, the League shall deliver the Premises in the same condition as upon entry, normal wear and tear and approved alterations and improvements excepted.

11.4 The League shall be responsible for restoring the Premises to the condition prior to the commencement of this Agreement with no damage thereto, excepting reasonable wear and tear.

12 CAPITAL IMPROVEMENTS.

12.1 All capital improvements shall only be effectuated following the express written permission of the District and City. Approval by the District and City must be given in writing prior to commencing any construction activity on such capital improvements set forth in this Agreement. All necessary permits and approvals, from the requisite approving authorities, will need to have been secured prior to any construction activity occurring with respect to such capital improvements. All costs related to the capital improvements that specifically benefit the League will be borne by the League.

12.2 Capital improvements/assets include land, land improvements, buildings, building improvements, construction, machinery and equipment, vehicles, infrastructure, easements and works of art.

13 SECURITY AND SUPERVISION.

13.1 The League shall supply an adequate number of trained and competent Personnel to supervise the Program and its use of the Premises.

13.2 No less than two (2) adults shall be present at all times during the League's Program.

13.3 The League shall utilize its best efforts to enforce all District and City rules, regulations, and policies while supervising Programs on the Premises.

13.4 The school building administrator or District Operations Support Services or City staff are authorized to require appropriate security and supervision of all activities held on District property.

13.5 **Safety of Property**. The District and City make no warranties or representations as to the safety or security of the Premises.

13.5.1 The League acknowledges, understands, and agrees that the District and City are neither responsible for nor has the obligation to supply, provide, establish, maintain, or operate Safety Measures (defined below) for the Premises.

13.5.2 The District or City shall not be liable for, and are each hereby released from all responsibility for any damage, loss, or injury to either persons or property resulting or arising out of any criminal activity (including, but not limited to, any damage, loss, or injury resulting from intrusions, petty theft, vandalism, or other similar acts), that may occur on or near the Premises, regardless of whether the District or City was able to, actually did, or failed to provide notice to the League of a safety incident or situation occurring on the Premises which led to the damage, loss, or injury.

13.5.3 **Safety Measures**. The League shall be responsible, at its sole cost, for supplying, providing, establishing, maintaining, and operating its own safety measures, protocols,

personnel, or systems to encourage and ensure the security of the League, its Personnel, and the Premises ("Safety Measures"); provided, however, that the League must notify the District and City prior to employing the Safety Measures.

14 ACCIDENT/INCIDENT REPORTING. League shall submit written accident/incident reports to the District and City as soon as practicable, but not more than twenty-four (24) hours, after the occurrence of or League's receipt of information or notice regarding any accident or incident that occurs on the Premises including related claims, arrest, or criminal charges associated with League's use of the Premises or League Personnel working on the Premises or for the Program. Submission of written accident/incident reports shall be pursuant to the section entitled "Notice." Accident/injury reports shall also be verbally reported to the District Facilities Department and City during business hours and to the District's and City's after-hours contact, provided outside of this Agreement, during non-business hours. The District and City shall verbally report to any relevant accident or incident to League's during business hours or to the League after-hours contact provided outside of this Agreement, during non-business hours.

15 INDEMNIFICATION AND HOLD HARMLESS.

15.1 The League shall defend, indemnify, and hold the District and City, its officers, employees, and agents harmless from and against any and all liability, loss, expense, attorneys' fees, or claims from injury or damages, arising out of the League's performance of the terms set forth in this Agreement and/or the use of the Premises and Facilities to the extent such liability, loss, expense, attorneys' fees, or claims for injury or damages are caused by or result of the negligent or intentional acts or omissions of the League, its officers, agents, or employees.

16 INSURANCE.

16.1 Each Party shall procure and maintain general liability insurance at its sole expense to protect against loss from liability imposed by law for damages on account of bodily injury, including death therefrom, suffered or alleged to be suffered by any person or persons, and also to protect against loss from liability imposed by law for damages to any property. Such liability and property damage insurance shall be maintained in full force and effective throughout the term of the Agreement and any extension(s) thereof in an amount no less than three million dollars ($3,000,000) for liability and property. Any deductibles or self-insured retentions must be declared. All Parties agree to exchange insurance documents annually. The City and District may update the insurance requirements on an annual basis. All changes in insurance requirements will be communicated at least 90 days prior to the effective date of the change.

17 VIOLATION AND NON-COMPLIANCE.

17.1 In the event of a violation or non-compliance by the League with any terms of this Agreement, the District and/or City shall notify the League in writing, specifying the nature of the breach and providing a reasonable timeframe for remediation. If the League fails to address and remedy the breach within the specified timeframe, the District and/or City may pursue any or all of the following remedies:

17.1.1 Suspend play at one or more fields for a period of time to be determined by the District and City.

17.1.2 Suspend any obligations under this Agreement.

17.1.3 Terminate the Agreement.

17.1.4 Recover any damages or costs incurred as a result of the breach.

18 NOTICES. Notices required or permitted to be given by a Party hereunder shall be sufficiently given if made in writing and delivered either personally or by certified mail, postage prepaid, to the other Party at the following address or to such other address as may be designated from time to time in a written notice given pursuant hereto by the concerned Party. A notice may be sent via email so long as the notice is also given in the manner set forth above. The Parties' notice addresses are as follows:

CITY

City of Glendora
City Manager's Office
116 E. Foothill Boulevard
Glendora, CA 91741
Email: citymanager@cityofglendora.org

DISTRICT

Glendora Unified School District
Superintendent
500 North Loraine Avenue
Glendora, CA 91741
Email: ddigrazia@glendora.k12.ca.us

LEAGUE

Glendora American Little League

XXXX
XXXX
XXXX

19 MISCELLANEOUS.

19.1 **Severability**.

19.1.1 If any section, clause, or phrase of the Agreement or the application thereof to any Party or any other person or circumstance is for any reason held to be invalid by a final decision of a court of competent jurisdiction, it shall be deemed severable and the remainder of the Agreement or the application of such provisions to any other Party or through other persons or circumstances shall not be affected thereby.

19.2 **Non-Assignability of Participating Interests**.

19.2.1 The rights and duties of any Party to this Agreement shall not be assignable or transferable to any other party.

19.3 **Section Headings**.

19.3.1 The section headings herein are for the convenience of the Parties only and shall not be deemed to govern, limit, modify, or in any manner affect the scope, meaning, or intent of the provisions or language of this Agreement.

19.4 **Laws of California**.

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

19.5 **Successors**.

19.5.1 The Agreement shall be binding upon and shall ensure to the benefit of the successors of the Parties hereto.

19.6 **Authority**.

19.6.1 The persons executing this Agreement on behalf of the Parties hereto warrant that they are duly authorized to execute and deliver this Agreement on behalf of said Party, and the entering into this Agreement does not violate any provision of any other agreement to which said Party is bound.

19.7 **Counterparts**.

19.7.1 This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which when taken together shall constitute one and the same instrument. Each of the Parties intend to be bound by the signatures on the telecopied, .pdf or other electronically delivered document, and are aware that the other Party will rely on the telecopied, .pdf or other electronically delivered signatures, and hereby wave any defenses to the enforcement of the terms of this Agreement based on the form of signature.

19.8 **Attorneys' Fees**.

19.8.1 If any Party to this Agreement is required to initiate or defend or made a party to any action or proceeding in any way connected with this Agreement, the prevailing party in such action or proceeding shall be entitled to reasonable attorneys' fees incurred in such action or proceeding, in addition to any other relief which may be granted. Otherwise the Parties shall each be responsible for its own attorneys' fees with respect to the terms of this Agreement.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date and year first-above written.

CITY:

City of Glendora, a municipal corporation

Adam Raymond
City Manager

APPROVED AS TO FORM:

ALESHIRE & WYNDER, LLP

Danny Aleshire
City Attorney

CERTIFY AVAILABILITY OF FUNDS:

Kyle Johnson
Finance Director/City Treasurer

ATTEST:

Kathleen R. Sessman
City Clerk/Communications Director

DISTRICT:

Glendora Unified School District

Dominic J. DiGrazia, Ed. D.
Superintendent

Janette Walczak

Assistant Superintendent of Business Services/
Chief Business Official

LEAGUE:

Glendora American Little League

XXXX
XXXX

XXXX
XXXX

EXHIBIT A

SPORTS FIELDS FOR THE USE OF GLENDORA AMERICAN LITTLE LEAGUE

Sports Fields Locations	**Primary/Spring Season**	**Secondary/Fall Season**
Goddard Middle School		
Major Field	Mon- Sat	Mon- Sat
AAA Field	Mon- Sat	Mon -Sat
AA Field	Mon- Sat	Sun
A Field	Mon -Sat	Sun
Track	Mon- Sat	Sun
Sellers Elementary		
Sellers East	Mon- Fri	Not available
Sellers West	Mon- Fri	Not available
Sellers South	Mon- Fri	Not available
Cullen Elementary	Mon- Fri	Not available
Finkbiner Park		
Softball Fields	Wednesday	Not available

EXHIBIT B

GENERAL PROVISIONS, ROLES, RESPONSIBILITIES

GENERAL PROVISIONS

A. The League shall have exclusive use to the fields at Sellers Elementary, Goddard Middle School, and Finkbiner Park during its regular season of play as identified in Exhibit A.

B. The regular season of play for the League occurs from February to July each year.

C. The League shall submit to the City a Field Allocation Application for scheduling of all games and practices to ensure exclusive use each year. All payments for the previous season must be completed prior to the City processing the next Field Allocation Application.

D. All schedule changes shall be subject to the review and approval of the City. Excessive schedule changes may impact future field allocations.

E. The use of fields outside of the regular season of play shall be at the discretion of the District and City. A separate Field Allocation Application must be submitted, including payment of all applicable fees.

F. All non-sports-related activities on the fields shall be subject to District and City review and approval. A Special Event Permit may be required for such activities.

G. In the event of inclement weather, the Parties shall work collaboratively to determine if the fields are safe for play to occur.

H. The League shall provide the District and City all necessary documentation to verify non-profit status.

LEAGUE RESPONSIBILITIES

A. Field-related maintenance and operational responsibilities:

1. Preparation and basic maintenance of the infield surfaces for games and practices.

2. Pitching mound installation, replacement, and maintenance, subject to the review and approval of the District and City.

3. Providing bases and base plugs for all fields being used.

4. Lining and dragging fields (before and between games).

5. Bat and helmet racks.

6. Provide Backstop pads at the fields at Goddard Middle School.

7. Provide and install yellow fence toppers.

8. Responsible for fencing, netting and equipment at batting cages.

B. Furnish an American flag on an annual basis, made of durable material, and which complies with all applicable standards for size and design under the United States Flag Code. Previously used dirty, damaged, or otherwise unserviceable American flags shall be properly disposed of in accordance with the United States Flag Code.

C. Operate the snack bar in accordance with all applicable health and safety codes, including securing any requisite permits from Los Angeles County. The general cleanliness and upkeep of the snack bar and its surrounding area shall also be maintained.

D. All banners to be displayed on or near the fields shall be reviewed and approved by the District prior to being installed or hung. Quality and location must be consistent and remain presentable throughout the regular season of play. All banners must be removed at the conclusion of the regular season of play.

E. Maintain and operate the scoreboards for each field in good working order. Any repairs shall be subject to the review and approval of the District and City.

F. Conduct criminal background checks on all volunteers 18 years and older who may be in a position to coach and/or supervise youth under the age of 18 years of age. The failure of an individual to submit to a criminal background check will result in that individual being prohibited from coaching and/or supervising youth under the age of 18 years of age.

G. In compliance with California Health and Safety Code §124235, ensure that all volunteers, athletes, coaches, parents, guardians, and administrators involved in youth sports activities receive education and training regarding concussions and other types of head injuries. The League shall provide the City and District verification that all volunteers and staff have completed the requisite training prior to commencement of the regular season of play.

CITY RESPONSIBILITIES

A. The City shall be responsible for the general maintenance of the fields including:

1. Mowing of the field turf and surrounding landscape areas.

2. Minor repairs and maintenance of the infield areas.

3. Graffiti abatement to City buildings.

4. Porter service for restroom cleaning. Cost for this service will be proportionally divided by the field users.

5. Porter service for trash removal. This includes the emptying of trash receptacles daily. Supplies or additional receptacles will be added on an as needed basis subject to the approval of the City.

6. Operational costs relating to lighting.

7. All fields will be shut down for routine summer maintenance.

8. Field renovation will be undertaken during alternate years to a standard suitable for recreational play. This may include some or all of the following: rototilling of the infield play area, grading, and, adding infield material when needed.

B. The use of vehicles at all fields is limited to the following:

1. Vehicles and equipment (less than 1,400 pounds) designed specifically for field preparation and maintenance may be driven on District property.

2. Vehicles used for the drop off and pick up of snack bar supplies may be driven on District property temporarily before or after games.

3. One golf cart may be used by the League to transport elderly and mobility challenged individuals to and from parking and spectator areas.

4. Vehicles allowed on District property must use existing access roads and stay off all playing surfaces and turf to the extent possible.

5. No vehicles will be allowed on District property during regular school hours.

DISTRICT RESPONSIBILITIES

A. The District shall be responsible for the following general maintenance responsibilities:

1. Irrigation of Sports Fields

a. District shall be solely responsible for the proper and adequate irrigation of all sports fields located on District property, including those used for City-affiliated athletic activities and local non-profit sports leagues.

b. Sports fields shall be irrigated in a manner that maintains the fields in a safe, healthy and playable condition. This includes but is not limited to:

I. Ensuring consistent water application to promote turf health and growth.

II. Adjusting irrigation schedules based on seasonal needs, weather conditions, and water conservation measures as required by the City.

III. Complying with applicable laws, regulations, and best practices concerning water.

c. District shall inspect, maintain, and repair irrigation systems to ensure proper operation. Damaged or malfunctioning irrigation components shall be addressed promptly.

d. District shall monitor water usage.

2. Integrated Pest Management – The District would be responsible for any pest, weed, and vertebrate control.

B. The Sports Fields and Facilities will be available Monday through Saturday, with no activities scheduled on Sundays to allow fields to rejuvenate to the extent possible. Activities may be scheduled on Sundays as agreed to by the District and City on a case-by-case basis. The City will assume coordinating responsibility in scheduling City-affiliated athletic activities and other City functions after 4 p.m. Monday through Friday, and all day on Saturdays, at designated locations.

EXHIBIT C

CALIFORNIA CIVIC CENTER ACT
STATEMENT OF INFORMATION

CERTIFICATION TO BE COMPLETED BY ORGANIZATION

The undersigned states that, to be best of his or her knowledge, the school property(ies) for use of which application is hereby made will not be used for the commission of any act intended to further any program or movement the purpose of which is to accomplish the overthrow of the government of the United States by force, violence, or other unlawful means.

That **[Proper Name of Organization]**, the organization on whose behalf he or she is making application for use of school property(ies), does not, to the best of his or her knowledge, advocate the overthrow of the government of the United States or of the State of California by force, violence, or other unlawful means, and that, to the best of his or her knowledge, it is not a Communist action organization or Communist front organization required by law to be registered with the Attorney General of the United States. This statement is made under the penalties of perjury.

Date: _____

Proper Name of Organization: _____

Signature: _____

Print Name: _____

Title: _____

EXHIBIT D

CRIMINAL BACKGROUND INVESTIGATION
FINGERPRINTING AND MEGAN'S LAW CERTIFICATION

CERTIFICATION TO BE COMPLETED BY LEAGUE

THE UNDERSIGNED MUST CHECK EACH BOX AND EXECUTE THIS FORM AND THEREBY CERTIFIES TO THE GOVERNING BOARD OF THE DISTRICT THAT:

☒ **Fingerprint / Background Check Certification (Education Code § 45125.1).**

Pursuant to Education Code Section 45125.1, Organization has obtained for any employee (or subconsultant(s)'s employee) who will interact with pupils, outside of the immediate supervision and control of the pupil's parent or guardian or a school employee, a valid criminal records summary provided by the Department of Justice (DOJ).

The employee must provide sets of fingerprints to the DOJ that the DOJ will use to obtain criminal record summary information from itself and the Federal Bureau of Investigation (FBI).

The DOJ shall review the criminal record summary it obtains from its internal search and from the FBI to ascertain whether an applicant for employment has a conviction, or an arrest pending final adjudication, for any sex offense, controlled substance offense, crime of violence, or serious or violent felony. If the criminal record summary for an employee reflects a conviction or arrest for any of these, that employee shall not perform any services for the District.

The Organization shall immediately provide any subsequent arrest and conviction information it receives to the District pursuant to the subsequent arrest service.

☐ **Megan's Law (Sex Offenders).**

I have verified and will continue to verify that the employees of Organization that will be on District property and the employees of League's subcontractor(s) that will be on District property are **not** listed on California's "Megan's Law" Website (http://www.meganslaw.ca.gov/).

Date: _____

Proper Name of Organization: _____

Signature: _____

Print Name: _____

Title: _____

CITY OF GLENDORA, GLENDORA UNIFIED SCHOOL DISTRICT AND GLENDORA AMERICAN LITTLE LEAGUE FACILITY USE AGREEMENT

CITY COUNCIL MEETING

JUNE 24, 2025

HISTORY

- Glendora American Little League (GALL) – 2013
  - Agreement between the City and GALL
  - Authorized non-exclusive use for a period of 5 years (option for renewals)
  - Outlined specific responsibilities for GALL:
    - Installation, maintenance and repair of all fencing
    - Field maintenance (weeding, cleaning, planting/maintaining/mowing turf)
    - Field watering
    - General maintenance
    - Lining and marking of field
  - Ensured public access to field when not in use by GALL
  - Agreement not renewed in 2018

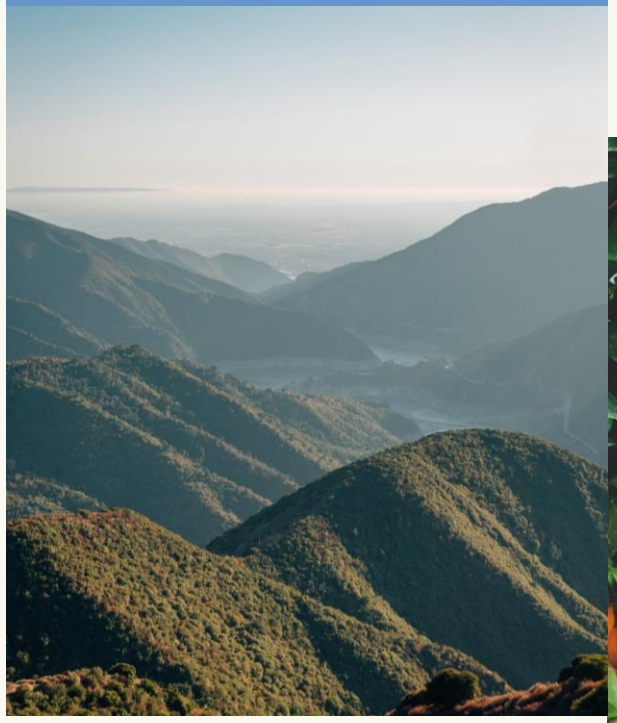


PURPOSE AND GOALS

- ENSURE LONG-TERM SUSTAINABILITY
- CLEARLY DEFINE TERMS OF COLLABORATION
- MAINTAIN EQUITABLE COST-SHARING AMONG STAKEHOLDERS

LEAGUE RESPONSIBILITIES

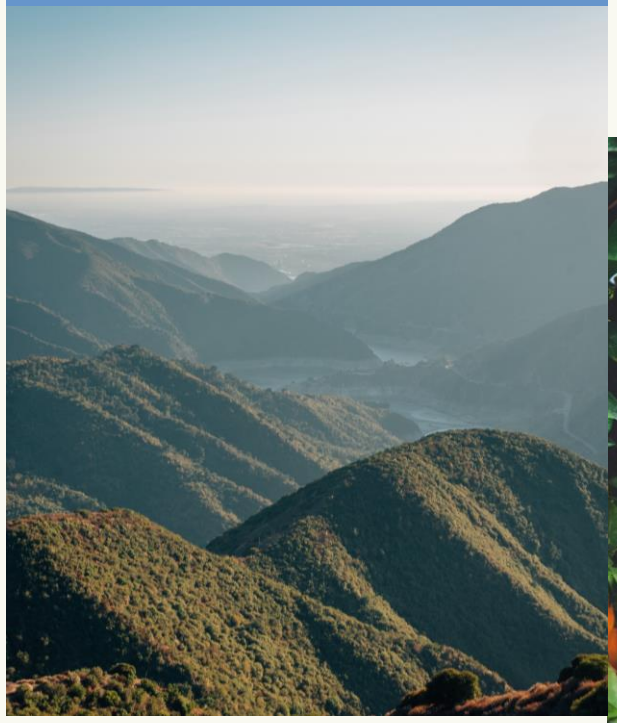
- Field preparation and basic maintenance
- Pitching mound installation & upkeep
- Providing bases, base plugs, bat & helmet racks
- Maintaining backstop pads and fencing
- Operating snack bar under health/safety codes
- Criminal background checks for all volunteers
- Ensuring concussion & head injury training compliance





DISTRICT RESPONSIBILITIES

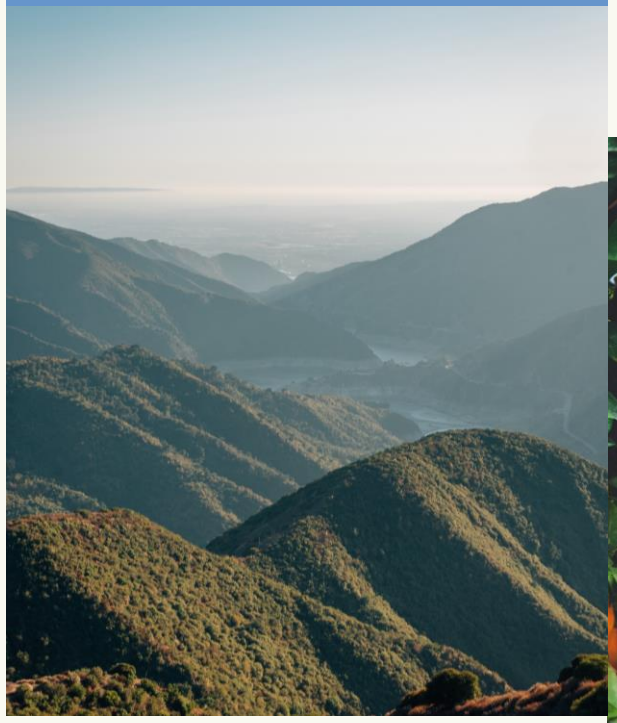
- Proper and adequate irrigation of all sports fields
- Inspect, maintain, and repair irrigation systems
- Monitor water usage
- Responsible for any pest, weed, and vertebrate control





CITY RESPONSIBILITIES

- Mowing of the field turf and surrounding landscape
- Graffiti abatement of City buildings
- Porter service for restroom cleaning. Cost of this service will be divided proportionally by the field users
- Porter service for trash removal – subject to city approval
- Operational costs relating to lighting
- Coordination of scheduling City affiliated athletic activities and other City functions





FISCAL IMPACT

- **City and School District**: Responsible for facility maintenance

- **GALL Financial Responsibilities**:
- Share costs for field enhancements or repairs beyond routine upkeep.
- Contributions include:
    - Infield field renovations.
    - Equipment purchases.
    - Additional improvements to meet league needs.

RECOMMENDATIONS

1. Approve the Facility Use Agreement between the City of Glendora, Glendora Unified School District and Glendora American Little League; and
2. Authorize the City Manager or his designee to execute the agreement, including making minor non-substantive changes.

STAFF REPORT

TO:	**Mayor and Council Members**	**DATE:**	**June 24, 2025**
FROM:	**City Manager**	**DISTRICT(S):**	**Citywide**

SUBJECT: City Facility Capital Needs Update, Funding Options, and Election Timelines

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RECOMMENDATION

That the City Council:

1. Receive a report on capital needs of City facilities, options to fund those needs, and election timelines; and
2. Provide direction to staff, as necessary.

STRATEGIC FOCUS AREAS

- New + Revitalized Facilities
  - Outcome 1: New or revitalized Civic Center
    - Action 3.1 Funding Methodology
    - Action 3.3 Space Planning
    - Action 3.4 New/Remodel

EXECUTIVE SUMMARY

Over the past five years, the City has completed more than $50 million in capital projects; over the next five year, the City is planning for even greater investment. These projects have included significant investments in parks, streets, and water infrastructure. Despite these generational investments, significant needs exist to bring existing City facilities, including the Library, Police Station, Teen Center, Senior Center, City Hall, Transportation Center, and Public Works Maintenance Yard to modern standards.

Deferred maintenance on City facilities is currently estimated at approximately $50 million, with an investment of more than $250 million needed to bring facilities to levels that would provide for modern workspaces and greater accessibility to the public.

Past surveys on these issues signal general support for a comprehensive, citywide facility bond. The initial support level for a potential facility bond (53%) is lower than the two-thirds (66.6%) vote threshold required should the City wish to pursue this measure on its own. Should the measure be undertaken through a citizen-led effort, the vote threshold for the facility bond would be a simple majority (50%+1).

In March 2025, the City Council received an update on the status of City facilities and funding options. To provide greater context for this important community conversation, the report includes an expanded look at the infrastructure of Glendora and cities in California from an historical perspective. The report also provides for greater insight into property tax measures, and the timeline for possible ballot measures.

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

Over the past three years, many public meetings and discussions have been held on facility needs by the City Council, Board of Library Trustees, Community Services Commission, and Planning Commission. The items noted in this section are highlights of the continued community dialogue on city facility needs.

On January 10, 2023, the City Council awarded a contract to Myers Houghton and Partners, Inc. (MHP) to perform in-depth structural analysis and evaluation of the Library's suitability for major renovations and initial visioning activities.

On September 12, 2023, the City Council received an update on the results of comprehensive water system assessment, including information on future water rates. The water assessment identified more than $350 million in projects needed over the next 30 years, with $30 million being programmed for completion over the first five years.

On January 9, 2024, the City Council held a discussion on a the MHP Library assessment/visioning analysis and discussed funding options. Following discussion, the City Council directed staff to complete an overall condition analysis of major City facilities and undertake a community survey soliciting public input on a possible revenue measure.

On January 30, 2024, the City Council approved a Master Joint Use Agreement with the Glendora Unified School District (GUSD). While the agreement largely stipulates use of existing facilities and services provided by the City, the agreement does provide for better maintenance of GUSD Facilities and outlines a partnership methodology for joint capital upgrades (e.g. GUSD High School Aquatics Center).

On August 27, 2024 (Attachment B), the City Council was provided the results of a community survey on a potential citywide and/or Library specific revenue measure. The survey, completed by True North Research, documented initial support for a citywide facility measure (53%) as opposed to Library specific bond measure (45%). Additionally, the survey highlighted the two highest quality of life improvements in the City as improving infrastructure/roads (17.8%) and addressing homelessness (17.2%).

On November 5, 2024, the Statewide ballot measure – ACA 5 – ballot failed (55% no). The State measure would have lowered the threshold for issuing facility bonds for cities and related local agencies, from 66.6% (2/3) to 55% (same as schools).

On November 12, 2024 (Attachment C), the City Council approved an agreement with IDS Group, Inc. for Architectural, Engineering and Consultant Services for the City Corporate Yard Improvement Project in an amount not to exceed $725,581. The City will need to identify an estimated $13-15 million for the construction portion of the project, which will rehabilitate existing space and add a new building to increase the usable space by 10,000 square feet.

On February 25, 2025, the City Council received the FY 2024-25 Mid-Year Budget Update that documented approximately $50 million in current facility needs (e.g. new roofs, HVAC, etc.) that would largely keep City facilities as is. In order to significantly improve the City's facilities to modern standards and better meet current and future operational needs, the estimated costs would total more than $250 million.

On March 11, 2025, the City Council received a report on the City's facility capital needs and funding options. After discussion, staff was directed to return to City Council with a more in-depth look at the City's historical infrastructure challenges and provide more information on revenue measures, including the timing and options.

DISCUSSION

INFRASTRUCTURE CHALLENGES IN CALIFORNIA CITIES

California's cities are grappling with aging infrastructure and funding shortfalls rooted in decades-old development patterns and fiscal policies; Glendora has not escaped these challenges. In July 2002, the City of Glendora was featured in an LA Times articled, with the heading, "Upscale Suburb Warned Its Beauty is Only Skin Deep" (Attachment A). The Article begins, "It's a fairly well-do-do suburb with multi-million-dollar mansions in the foothills and a bustling commercial center, but Glendora's infrastructure is crumbling, and the city cannot afford repairs." Below is an in-depth analysis of the key factors affecting Glendora, and other cities in California and throughout the nation:

Post-WWII Sprawl and the Infrastructure Legacy

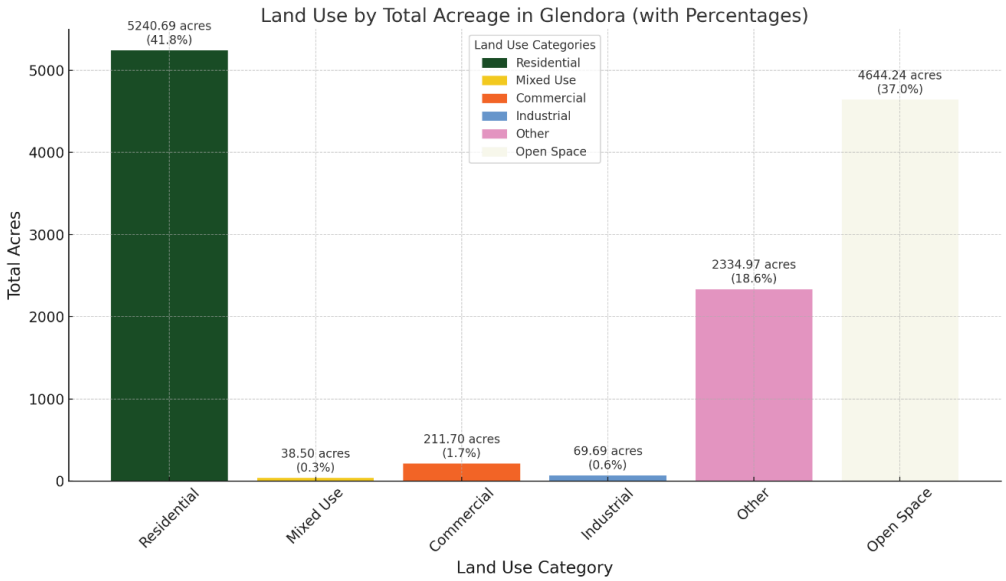
After World War II, rapid suburbanization led to expansive urban sprawl across California. Cities and suburbs built vast networks of roads, highways, water lines, and sewer systems in the 1950s to 1970s, often with federal aid (e.g. the Interstate Highway Act of 1956). While this facilitated growth, it also sowed the seeds of future maintenance burdens. Many postwar suburbs pursued short-term gains while deferring long-term upkeep. The suburban growth patterns encouraged cities to chase growth and discount future liabilities, leading to deferred maintenance.

Sprawling development patterns resulted in more infrastructure per capita (e.g. roads, water lines, sidewalks, etc.) – which is costly to maintain – and many of those assets were built around the same time and are now aging out simultaneously. These assets, generally speaking, do not generate ongoing revenues to pay for their maintenance and upkeep in a sustainable manner.

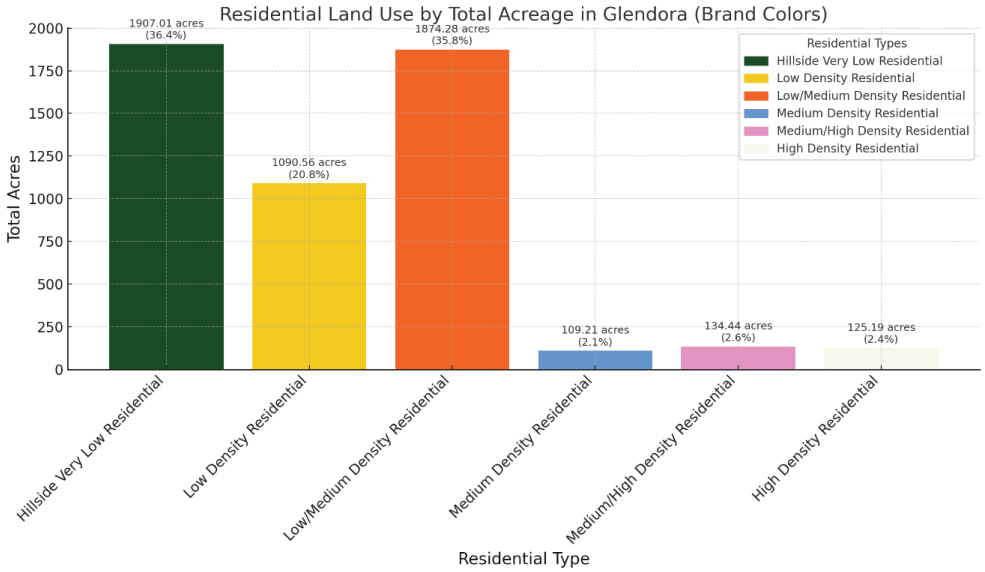
City of Glendora – Zoning

The City of Glendora is largely a suburban community, and grew quickly from 1960 to 2000, more than doubling in population during that time.

Currently, the vast majority of Glendora is comprised of single-family neighborhoods, with a few commercial corridors. The following chart contains information from the City's 2006 General Plan. Overall, the totality of land use percentages are generally accurate. Major changes since 2006 include the Arrow Highway Specific Plan that added additional housing. The main items in the "Other" category includes the Route 66 Specific Plan (287 acres), Civic/Institutional (347 acres), Utility/Flood Control (267 acres), and Street/Freeways (1,382 acres). Even with the seemingly limited commercial space, the City has several shopping centers in need of significant improvements, including Foothill Blvd./Glendora Ave, Grand Ave/Baseline Ave, and Route 66/Elwood Ave.



Glendora's residential housing make-up is the definition of a suburban community; more than 90% of all housing is comprised of single-family residential.



Glendora, like many suburban communities is experiencing a shift in land zoning practices, driven by evolving consumer spending patterns and acute housing shortages. As traditional retail centers face declining foot traffic due to the rise of online shopping, zoning policies are increasingly adapting to permit mixed-use developments, with a goal of transforming underutilized commercial spaces into vibrant hubs combining residential units with retail, dining, and recreation. Simultaneously, municipalities, in accordance with State laws, are revisiting restrictive zoning codes to encourage densification of housing solutions, such as townhomes, apartments, and accessory dwelling units, thereby addressing affordability issues and meeting growing housing demands within existing suburban footprints.

The City of Glendora is tackling the zoning issue head on; recent projects include an approved Housing Element, which cut red tape for housing production and allowed for more flexible mixed-use projects. While significant work remains, the City is currently in the final stages of a Station Area Vision Plan, Objective Design Standards, and a comprehensive General Plan Update, which are included in the 2025-2027 Strategic Plan. The goals of these major land development issues can be summarized as preserving and enhancing our quality of life by encouraging key investment in specific areas through vetted development standards, that will give Glendorans more dining/shopping opportunities, preserve open space, and take advantage of the A-Line investment.

City of Glendora Population

- 1911 (700) – *City of Glendora is incorporated*
- 1950 (3,988)
- 1960 (20,752)
- 1970 (31,380) – *In the late 1960's the City publishes its General Plan for year 1990 and anticipates a population of 80,000 and student enrollment growing from approximately 9,000 students to 25,000 students*.
- 1980 (38,500)
- 2000 (49,502)
- Present (51,209) – *This is a reduction from a peak of 52,506 in 2020*.

Slowing Growth, Underinvestment, and Fiscalization of Land Use

California's explosive mid-20th-century growth has long since cooled. Many cities are no longer rapidly expanding, which paradoxically contributes to underinvestment. Large leaps of development were followed by periods of stasis, meaning infrastructure networks aged without incremental upgrades. With fewer new projects, political attention and funding often shifted away from infrastructure, leading to maintenance deferrals and a growing backlog.

Fiscalization of land use in California cities refers to the municipal tendency to prioritize revenue-generating land uses over residential housing. This prioritization largely stems from fiscal pressures created by Proposition 13, passed and implemented in 1978, which significantly reduced property tax revenues. As cities strive to balance budgets, they have increasingly favored commercial development that contributes substantial sales tax revenues. For an in-depth look at this topic and how it impacted Glendora, please see Attachment B.

Aging Mid-Century Infrastructure (Everything at Once)

Much of America's infrastructure was built in the mid-20th century and is now decades old. Roads, bridges, pipelines, and transit systems from the 1950s to1970s have reached or exceeded their design lifespans. Deferred maintenance means that roads have crumbled, bridges rusted, and water/sewer systems grown prone to failure. The need for repair is urgent and simultaneous across asset types.

The City's water system is a perfect example of aging infrastructure that suffers from deferred maintenance. As part of the recent rate study, it was determined that the City will need to invest $350 million dollars in capital improvements over the next thirty years to maintain the water infrastructure. The City has dedicated $30 million in capital improvements over the next five years to address urgent issues such as pipeline replacement, reservoir upgrades and replacements and pump and well maintenance. See Attachment C for the Month Year Water Infrastructure Presentation.

This type of deferred maintenance also exists at many of the City's facilities. As the facilities continue to age, the need for maintenance increases exponentially. This is especially true when discussing facility systems such as roofing, HVAC, plumbing, structural support, and electrical. Practical examples of this type of capital maintenance are represented with current projects, such as the need for a new roof at City Hall. Further, the La Fetra Senior Center has a set of stairs that have been condemned and are no longer usable due to structural failures. During a recent structural analysis of the library, it was determined that the main support beams, columns, and footing systems were either undersized or are failing. The original engineering of the support beams did not take into account the tortional load that the beams would need to carry. The torsional effects on the beams have started to produce visible cracking in some sections. For a more comprehensive overview of the Library Building, see Attachment D.

Managing these types of capital maintenance requires a detailed audit of the existing conditions and future planning for all city facilities. To accomplish this, the City engaged a consultant that specializes in providing building assessments and developing budgetary estimates for ongoing maintenance. Over the next 20 years the City will need to spend an estimated $48,871,500 in routine and capital maintenance just to keep the facilities in their current condition. For a more detailed analysis of the costs needed for routine capital maintenance, see Attachment E.

State and Federal Funding: Not Enough for Local Needs

Cities often look to state and federal sources for infrastructure funding, but these are insufficient and inconsistent. State and local governments typically spend 7–9 times more on infrastructure than the federal government. Federal contributions cover only a fraction of local needs. Even the 2021 federal infrastructure law, which provides $45.5 billion to California over five years, is a drop in the bucket compared to decades of deferred maintenance. Further, Federal infrastructure spending has declined in real terms for decades, falling from 1% of GDP in the 1980s to about 0.5% by recent years. Since the Federal contributions are not enough to cover the infrastructure maintenance, States and local jurisdictions have had to develop methods for funding infrastructure maintenance.

Traditionally, development impact fees were collected as new development was approved. The fees were used to build a reserve to assist with the future capital maintenance of infrastructure. Another method of funding on-going and capital maintenance would be to establish a community facilities district, which would impose a per property assessment collected through property taxes. Specifically related to water, are capacity charges for any new development. The capacity charge is based on the quantity of water a new development will consume. The purpose of the capacity charge is to build a reserve offset future capital improvements that will be required for the production and distribution of water. Unfortunately, in the case of Glendora, the development impact fees either do not exist or are too low to keep up with the required maintenance. Additionally, the City has never implemented CFD's or capacity charges. The lack of funding tools makes it virtually impossible, for the City to invest the necessary capital in long-term infrastructure maintenance and improvements. Even if the City were to significantly decrease services to the community (e.g. recreation, public safety, etc.), the needs would still exceed available resources by a wide margin.

Proposition 13 and Local Funding Constraints

A unique challenge in California is Proposition 13 (1978), a property tax limitation that dramatically constrained city revenues. It capped property tax rates at 1% and limited annual assessed value growth to 2%. This significantly reduced revenue growth and caused cities and counties to rely on development fees, special assessments, and sales tax – which are either insufficient or unreliable for long-term infrastructure investment.

Proposition 13 also imposed a two-thirds voter approval requirement for local taxes earmarked for specific purposes, making it difficult for cities to raise funds for infrastructure projects (e.g. school district bonds are 55%).

City of Glendora Examples

The vast majority of the City's facilities were built pre-Prop 13, including City Hall, Library, Police Station, and the majority of the recreation facilities.

The Police Station was built with the assistance of a "Public Safety Bond Proposition" approved by the voters on June 8, 1965 (86% yes / 14% No) – total of 2,872 votes. The measure authorized the City to issue $790,000 in bonds. Total project cost was approximately $1 million.

In 1955, a "Library Bond Proposition" in the amount of $185,000 failed (32% yes / 68% no) – total of 1,320 votes. In February 1969, the City Council called for a general obligation bond measure in the amount of $785,000 for a new Library. In September 1965, citing bond market uncertainty and possible tax law litigation (2/3rds vs 50+1), the City Council canceled the election. In late 1969, the City Council authorized a new library bond to be pursued in an effort to build a 28,000 sqft Library at a total cost of $1.1 million – previous designs were 33,000 sqft. A petition that attempted to mandate the City to call an election gathered 1,136 signatures, falling 240 short of the required amount. $950,000 in general obligation bonds were issued in November 1970, through a Joint Powers Authority created by the City and Glendora Unified School District. The City was able to use property tax revenues to pay back the debt after the County took over the fire department and increased property taxes in Glendora to pay for those services. The City's property tax rate did not reduce proportionally with transfer of the fire department to the County, which allowed the excess capacity to pay for the debt services on the new library.

Glendora's Recent Push for Generational Investment – Still Not Enough

Despite the challenge of funding capital improvements, the City has prioritized investments in critical areas and systems. In 2019, the residents of Glendora passed Measure E, a local sales tax. The funds have assisted the City in enhancing the completion of critical capital projects. The City has also been very aggressive in pursuing grant funds to help facilitate these projects. Through these efforts the city has been able to secure $62 million in grant funding for projects such as the Finkbiner Stormwater Capture project, the People Movement Project, significant traffic signal improvements and many others. These efforts have allowed the City to invest nearly $50 million in capital projects since 2020 (listed below). Over the next five years the city has programed seventy-six capital improvement projects, pending the ability to secure funding, representing an investment of over $108 million dollars.

- **2020**

    - Zara and Sellers Watermain Replacement Project
    - CDBG Grind & Overlay
    - Dike St. Et. Al Water and Street Improvements
    - Chamber of Commerce Roof Replacement
    - Hook Canyon Booster Pump Station
- **2021**
    - Citywide Pavement Management Plan
    - Downtown Village Parking Lot Rehabilitation Project
    - Dawson Avenue Watermain Replacement
    - Donington Avenue Water and Street Replacement
    - CDBG Grind & Overlay
- **2022**
    - ADA Curb Ramps and Sidewalk Replacement
    - Cullen Avenue Water and Street Project
    - Citywide Slurry Seal
    - Storm Drain Inlet Insert
    - Antique Streetlight Improvement Project Phase One
- **2023**
    - Gladstone Reservoir Demolition and Parking Lot
    - St. Vladimir, Cossacks Water and Street Improvements
    - Police Department – Security Door Replacement
    - Citywide Slurry Seal
    - Bender-Carter Water and Street Improvements
    - Finkbiner Park Improvements – Phase 1
    - Library Boiler Replacement
    - Library Structural Analysis
    - Louie Pompei Park Turf Replacement
- **2024**
    - Facility Condition Assessment
    - Citywide Security Assessment
    - Finkbiner Park Improvements – Phase 2
    - Mauna Loa Water and Street Improvements
    - Bennett Water and Street Improvements
    - Amelia Street Improvements
    - County Club Water and Street Improvements
    - Cumberland- Palomar Water and Street Improvements
    - Finkbiner Park Stormwater Retention Project Design
    - North Glendora Reservoir Replacement Design
    - Street Yard Improvement Design
    - HSIP Traffic Signal Improvements
- **2025**
    - ADA Evaluation and Transition Plan
    - Pavement Management Plan Update
    - Police Department Lobby Improvements
    - Crowther Teen Center Roof Replacement
    - Legion Center Restroom Remodel
    - La Fetra Center Roof Repairs
    - Skate Park Resurface
    - Gladstone Shade Structure & Picnic Site Installation
    - Lone Hill Ave Street Rehabilitation
    - Glendora Ave Water and Street Improvement Design
    - Colorado Ave Water and Street Improvement Design
    - Cypress Water and Street Improvement Design
    - People Movement Project (PMP) / First Last Mile Design
- **2026**
    - La Fetra Reconstruction of Stairs
    - Scout Hut Improvements
    - Gladstone Pickleball Courts
    - South Hills Bike Park
    - San Dimas Wash Urban Trail
    - Finkbiner Park Stormwater Retention Project
    - Colorado Ave Water and Street Improvement Project
    - Cypress Water and Street Improvement Project
    - Verdugo Water and Street Improvement Project
    - North Glendora Reservoir Replacement

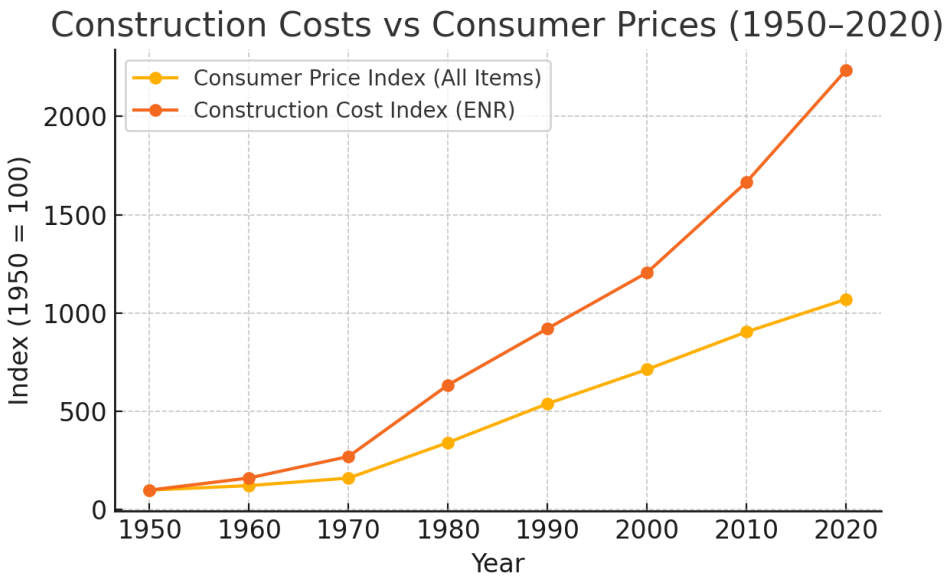
- Sierra Madre and Goddard Reservoirs Improvements
- Street Name, Gateway, and Wayfinding Program
- CDBG Curb Improvement Project
- Annual Slurry, Grind & Overlay Project

- **2027**
  - PMP / First Last Mile, Glendora Ave & Foothill Blvd Improvements
  - Antique Street Lights refurbished and installed on Glendora Ave
  - Fushia Water and Street Improvement Project
  - Upper Gordon Reservoir Improvements
  - Annual Slurry, Grind & Overlay Project
- **2028**
  - Youth Center ADA Bath Remodel
  - Glendora Ave. Water and Street Improvement Project
  - Foothill Blvd Water and Street Improvement Project
  - Milton Water and Street Improvement Project
  - Hidden Springs Reservoir Improvements
  - South Hills West Reservoir Improvements
  - Annual Slurry, Grind & Overlay Project
- **2029**
  - Live Oak Water and Street Improvement Project
  - Annual Slurry, Grind & Overlay Project

Construction Costs vs. General Inflation (1950–2025)

The cost of building and repairing infrastructure has risen faster than general inflation. Construction cost indices (such as ENR's) have increased about 22–25x since 1950, while general CPI has risen around 12x. This divergence means that a dollar goes much less far in construction today.

Modern projects also incur higher costs due to environmental and safety regulations, design standards, and rising material and labor expenses. Even maintaining existing assets is costly – repaving roads or replacing water mains now costs much more than in previous generations, with significant increases over the past five years.



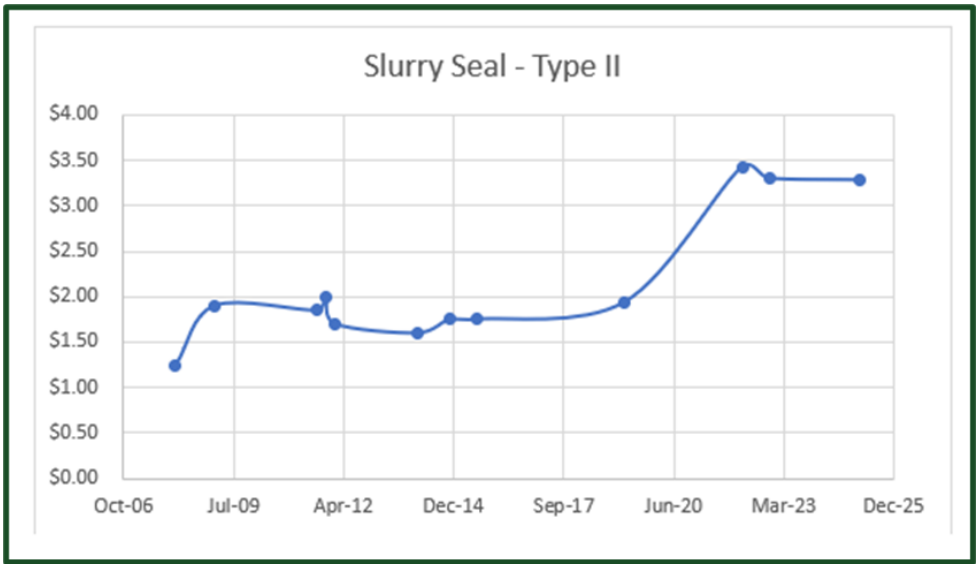
City of Glendora Project Cost Impacts

Staff reviewed completed City street and water infrastructure projects from the past decade and beyond to illustrate how significantly project costs have increased over time.

Slurry Seal Projects

Over the past three years, the cost of slurry seal projects has averaged approximately $3.30 per square yard. This pricing encompasses not only the slurry seal application but also includes additional services such as weed control, crack filling, and the restoration of pavement striping.

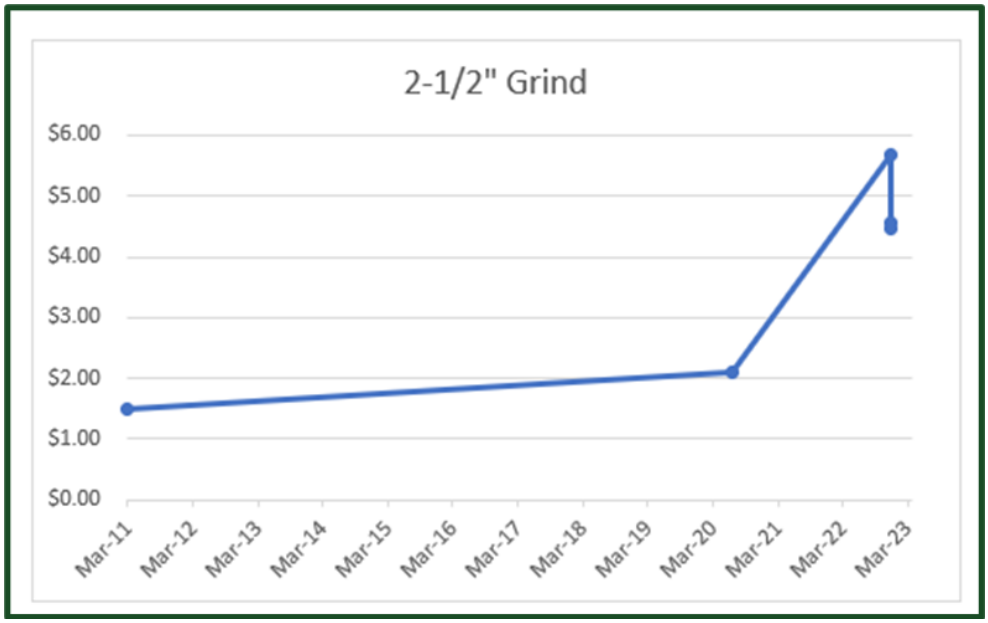
Twelve different slurry seal projects from January 2008 to February 2025 were analyzed to study the trend of the project costs. It is noteworthy that this cost represents a significant increase compared to historical rates. Before mid-2019, the cost of slurry seal projects consistently remained below $2.00 per square yard for over a decade. The rise in costs since mid-2019 reflects a broader trend of increasing construction and material expenses.



Grind and Overlay Projects

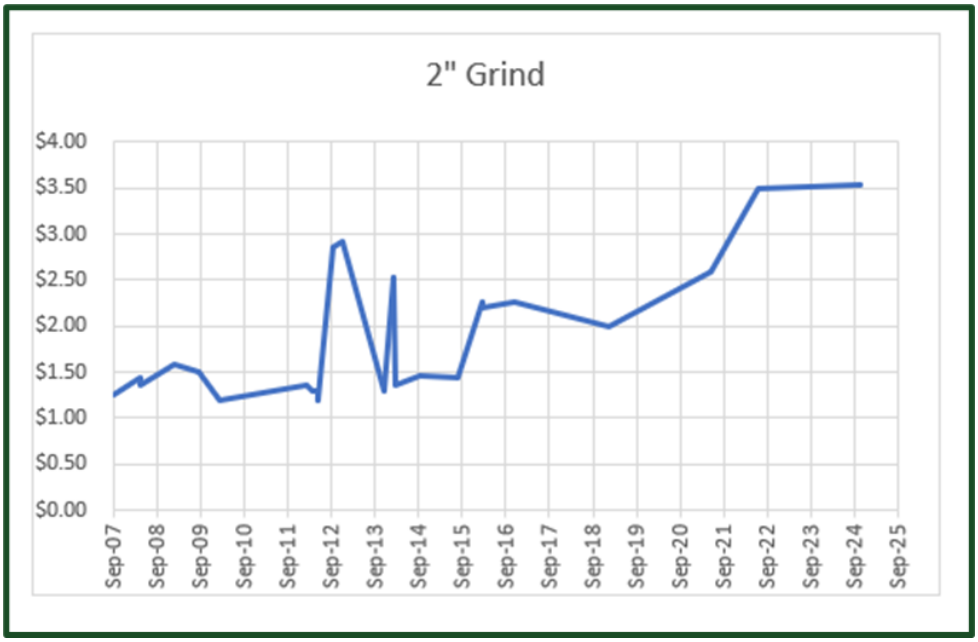
Cities typically conduct pavement rehabilitation projects using a 2-inch or 2-1/2-inch grind, along with localized dugouts. In the past three years, the City of Glendora has completed several major street projects using the 2-1/2-inch grind and overlay method. These projects involved extensive concrete improvements and water main replacement projects.

Over the past two years, the average cost for a 2-1/2-inch grind and overlay project has been approximately $5.00 per square foot. This cost includes not only pavement rehabilitation but also the removal and replacement of damaged sidewalks, curb ramps, and cross gutters, as well as the restoration of pavement striping. For comparison, a similar 2-1/2-inch pavement project completed in 2010 had a grinding cost of $2.10 per square foot. This represents a cost increase of over 100%.

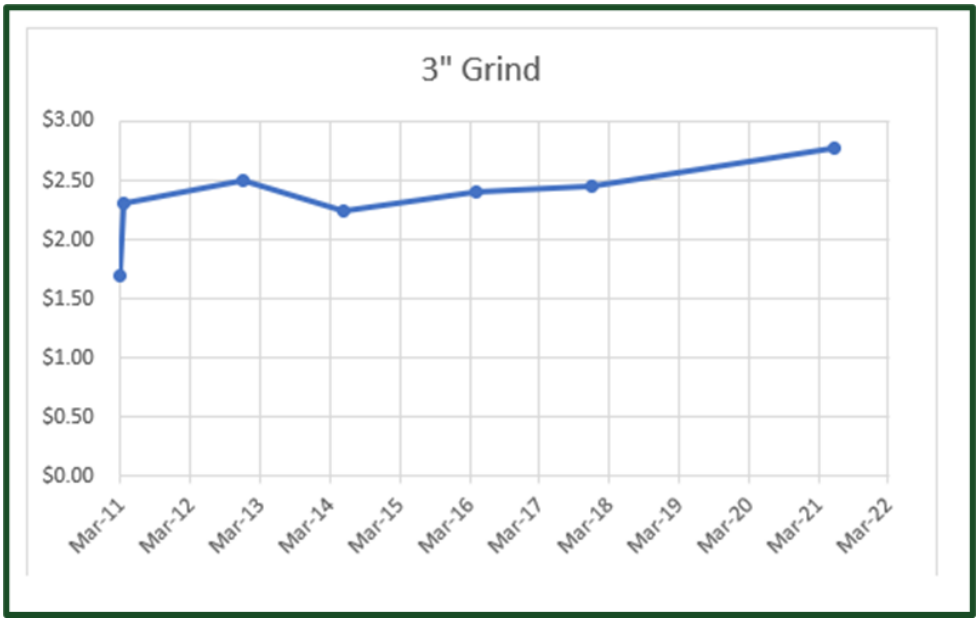


A similar comparison was conducted for the recent 2-inch grind and overlay project against those completed in the past decade. From 2007 to 2016, the City had carried out either a 2-inch grind and overlay or street reconstruction projects. For this analysis, 25 projects from 2008 to 2025 are considered.

The findings reveal a 100% increase in project costs since 2019. The rise in costs since mid-2019 reflects a broader trend of increasing construction and material expenses, as observed before. The abrupt increase in project costs from 2011 to 2016 is due to the addition of deep (6-inch to 9-inch) pavement dugouts.



Data is available for 3-inch grind and overlay from 2011 to 2021 for this comparison. The project carried in June 2021 had a unit cost of $2.77 per square foot. Considering the trend of increasing costs for other grind and overlay projects, today's construction cost is estimated to be around $6.50 per square foot.



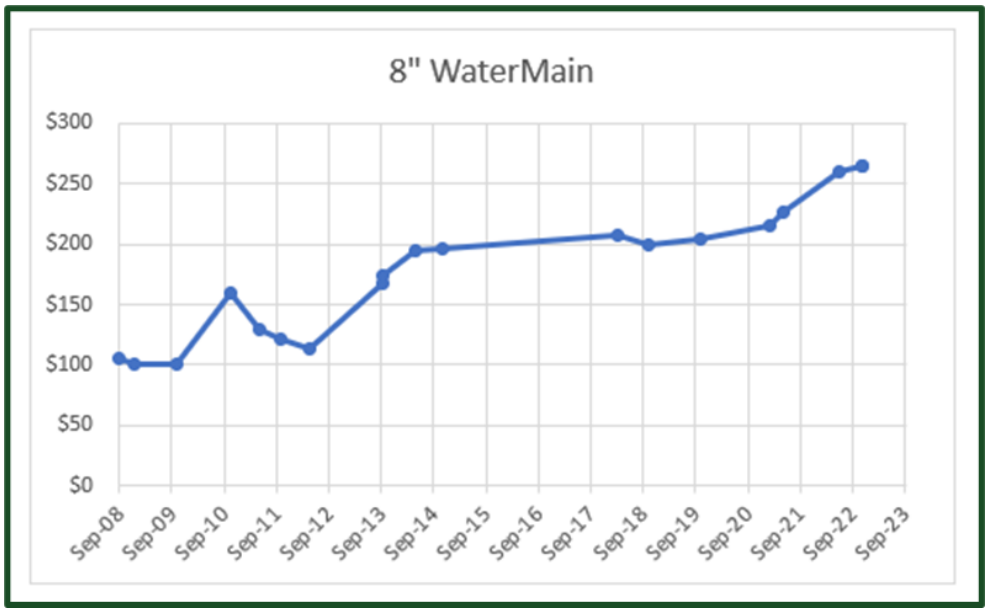
Watermain Replacement Projects

In the City's water distribution system, the water main size varies from 4-inch to 20-inch. For the new water main installation, a minimum size of 8-inch water main is considered. Water mains larger than 8-inch are either replaced with the same size or may be increased as recommended in the latest Water Master Plan.

For this comparison, 19 projects installing 8-inch water mains are considered from 2008 to 2022. It has been observed that the construction cost remained stable from 2014 to 2020. For the recent water main replacement projects, it was decided to package the water main replacement and street rehabilitation projects together to achieve better construction cost efficiency, cause less impacts to the community and increase the longevity of streets by not digging and patching a recently paved street for a water project.

Over the past three years, the cost of the watermain replacement project has averaged approximately $265 per linear foot for 8-inch water pipe. This pricing encompasses not only the water main but also includes installation of fire hydrants, tie-in connections, new service laterals, and the restoration of concrete and landscaping as needed. Street resurfacing projects were carried out after the completion of the water main replacement, resulting in cost savings for the water projects. While this price per linear foot marks a significant increase from 2013 to 2020, it is estimated that if these projects were awarded as water main replacement only, the cost per linear foot could be between $310 to $ 325.

As noted, the $265 per linear foot cost represents a significant increase compared to historical rates. Prior to 2020, when the unit cost of water main projects consistently remained around $200 per linear foot for over seven years. The recent rise in costs reflects a broader trend driven by decreased material availability and rising construction and labor expenses. The data clearly shows that capital maintenance project continue to increase in cost at an exponential rate forcing cities to make difficult decisions about how and where to apply the limited resources that are dedicated to infrastructure maintenance.



As noted previously, the City has spent several years documenting and analyzing the facility and infrastructure needs of the community. Despite significant capital investment over the past five years, total deferred maintenance on City facilities is anticipated to cost approximately $50 million, with an investment of more than $250 million needed to bring facilities to levels that would provide for modern workspaces and greater accessibility to the public. The City is currently working with the DLR Group to build upon the work previously conducted on various assessments of the city facilities, including the Library. The final product will an overview of the civic center changes needed, and how those improvements benefit the community through their access to the government and added amenities for their enjoyment. In addition to design renderings, the final product will include estimated costs for the work. Staff anticipates providing this information to the Library Board, Planning Commission, and City Council in early Fall 2025.

California's cities face a perfect storm of infrastructure challenges: aging systems, funding constraints, restrictive policies, and rising costs. Addressing these issues will require significant investment, policy reforms, and more sustainable growth strategies. Glendora, through the investment of the community via Measures E/Z, successful grant and federal funding campaigns, and strategic use of combined street and water projects, have been able to make generational investments in the community. Unfortunately, these efforts are not enough. Without action, infrastructure decay will continue to affect safety, equity, and economic vitality across the state. It should be noted, these issues are faced nationally, especially in those areas that saw significant growth post World War II.

REVENUES MEASURES TO PAY FOR INFRASTRUCTURE

Attachment F to this report provides a summary of property tax changes, dating from Proposition 13 in 1978 to the failure of ACA 5 in November 2024 and possible future changes under a proposal from the Howard Jarvis Taxpayers Association (HJTA). In summary:

- Proposition 13 (1978) and Proposition 46 (1986) restrict cities' financial flexibility.
- Citizen-led initiatives are a viable financing mechanism which require a lower voting threshold than city sponsored tax or bond measures.
- With the failure of ACA 5 to pass, the challenging environment for city-sponsored infrastructure funding will remain.
- The HTJA submitted two ballot measures to the California Attorney General's Office, which is the first step to prepare a petition to circulate for signatures, in order to place them on the ballot in 2026. Both measures are titled the Save Proposition 13 Act of 2026. Generally, both require 2/3rds vote on all special taxes and eliminate court decisions that have impacted Proposition 13. The only difference between the two measures, is that one provides for retroactivity of every tax measure that does not meet the new rule, the other tax measure does not have this provision.

Measure Origin	Required Approval
City Council-Initiated GO Bonds / Parcel Tax	**Two-thirds (66.7%)** voter approval
Citizen-Initiated Bonds/Special Taxes / Parcel Tax	**Simple majority (50% + 1)** voter approval

The August 2024 community survey (Attachment G) on a possible citywide and/or Library specific revenue measure documented initial support for a citywide facility measure (53%) as opposed to Library specific bond measure (45%). It is unlikely that the City would be able to garner enough support for a City Council initiated facility bond measure; however, should the measure be undertaken through a citizen-led effort, there is an improved likelihood of its passage.

As part of the discussion on March 11, 2025, the City Council asked staff to provide more information on GO Bond Measures and Parcel Tax measures. With the assistance of the City Attorney's Office, two sample ordinances, Attachments H (GO Bond) and I (Parcel Tax), are included. If the City Council chose to move forward with either option, these sample ordinances would be updated to include specifics on amounts charged, methodology for amounts charged, who is charged, allowable uses of funding, and creation of an oversight body.

Below is a summary of the typical differences between a General Obligation (GO) Bond and Parcel Tax ballot measure:

Feature	GO Bond Tax Measure	Parcel Tax Measure
Purpose / Use of Funds	Capital improvements only (e.g., buildings, roads, parks)	Capital projects (e.g. buildings, roads, parks) **and** operating expenses (e.g., maintenance)
Funding Mechanism	Bonds issued and repaid over time	Tax revenue collected directly from parcels
Tax Type	Ad valorem tax based on assessed property value, square footage, parcel type, etc.	Typically, a flat rate or tiered formula per parcel.
Who Pays	Property owners based on tax type	All parcel owners, regardless of value, Exceptions to the tax can include those that meet certain income requirements, etc.
Voter Approval Threshold	2/3 majority for cities (55% for school bonds under Prop 39). Possibility of (50%+1) on a citizen initiative.	2/3 majority under Prop 13 for City Council approved ballot measure 50%+1 for citizen initiative.
Flexibility of Use	Restricted to voter-approved infrastructure projects.	Flexible: Can fund capital projects, programs, maintenance, services, and debt.

Debt Involvement	Yes – city takes on debt and repays it over time.	Proceeds may be pledged to a lease financing or an installment sale financing, associated with a revenue bond or a certificate of participation.
Duration / Term	Typically, 15–40 years	Can be temporary (e.g., 10 to 40 years) or ongoing
Security / Backing	Backed by ad valorem tax levied every year; legally obligated to repay	Optional; funds collected annually

PROCESS TO ADD A PARCEL/GO BOND ON A BALLOT FOR CONSIDERATION OF THE VOTERS

The process for a citizen initiative petition is outlined in the California Elections Code is outlined in Sections 9200-9226 and 9600-9610: http://leginfo.legislature.ca.gov/faces/home.xhtml

It is suggested that petitions be submitted a minimum of 144 days before the election to provide for the processing required by State law, it is estimated that a voter initiated initiative process can take between 12 to 18 months. All requisite processing of the initiative petitions must occur no later than the 88th day before the election to appear on the ballot. This includes verification of signatures, City Council action, and additional publication requirements, among other items.

To qualify for placement on the ballot, 10% of the registered voters of the city (according to the last report of registration by the county elections official) must be gathered. As of the February 2025 Voter Registration Report, there are 35,909 registered voters in the City of Glendora (Attachment J). A Frequently Asked Questions (FAQ) document from Los Angeles County about the citizen initiative process can be found as Attachment K.

For an initiative to qualify for an election ballot, the following statutory requirements apply:

- *Submission Timeline:* Petitions should be submitted a minimum of 134 days prior to the election to allow for legally required processing.
- *Qualification Deadline*: All processing must be completed no later than the 88th day before the election in order for the measure to qualify for ballot placement. This includes signature verification, review by the City Clerk and County Elections Official, City Council action, and any necessary public notifications.
- *Signature Threshold:* Per the Elections Code, proponents must gather valid signatures equal to 10% of the City's registered voters based on the most recent county registration report. As of the February 2025 Voter Registration Report, the City of Glendora has approximately 36,000 registered voters, requiring approximately 3,600 valid signatures for qualification.

To assist residents in navigating the initiative process, the City Clerk's Office has developed a comprehensive, user-friendly guide specifically designed to outline the legal requirements, procedural steps, and best practices for placing a citizen-sponsored measure - on the ballot. The guide includes the following key components:

- *Introduction to the Initiative Process* - An overview of the citizen's right to propose legislation or bond measures and how this right is exercised through the initiative process.
- *Legal Framework and Definitions* - A summary of the applicable Elections Code sections, key definitions (e.g., "Notice of Intent," "circulator," "proponent"), and the legal structure governing initiatives.
- *Notice of Intent and Title Preparation* - Instructions for preparing and filing the Notice of Intent, which is the first official step in launching an initiative. This section also explains how the official ballot title and summary are prepared by the City Attorney.
- *Petition Format Requirements* - Detailed guidance on how the petition must be formatted, including font size, mandatory language, spacing, and signature block requirements to meet state law.
- *Circulation and Signature Gathering* - Practical tips and legal guidelines for circulating petitions and collecting valid signatures, including advice on interacting with voters, preventing disqualification of signatures, and maintaining proper records.
- *Petition Filing and Verification Process* - Step-by-step instructions for submitting the completed petition to the City Clerk, followed by a description of the verification process conducted by the County Elections Official.
- *City Council's Role and Options* - A description of the actions the City Council must take once a petition qualifies for the ballot, including the options to adopt the ordinance without alteration, order a report, or place it before the voters at an election.
- *Election Timeline and Publication Requirements* - A breakdown of statutory deadlines leading up to the election, including voter information pamphlet deadlines, public notices, and impartial analysis preparation.
- *FAQs* - A Frequently Asked Questions (FAQ)
- *Sample Forms and Templates* - Includes a sample Notice of Intent, petition cover pages, circulator declarations, and timelines for easy reference and compliance.
- *Notice of Intention (NOI) Example (Attachment M)*

This guide is intended to provide clarity and empower community members to fully understand the initiative process before committing time and resources to pursuing a ballot measure. It also helps ensure that all procedural steps are met in accordance with California Elections Code and City policies (Attachment L)

FISCAL IMPACT

After decades of underinvestment in streets, roads, and City facilities, the City has invested more than $30 million in water projects, new streets/sidewalks, major park improvements, and facility upgrades over the last two years, and more than $50 million over the last five years. While these generational improvements were necessary and critical to the quality of life in Glendora, the City faces difficult decisions moving forward. In many ways, this is the same conversation the City had in the late 1990's into the early 2000's.

With rapid increases in capital costs since 2020, and the continued deterioration of key facilities (e.g. civic complex, public works yard, etc.), the City Council will need to consider a revenue measure, which could be a facility bond or parcel tax specifically for capital items. The changing landscape of municipal finance post Proposition 13 does not allow the City to fund critical facilities as it previously did, such as the ones in use today (e.g. Library, City Hall, Police Department, etc.).

Over the past three years, the City has funded structural assessments, space planning, and community visioning of key City facilities. With the inability to fund facility needs from existing funding sources, the City will need to meaningfully engage its residents as we consider replacing aging City facilities. Similar to the decisions made by City leaders more than 50 years ago, current leaders may need to ask the community to fund improvements so future generations of Glendorans can experience the same quality of life enjoyed by the existing community and those that came before us.

There is no fiscal impact associated with the recommendations in this report. Based on City Council direction, staff with provide the fiscal impacts of future policy decisions.

ENVIRONMENTAL DETERMINATION

CEQA is not applicable to the recommendations included in this agenda item.

Prepared By	Adam Raymond, City Manager
Concurs With	Not Applicable
Reviewed By	Adam Raymond, City Manager
Certified to Availability of Funds	Kyle Johnson, Finance Director/City Treasurer
Approved By	Adam Raymond, City Manager
Legal Review	Not Applicable
CEQA Review	Not Applicable

ATTACHMENTS:

A. LA Times Article
B. Fiscalization of Land Use White Paper
C. Water Infrastructure Presentation
D. Library Assessment Presentation
E. City Facility Maintenance Assessment
F. Historical Changes to Property Tax
G. Facility Community Survey
H. Sample Ordinance for a GO Bond
I. Sample Ordinance for a Parcel Tax
J. Registered Voters
K. LA County Citizen Initiative FAQ
L. Citizen Initiative Guide
M. Notice of Intent (NOI) Example
N. Presentation

Attachments

A. LA Time Article -Upscale Suburb Warned Its Beauty Is Only Skin Deep.pdf
B. Fiscalization of Land Use White Paper.pdf
C. Water Infrastructure Assessment and Rate Study-Presentation.pdf
D. Presentation Library Assessment, Needs and Funding Options.pdf
E. City Facility Maintenance Needs.pdf
E1. City Facility Maintenance Needs.pdf
F. Revenue Measure Summary.pdf
G. Glendora Facilities Measure Survey 24 Presentation.pdf
H. Sample GO Bond Ordinance.pdf
I. Sample Parcel Tax.pdf
J. Voter Registration Report - Feb 2025.pdf
K. County - Initiative_FAQs.pdf
L. A Guide to Citizen Initiatives - Glendora (Draft).pdf
M. EXAMPLE - Notice of Intent of Circulate Petition Facility Bond Measure.pdf
N. Presentation.pdf

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CALIFORNIA

Upscale Suburb Warned Its Beauty Is Only Skin Deep

By GARIOT LOUIMA

July 5, 2002 12 AM PT

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TIMES STAFF WRITER

It's a fairly well-to-do suburb with multimillion-dollar mansions in the foothills and a bustling commercial center, but Glendora's infrastructure is crumbling, and the city cannot afford repairs.

An independent auditor identified nearly $100 million in repairs needed to the city-owned water system and another $22 million for city streets.

The problem, said analysts with Citigate Associates, is that Glendora has only $15.6 million in reserve and $4 million in a water fund.

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The report, commissioned by the city, did not mention the sewer system, but city officials said they suspect those lines also need major repairs. But they said they have no idea what the work would cost, or where they would find the money.

Citigate's report was an eye-opener to the city of 49,415 in the foothills of the San Gabriel Mountains, 27 miles east of Los Angeles. Commercial and residential development haven't slowed during the economic slump, and the city--with a median household income in the $60,000s--has virtually escaped the increase in violent crime that has happened elsewhere.

But experts say Glendora's current financial difficulties are far from unique among the state's more than 500 cities. Public spending on infrastructure in California has declined more than 75% since the 1960s.

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And since 1978's Proposition 13, which capped property taxes, municipalities all over the state have had a tough time raising money for infrastructure maintenance, said Jeffrey Lambert, president of the California Chapter of the American Planning Assn.

For the most part, Lambert said, cities make piecemeal repairs. If a specific line is leaking, for example, they handle that leak.

"There are several reports out there that suggest the infrastructure needs--not just state roads and dams, but in local cities--there is an overwhelming need for major upgrades," said Steve Preston, chairman of the California Planners Roundtable.

Most cities rely on some state funding for maintenance of arterial roads, Preston said. Cities often allocate revenue from local taxes-- many times a gas tax--to pay for street repairs. Affluent cities such as Glendora sometimes have difficulty finding resources because they often don't qualify for the resources that are out there, Preston said.

When the report, which cost $104,000, was made public in April, many Glendorans scratched their heads in confusion. The report gives 100 areas that local officials should address in the coming years, including adoption of professional standards for several key city jobs.

"The sewer pipes are collapsing, the water pipes are collapsing, the business corridor is virtually a slum, and nothing's being done," said Richard Jacob, a past city councilman who was recalled in a recent special election, along with two others. In exasperation, he added, "This isn't Watts, this is Glendora."

Douglas Tessitor, who sits on the board of directors of the Glendora Republican Club, said most elected officials have long been aware of the infrastructure problems, especially those of the water system, but have been unwilling to act for political reasons.

“The stuff that is out of sight and out of mind that costs money to fix is very easy to defer when there are other, higher profile, sexier demands for money,” Tessitor said.

Idella Cloutman, an 84-year-old grandmother who moved to Glendora in 1933, said, “We’re in pretty bad shape. [The city government] didn’t do anything for 30 years.”

Some officials said they hadn’t been aware of Glendora’s precarious financial state.

“I was surprised that the financial health of the community is not what I expected,” said City Manager Eric Zeigler, who was appointed in May after serving nine months as interim manager.

“When you neglect the physical infrastructure, you, one day, reach a crisis point,” he added. “I don’t think we’ve reached a crisis, but I don’t think we’re at a very healthy place.”

In response to the report, the City Council last month voted 4-1 to impose a development moratorium along Route 66, the city’s main business corridor. Officials said they hope to lift the moratorium, once they have developed a downtown master plan.

The findings of the Citigate report didn’t come as a complete surprise to some officials. In 1995, a report by AKM Consulting Engineers outlined most of the problems with the city’s water system, estimating that improvements and repairs would cost $100 million.

Two years after publication of that report--which became the city’s Water Master Plan--AKM Consulting suggested a 10-year capital improvement program to address the most pressing problems, which included the replacement of key wells and several water mains, totaling $15 million.

Although the city has collected $1.3 million annually since 1999 into a capital improvement fund, less than 20% of those initial improvements have been completed.

Public works director Richard Cantwell said just one of six water mains has been replaced, at a cost of $1 million, and not a single city well has been replaced. “It will take over 70 years at this rate to complete the projects outlined in the Water Master Plan,” the report found.

Other areas of the city’s infrastructure, such as the sewers, still have not been studied.

Glendora owns the sewer lines, but day-to-day maintenance is handled by the Consolidated Sewer Maintenance District of Los Angeles County.

Glendora officials assumed for years that they weren’t responsible for major repairs to the system. That assumption ended in November when the showroom of Glendora Interiors was flooded with raw sewage.

The owner, Annette Nemeth, said the flood caused $86,000 in damages to her office and showroom. The county’s sewer maintenance district has agreed to pay for half of the damages, she said. City officials said they are not responsible. She is considering legal action.

Zeigler said the sewer backup was a wake-up call to him and other officials. Zeigler said he had started asking questions about sewer maintenance and learned “if there is a need for repairs to large portions of the system, the responsibility falls on the city.”

The only problem, he said, is that “there is no identified source of funds to make repairs to the system.”

More to Read

ATTACHMENT B

Fiscalization of Land Use in California Cities: Proposition 13 and Housing Zoning Challenges

Executive Summary

This overview will provide an overview of the fiscalization of land use, driven by California's Proposition 13, and its implications on cities as they strive to meet the state's housing zoning requirements. Proposition 13 significantly curtailed property tax revenues, leading cities to prefer commercial and retail developments that generate higher sales tax revenue. However, recent state mandates requiring increased residential zoning have created a policy conflict, forcing cities to reconcile these competing fiscal and housing demands. Additionally, the rise of online sales and declining commercial centers has further complicated the fiscal landscape, with surviving brick-and-mortar businesses typically offering food, high-end goods, or experiential services.

Introduction

Fiscalization of land use in California cities refers to the municipal tendency to prioritize revenue-generating land uses over residential housing. This prioritization largely stems from fiscal pressures created by Proposition 13, passed and implemented in 1978, which significantly reduced property tax revenues. As cities strive to balance budgets, they have increasingly favored commercial development that contributes substantial sales tax revenues.

Understanding Proposition 13

Proposition 13, approved by California voters in 1978 and enacted immediately, drastically changed property taxation by limiting annual property tax increases to a maximum of 2%, except when properties are sold and reassessed at market value. Although it initially provided significant relief and predictability for property owners, this limitation severely reduced the financial capacity of local governments, historically reliant on property taxes as a stable source of revenue. Consequently, Proposition 13 reshaped the economic incentives underlying municipal land-use decisions.

Impacts on Land Use Decisions

Due to these financial constraints, California cities have increasingly preferred retail and commercial developments to generate necessary sales tax revenues, crucial for funding municipal services such as public safety, infrastructure maintenance, and local amenities. Residential projects have become less appealing because they typically generate lower direct revenue and higher service costs, particularly related to public education, emergency services, and infrastructure. In Glendora, the strain on resources resulted in the Marketplace/Diamond Ridge shopping center and expansion of the auto mall.

Impact of Online Sales and Decline of Commercial Centers

The rapid growth of online retail sales has significantly undermined traditional brick-and-mortar retail, resulting in a notable decline of commercial shopping centers. The reduced viability of traditional retail spaces has further strained municipal budgets already restricted by Proposition 13. Cities now face additional fiscal pressures as previously reliable sales tax revenues diminish. Surviving brick-and-mortar businesses generally fall into categories less affected by online competition, such as restaurants and food services, higher-end or specialty goods stores offering unique products less readily available online, and experiential retail—such as entertainment, leisure, fitness studios, and personal services—that require physical presence.

The City's Economic Development Action Plan highlights several commercial areas that staff is working with ownership to redevelopment: Route 66/Elwood, Grand/Baseline, Foothill/Glendora, and Arrow/Bonnie Cove.

Recent Zoning Mandates by California State and RHNA

In recent years, California has enacted several laws, including SB 375, SB 330, and regulations enforced by the Department of Housing and Community Development (HCD), aimed at addressing the state's housing shortage. These mandates require cities to significantly increase residential zoning and housing densities. Central to these mandates is the Housing Element process, which mandates that cities plan for future housing needs through the Regional Housing Needs Allocation (RHNA) cycle. Cities must identify sufficient land zoned to accommodate state-assigned housing goals across income levels.

The RHNA assigns a specific number of housing units to each jurisdiction, segmented by income levels: very low, low, moderate, and above moderate. These allocations are based on factors such as projected population growth, employment trends, and existing housing needs. HCD oversees this process, ensuring that local governments plan adequately for housing across all income levels.

It's crucial to understand that the RHNA number is not merely a target for housing production but a mandate for planning. Jurisdictions must demonstrate that they have sufficient land zoned appropriately to accommodate the assigned number of units. This involves identifying sites that are available, suitable, and likely to be developed within the planning period. If existing zoning does not allow for the necessary density or housing types, the jurisdiction must undertake rezoning to meet its RHNA obligations.

Noncompliance with these mandates grants the State significant enforcement powers, including monetary penalties, withholding of funding, and overriding local authority by taking control over permitting and development approval processes. Some cities, such as Huntington Beach, have challenged these state mandates, arguing against state overreach into local land use decision-making. However, these challenges have been unsuccessful in superior court and State and Federal appellate courts, reaffirming the State's robust enforcement capabilities.

Glendora received approval for its most recent Housing Element in 2023, which required zoning changes to ensure approximately 2,300 additional residential units could be built over existing housing stock. Since the early 2000's more than 1,000 of these additional units have been zoned in the area surround the future A-Line (Gold) station. The Metro funded Station Area Plan, to be discussed by the Planning Commission on July 1, 2025 and City Council on July 8, 2025, will provide scenarios on how housing units and commercial can be built to support plans the City has had for more than 20 years. As part of the City's Housing Element approval, the City Council and Planning Commission held joint meetings to discuss and approve more than 30 action items needed to meet the various State laws.

Community Input on Housing

The recent 2025 Glendora Community Opinion Survey highlights significant concerns among residents regarding housing affordability and availability. Specifically:

- Approximately 56% indicated a shortage of affordable housing for middle-income families.
- 43% cited insufficient affordable housing for lower-income families.
- Younger residents and renters showed heightened concern about housing affordability gaps.

These findings underscore the urgency for targeted zoning policies and housing initiatives to adequately meet the community's housing needs, aligning closely with the State's housing

objectives and mandates, while finding ways to ensure and improve quality of life for all Glendorans.

Current Challenges for Cities
Cities now find themselves at a critical juncture, needing to comply with state-imposed residential zoning targets, while still grappling with limited revenue opportunities due to Proposition 13 and the decline of traditional commercial retail. The pressure to accommodate more housing, coupled with reduced property tax and sales tax revenues, poses significant financial challenges. This conflict often leads to tension between local fiscal sustainability and state housing policy goals.

Development Trends to Meet Community Preferences
The 2025 community survey conducted by Glendora highlights clear community desires for increased fine dining options, improved shopping experiences, and enhanced road infrastructure. Approximately 60% of residents expressed a need for more fine dining restaurants, while 56% desired additional entertainment options such as movie theaters, arts venues and experiences. Additionally, significant support emerged for better road conditions and increased pedestrian and biking facilities.

Addressing these preferences can be strategically aligned with traditional mixed-use development initiatives or thoughtful linear mixed use (e.g. two blocks of housing with a block of commercial development in a manner that is easily accessible more multiple transit options), integrating residential units with restaurants, specialty retail, and community spaces.

Alignment with the 2025-2027 Strategic Plan
The City of Glendora's recent two-year strategic plan (2025-2027) outlines several goals that dovetail with addressing fiscal and housing challenges discussed herein. Specific strategic goals such as:

- Fostering "SubURBAN Living" through targeted housing density and revitalized commercial areas align closely with state housing mandates and community preferences.
- Strategic emphasis on "Sustainable Infrastructure," particularly improving streets and connectivity, matches community survey responses advocating for infrastructure improvements.
- Encouraging development and betterment of quality of life by showcasing "Glendora as a Destination" to attract visitors through strategic marketing, promotion of local businesses, and enhanced connectivity for a seamless destination experience.

Strategies and Policy Recommendations
Addressing thesel challenges requires innovative strategies. Generally, cities have considered:

- Diversifying municipal revenue streams, including exploring taxes and fees beyond traditional sales and property taxes. The Glendora community has responded with the passage of Measures E/Z. The City is also exploring options for city facility and infrastructure projects. Historically, the City has not supported the creation of development impact fees or community service districts.
- Advocating state-level legislative reforms or amendments to Proposition 13, allowing periodic reassessment of commercial properties, thus increasing municipal revenues without significantly impacting residential property owners. Glendora supports its business community and property owners. If legislation is proposed, Glendora would need to understand the impacts to the community before supporting similar legislation.
- Encouraging mixed-use developments that blend residential units with commercial space, thereby balancing revenue-generation with housing provision. With the adoption of the

recent Housing Element (2023), Arrow Highway Specific Plan (2019), and recent discussions around the future A-Line Station and Village, the City's planning efforts are already underway.

- Promoting regional cooperation among neighboring jurisdictions to pool resources, share revenues, and coordinate zoning and housing strategies to collectively address regional housing and fiscal issues. Glendora has taken a regional leadership role with the San Gabriel Valley Council of Governments – individuals have seats on the Executive Committee/Governing Board, Housing Trust, and Planning/City Manager/Homelessness/Transportation Technical Advisory Committees. The City is always looking for ways to partner with other agencies for the betterment of Glendora.
- Supporting retail and commercial sectors less vulnerable to online competition, focusing on experiential, specialty, and local niche businesses. With the adoption of the Economic Development Strategic plan in 2024, Glendora is working on tfools to support our business community for future growth and development.

Conclusion

The fiscalization of land use driven by Proposition 13 has profoundly influenced zoning decisions within Glendora and all California cities, particularly under new state mandates for increased housing production. Coupled with the rise of online sales and the decline of traditional retail centers, cities face intensified fiscal and developmental pressures. It has been almost 25 years since the adoption of the Route 66 Specific Plan, and eight years since the rollback of certain development incentives in the same area. Over the last five years, Glendora has taken a proactive approach to study current development trends, digest State mandates, and understand community concerns and wants. The City is prepared to make impactful development decisions to improve upon the high quality of life enjoyed by Glendorans.

Reference Table of Articles:

Article Title	Author(s)	Year	Journal / Publisher
"Fiscalization of Land Use in California"	Lewis & Barbour	1999	Public Policy Institute of California
"The Impact of Proposition 13 on Land Use"	Chapman, Jeffrey	2001	Urban Land
"Land Use, Fiscal Policy, and Prop 13"	Fulton, William	2005	California Planning & Development Report
"California's Housing Crisis and Zoning Reforms"	Manville, Michael	2020	UCLA Lewis Center
"Reforming Proposition 13: Impacts on Housing"	O'Sullivan, Arthur	2021	Journal of Urban Economics
2025-2027 Strategic Plan	City of Glendora	2025	
2025 Community Survey	True North Research	2025	

Water Infrastructure Assessment and Rate Study

Public Works

City Council
September 12, 2023
Chisom Obegolu, Assistant Public Works Director
Marie Ricci, Administrative Services Director

CityOfGlendora.org

Discussion Agenda

- Existing System Assessment
- Proposed Water Rate Adjustments
- Customer Impact
- Next Steps

Rate Study Goals and Objectives

- Fair and equitable
- Fund CIP and O&M
- Defensible
- Revenue stability and predictability
- Affordability
- Promote Water Conservation

Legislative History and Previous Actions

- November 1996: State adoption of Prop 218
- July 2016: Last rate study and adoption by Glendora
- May 2018: State adoption of AB 1668 / SB 606 – Water Conservation
- January 2021: Last water rate adjustment
- April 2023: Completion of Water Infrastructure Assessment

Glendora's Water System

- Service Area: 11 Sq. Miles
- Population of 45,551
- 13,500 Customer Meters

Water System

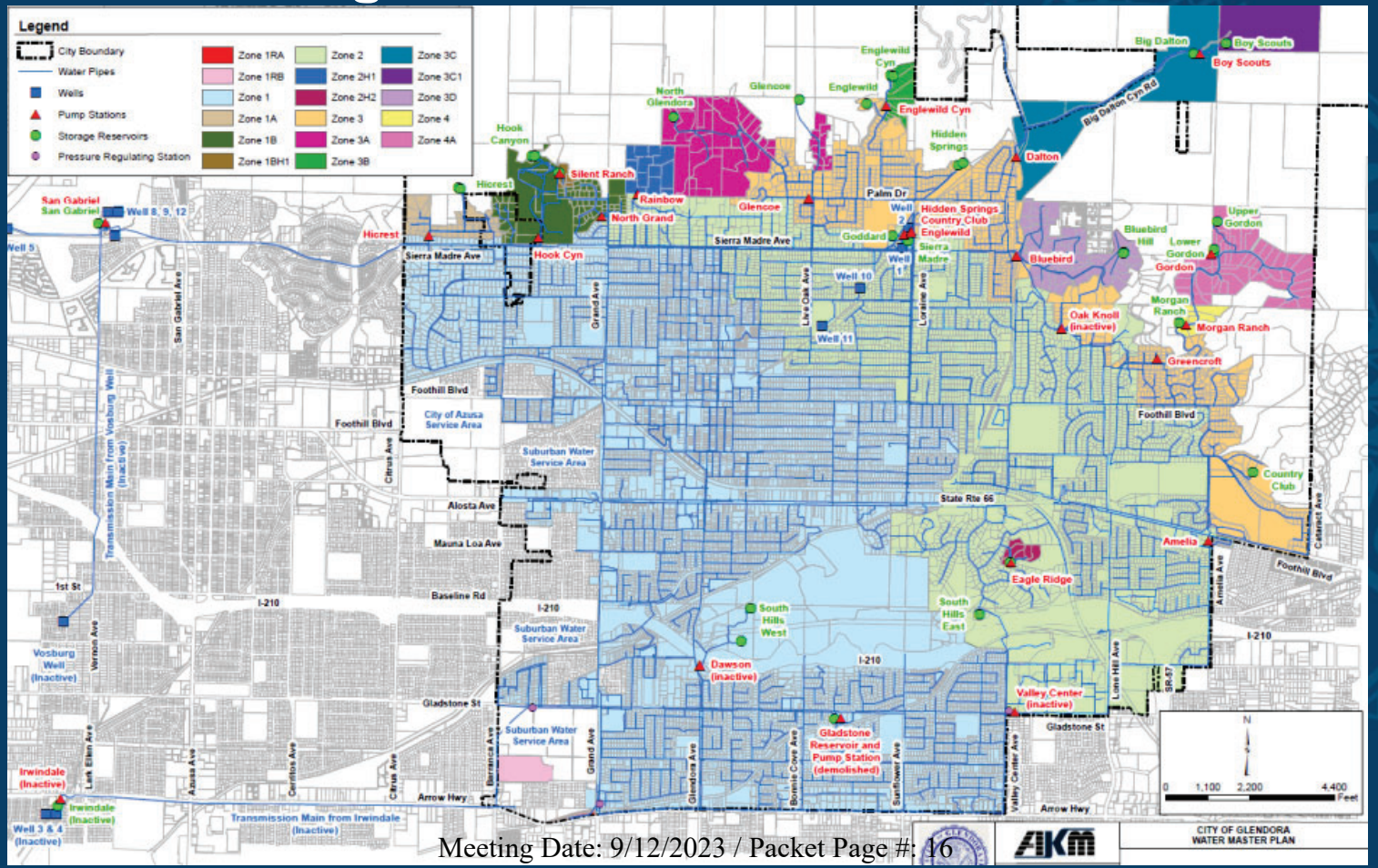
- 210 miles of water mains
- 8 Active wells
- 29 Reservoirs
- 20 Booster Stations
- 2 Disinfection Plants



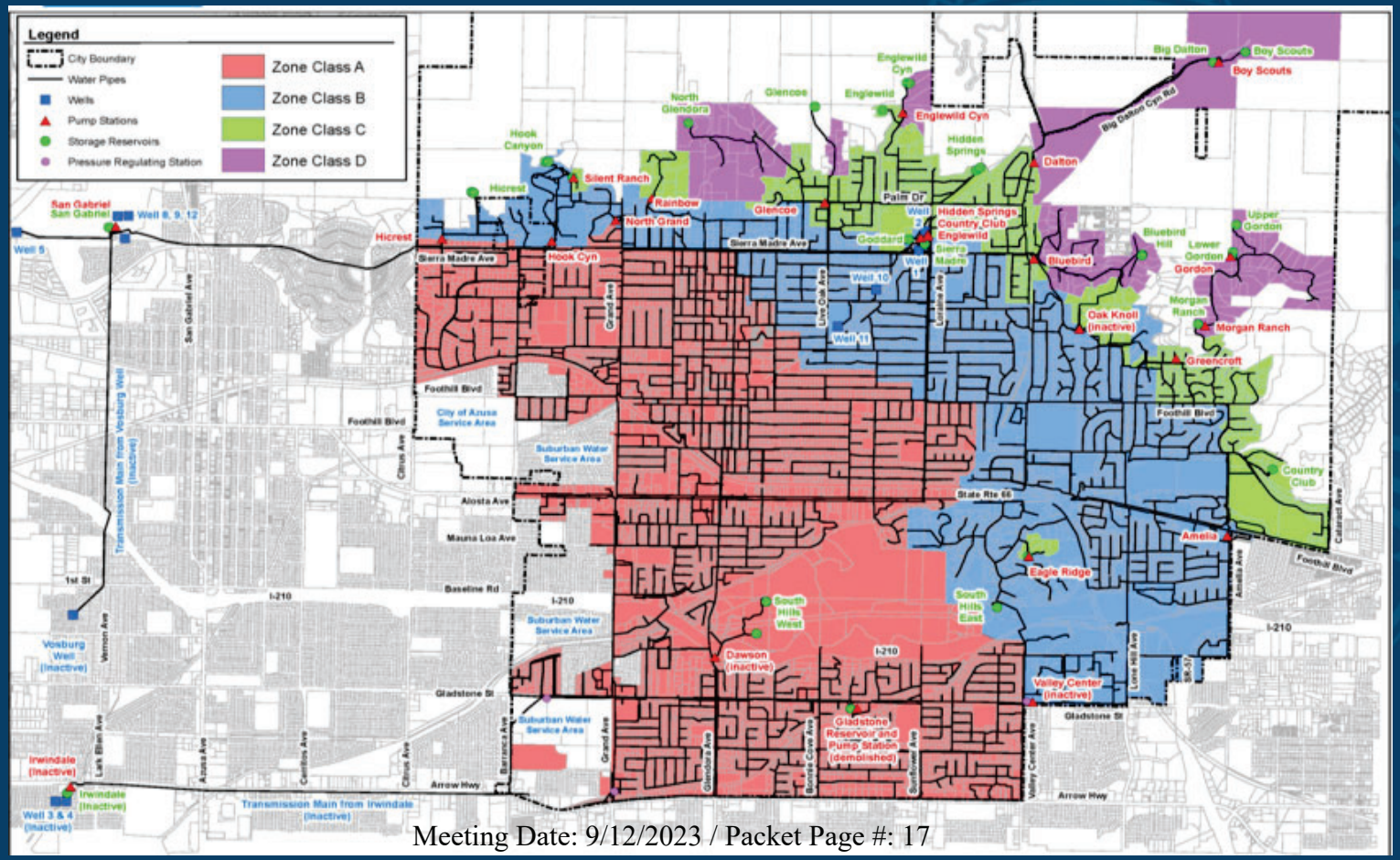
Glendora's Water Supply

- 90-95% local groundwater from the Main San Gabriel Basin
  - Pumping rights
  - Basin EI: 227.4 ft as of September 1, 2023
    - 43 ft increase from last year or 344,000 Acre-feet of water *(1 AF = 326,000 gals)*
- 5-10% imported from Metropolitan Water District ("MWD")
- Western states water supplies challenged by prolonged drought

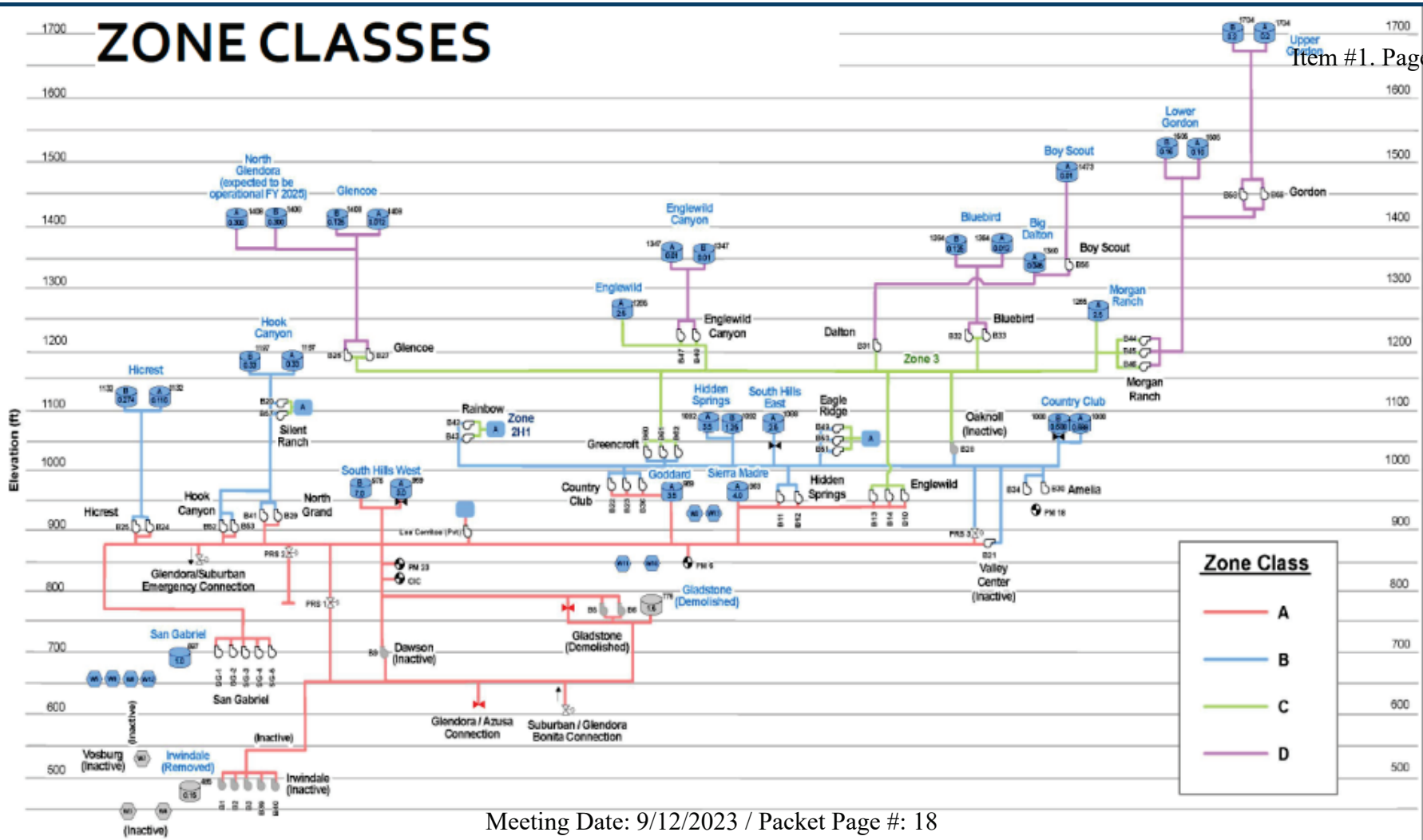
Existing Pressure Zones – 17 Zone Classes



Proposed Pressure Zones – 4 Primary Zone Classes

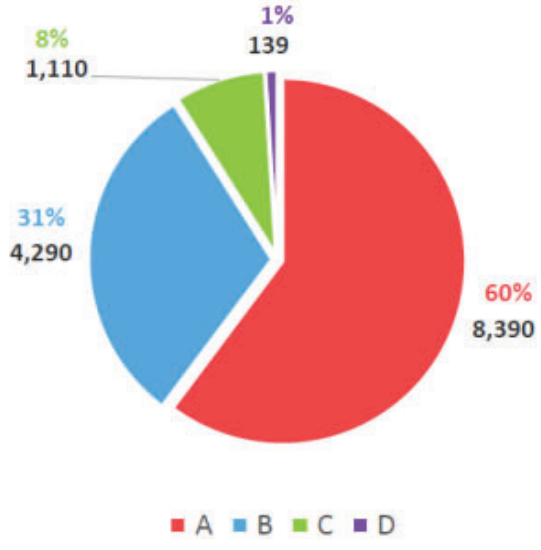


ZONE CLASSES

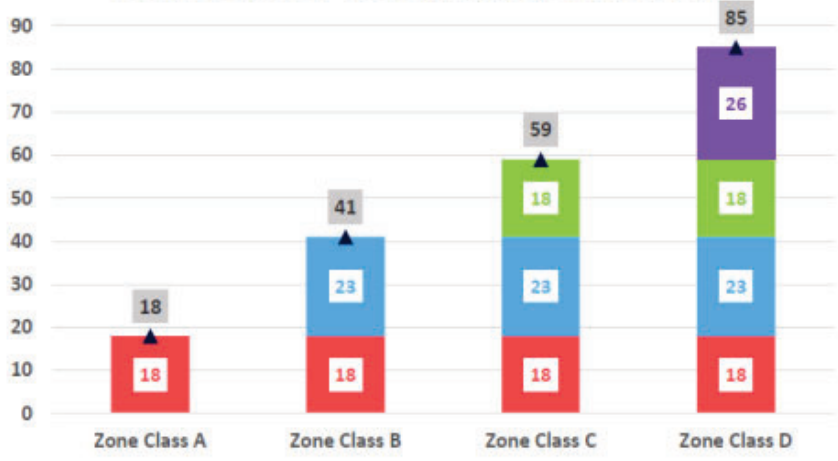


Total Facilities by Zone Class

METER COUNT BY ZONE CLASS (TOTAL 13,929)



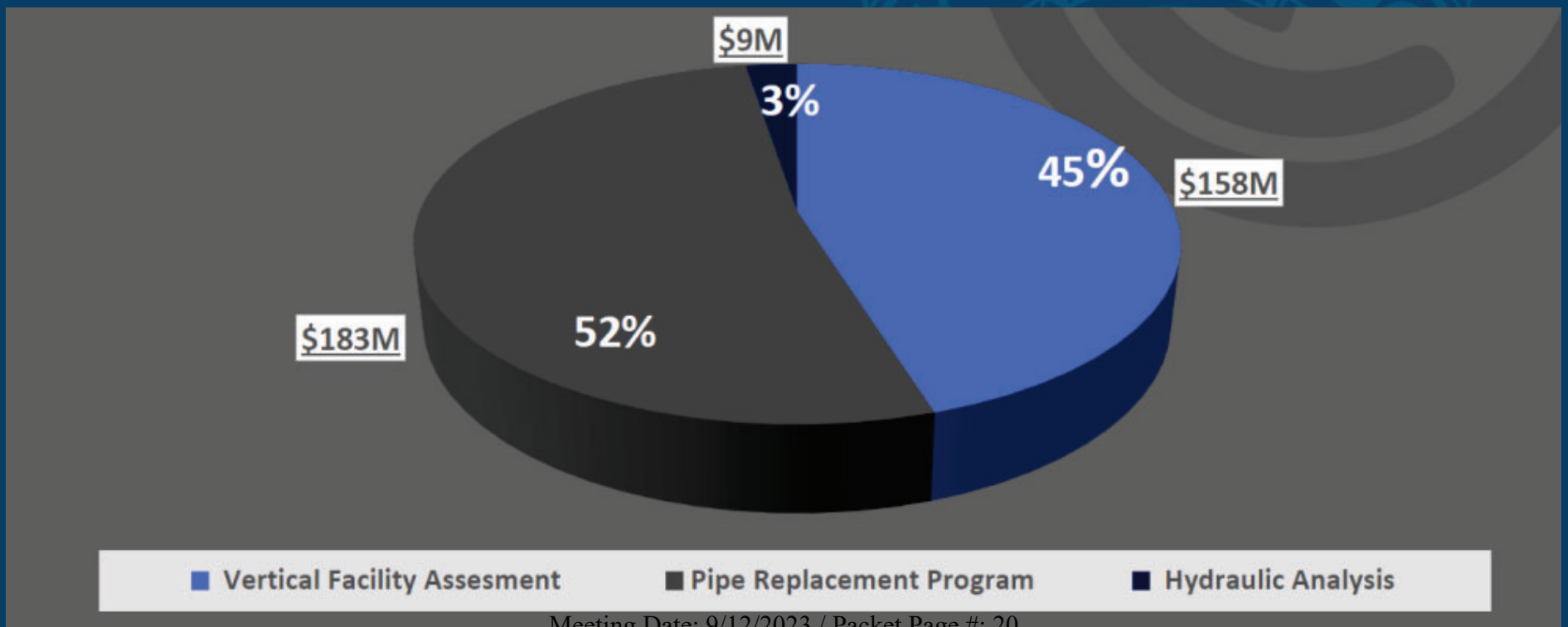
Total Facilities: Wells, Pumps, & Reservoirs



CUMULATIVE FACILITIES SERVING ZONE CLASSES

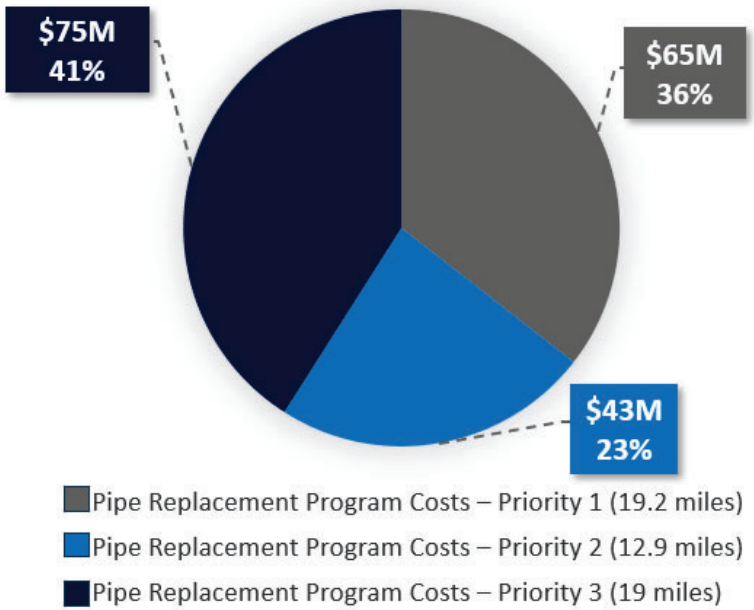
Water Master Plan- CIP Components

Total Proposed CIP: $350M

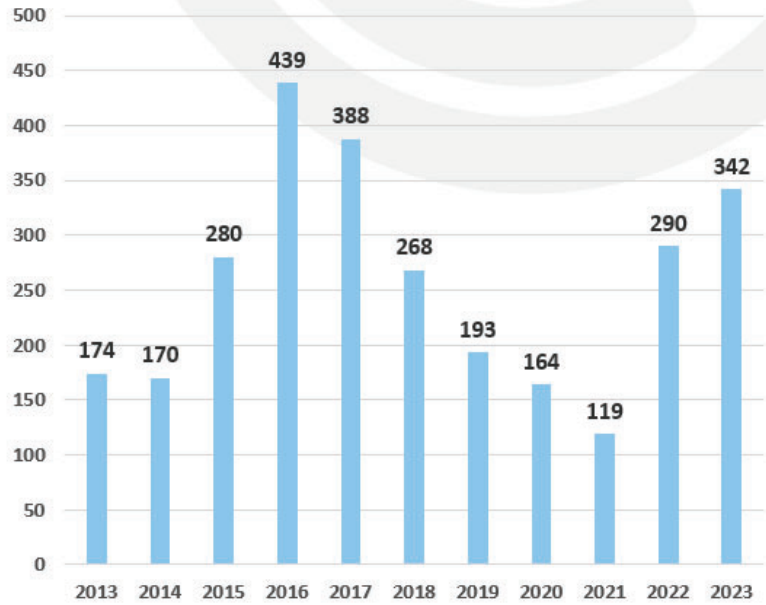


Pipeline Replacement Program ($183M)

Estimated Pipe Replacement Program Costs by Priority



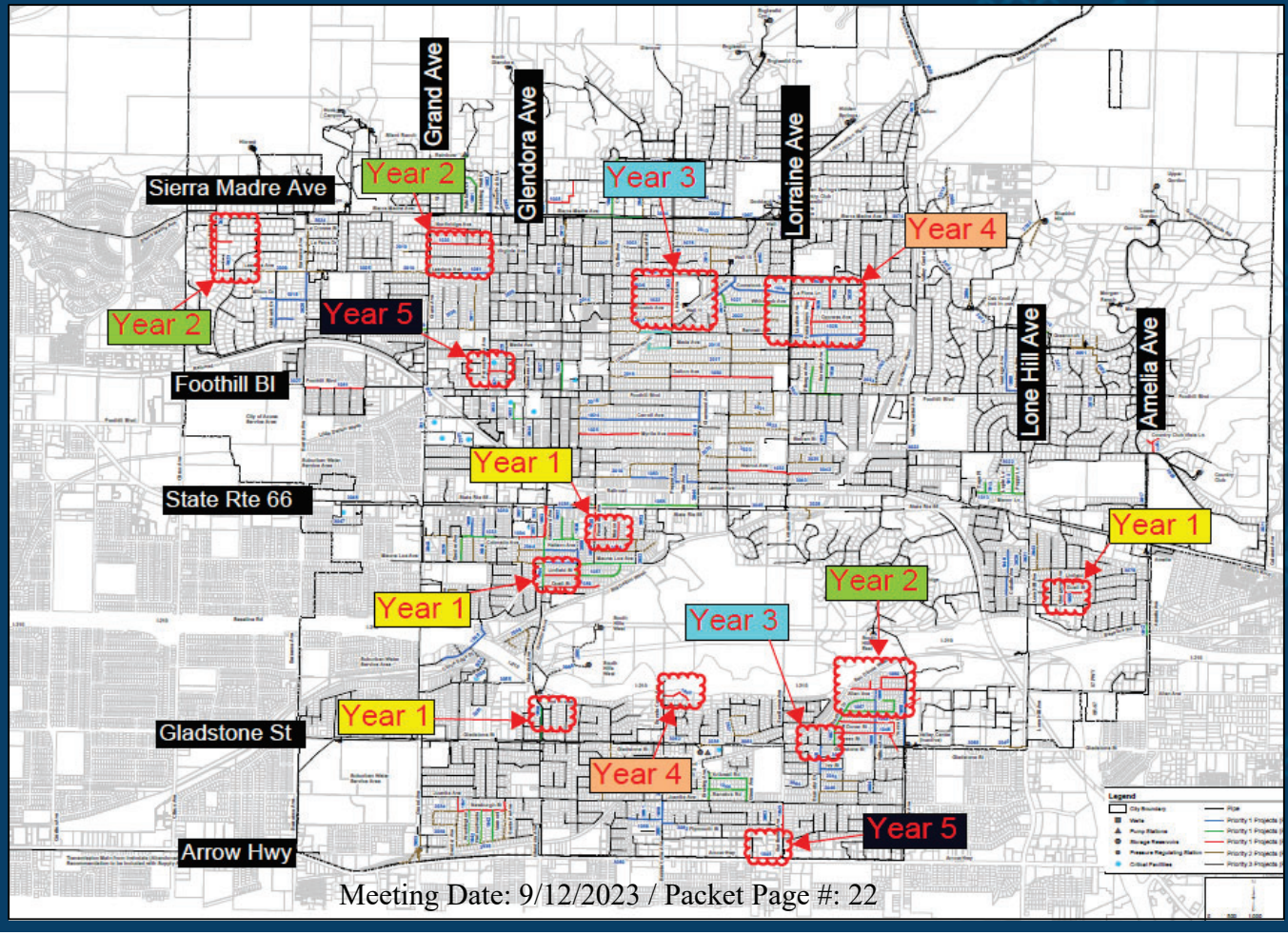
Number of Main Breaks per Year



As of June 30, 2023

National avg for pipe break per 100 miles of pipe per year = 18 - 27 (AWWA)
Glendora avg: 42-54 Pipe breaks

Proposed Pipeline Replacement Projects (Years 1 - 5)



Vertical Facility Condition Assessment ($158M)



North Glendora Reservoir



North Grand Pump Station



Well 12

Hydraulic Improvement ($9M)

- 17 Hydrant Installations
- 2.31 miles of pipeline improvements
- Recommended 11 independent assessments
  - Need for increases reservoir storage
  - Need for additional pump capacities



Upper Gordon Reservoir A
Detailed hydraulic Study recommended

Water Rate Adjustments

Water Fund Budget FY 2024

Revenues	Expenditures	Loss
$23,177,875	$26,207,459	($3,029,584)

- Water Charges
- Purchased Water
- Energy

- Operations & Maintenance
- Replenish/Import Water
- Energy
- Debt Service
- Capital Improvement

- Reserves are used to balance the budget

Water Fund Budget Detail

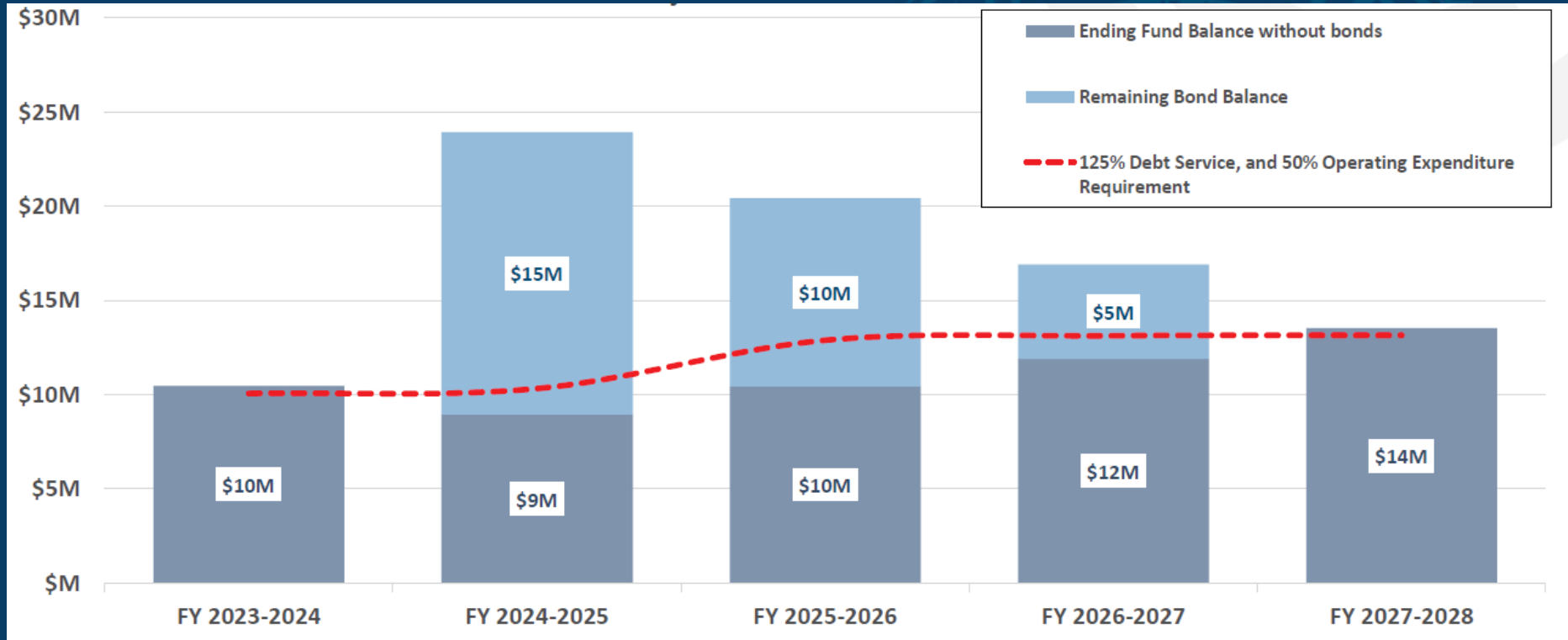
Revenues	Amount
Water Charges	$15,274,287
Replenish/Import Water	$3,648,950
Energy	$1,700,000
Total Revenues	**$23,177,875**

Expenditures	Amount
Operations & Maintenance	$15,274,287
Replenish/Import Water	$3,648,950
Energy	$1,700,000
Debt Service	$2,584,222
Capital Projects	$3,000,000
Total Expenditures	**$26,207,459**

How a dollar is spent



Water Fund Balance (Reserves)



Elements of the Water Rate

Consumption Charge ($/ccf)	Volumetric charge that covers water delivered and portions of the CIP and O&M
Elevation Charge ($/ccf)	Volumetric charge that covers energy
Meter Connection Charge ($/Bi-Month)	Fixed charge that covers meter maintenance and customer service, portions of debt service, salaries, and benefits

Consumption Tiers

Meter Size (inches)	Current		Proposed			
	Tier 1 (CCF)	Tier 2 (CCF)	Tier 1 (CCF)	Tier 2 (CCF)	Tier 3 (CCF)	Tier 4 (CCF)
5/8	0-38	> 38	0-12	13-38	39-76	> 76
3/4	0-38	> 38	0-12	13-38	39-76	> 76
1	0-67	> 67	0-18	19-67	68-134	> 134
1 1/2	0-134	> 134	0-42	43-134	135-268	> 268
2	0-220	> 220	0-64	65-220	221-440	> 440
3	0-838	> 838	0-181	182-419	420-838	> 838
4	0-1316	> 1316	0-181	182-658	659-1316	> 1316
6	0-4682	> 4682	0-328	329-2341	2342-4682	> 4682
8	0-4682	> 4682	0-328	329-2341	2342-4682	> 4682

Consumption Rates

		Consumption Rates ($/CCF)				
		Tier 1	Tier 2	Tier 3	Tier 4	Annual % Increase
Current		$ 2.98	$ 4.90	N/A	N/A	
Proposed	Year 1	$ 1.75	$ 2.68	$ 3.61	$ 4.54	
	Year 2	$ 1.80	$ 2.76	$ 3.72	$ 4.68	3%
	Year 3	$ 1.86	$ 2.84	$ 3.83	$ 4.82	3%
	Year 4	$ 1.91	$ 2.93	$ 3.94	$ 4.96	3%
	Year 5	$ 1.97	$ 3.02	$ 4.06	$ 5.11	3%

Elevation Charges

All Meter Sizes

		Elevation Rates ($/CCF)				
		Zone Class A	Zone Class B	Zone Class C	Zone Class D	Annual % Increase
Current		$ 0.24	$ 0.36	$ 0.58	$ 1.41	
Proposed	Year 1	$ 0.22	$ 1.02	$ 2.06	$ 3.41	
	Year 2	$ 0.23	$ 1.06	$ 2.13	$ 3.52	3%
	Year 3	$ 0.24	$ 1.10	$ 2.20	$ 3.63	3%
	Year 4	$ 0.25	$ 1.14	$ 2.27	$ 3.74	3%
	Year 5	$ 0.26	$ 1.18	$ 2.34	$ 3.86	3%

Proposed Water Rates

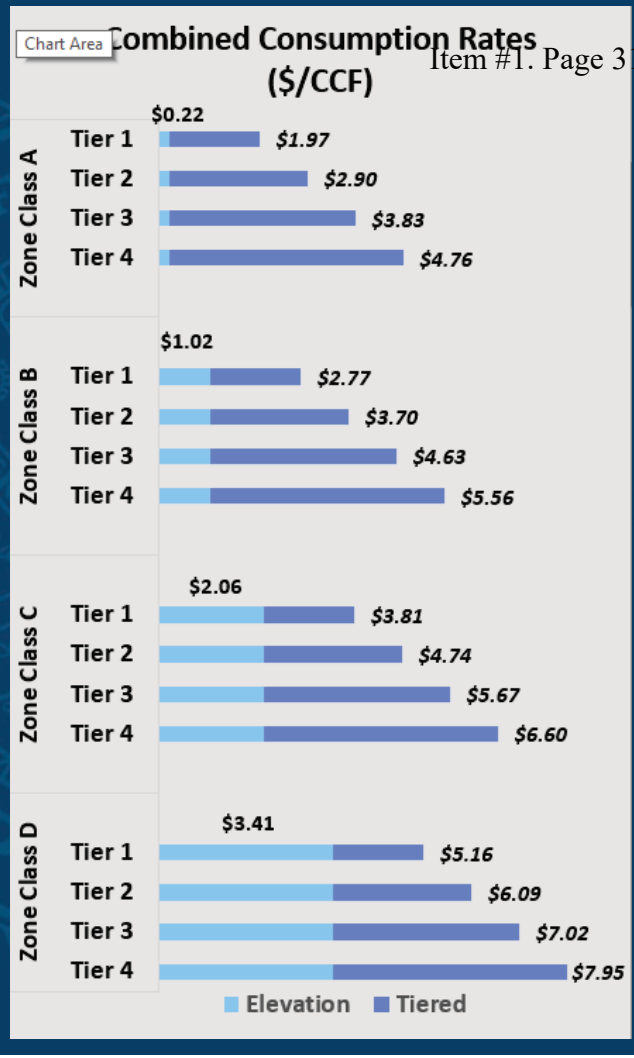
5/8” & 3/4” Customer in Zone Class A

EXISTING
2-TIER SYSTEM
(ENERGY - $0.24)

- $3.22/CCF — Tier 1 ≤ 38 CCF
- $5.14/CCF — Tier 2 > 38 CCF

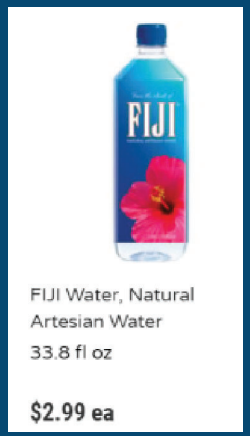
PROPOSED
4-TIER SYSTEM
(ELEVATION – $0.22)
(FY23-24)*

- $1.97/CCF — Tier 1 ≤ 12 CCF
- $2.90/CCF — Tier 2 12-38 CCF
- $3.83/CCF — Tier 3 38-76 CCF
- $4.76/CCF — Tier 4 >76 CCF



What is a “Billing Unit”

- 748 Gallons



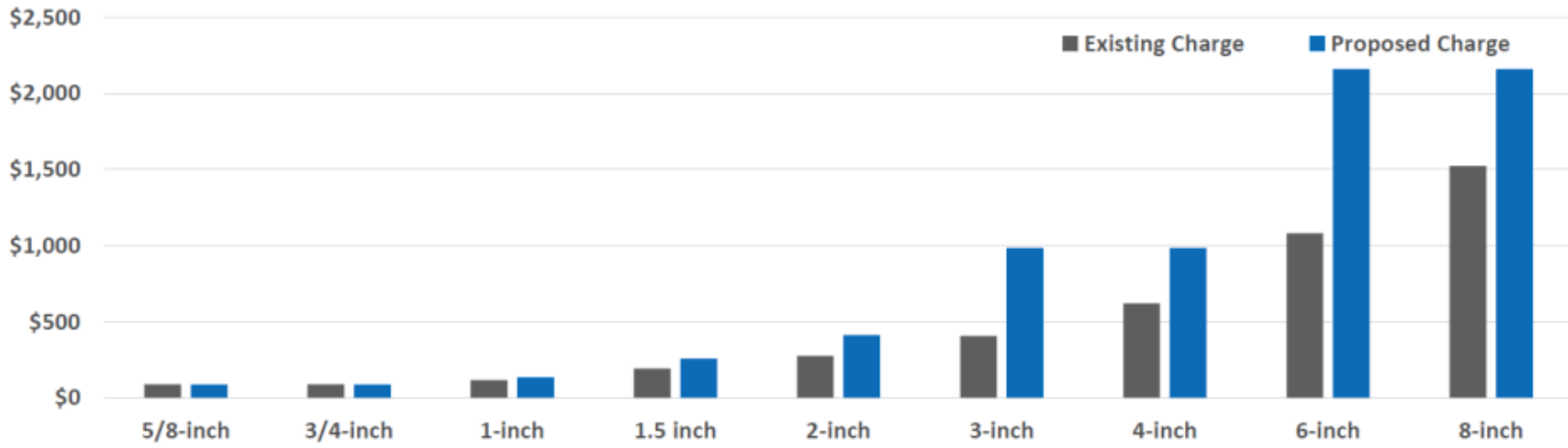






Meter Connection Rates

All Zone Classes



	5/8-inch	3/4-inch	1-inch	1.5 inch	2-inch	3-inch	4-inch	6-inch	8-inch
Existing	$88.57	$88.57	$115.14	$191.20	$274.57	$407.43	$620.04	$1,080.63	$1,523.49
Proposed	$85.38	$85.38	$134.23	$257.07	$413.67	$984.31	$984.31	$2,160.61	$2,160.61
# Meters	639	10,982	1,369	392	468	32	30	6	11

Next Steps


Council Workshop NO.1 Sept 2023
Proposition 218 Notice mailed Oct 2023
Community Workshop (Oct 2023)
Public Hearing (Nov 2024)
Implementation (Jan 2024)

Recommendations

1) Adopt the Water Master Plan,

2) Provide direction for the consideration of water rates and fees

Discussion of Library Structural Assessment, Visioning, and Funding Options

Library and City Manager's Office

City Council
January 9, 2024
Janet Stone, Library Director and Adam Raymond, City Manager

CityOfGlendora.org

OVERVIEW

- Current Library building
- Building to serve another 35 to 50 years
- Political and fiscal environment

CURRENT LIBRARY BUILDING

- Timeline of Building
- Political Partnerships and Disagreements
- Public Finance and Local Control

1955 – LIBRARY BOND BALLOT MEASURE

RESOLUTION NO. 1182

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, STATING THE RESULT OF THE CANVASS OF ELECTION RETURNS OF THE SPECIAL BOND ELECTION HELD NOVEMBER 29, 1955.

BOND PROPOSITION: Shall the City of Glendora incur a bonded indebtedness in the principal amount of $185,000 for the purpose of the acquisition and construction by said city of a certain municipal improvement, to wit: a public library building together with landscaping and off-street parking facilities therefor and including the acquisition of all furniture, furnishings, equipment and other property necessary therefor?

Consolidated Voting Precinct	Yes	No	Total
A	286	597	883
B	133	290	423
Total Votes in Precincts	419	887	1306
Absentee Votes	8	6	14
Total Votes Including Absentee Vote	427	893	1320

32% (yes) / 68% (no)

1965 – POLICE BOND BALLOT MEASURE

RESOLUTION NO. 65-064

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, DECLARING THE RESULT OF THE CANVASS OF ELECTION RETURNS OF SPECIAL BOND ELECTION HELD IN SAID CITY ON JUNE 8, 1965.

PUBLIC SAFETY BOND PROPOSITION: Shall the City of Glendora incur a bonded indebtedness in the principal amount of $790,000 for the purpose of the acquisition and construction by said city of the following municipal improvements (said improvements having been approved by the City Planning Commission on April 20, 1965 and by the City Council of said city on April 20, 1965, as constituting a City Plan), to wit: (a) a building to provide quarters for the police department and city jail, with vehicle parking therefor and the planting and landscaping of grounds, and the acquisition of furniture, furnishings, equipment and other property necessary therefor; and (b) additions to the fire fighting system of the city, including a fire headquarters station and one fire substation, and including the planting and landscaping of grounds and vehicle parking therefor, and including the acquisition of any real property, furniture, fixtures, apparatus, equipment and other property necessary therefor?

PRECINCT	YES	NO	TOTAL
I	216	34	250
II	227	54	281
III	226	35	261
IV	293	43	336
V	221	23	244
VI	227	24	251
VII	265	44	309
VIII	155	31	186
IX	173	22	195
X	170	24	194
XI	151	36	187
XII	136	21	157
Totals in Precincts	2460	391	2851
Absentee Votes	19	2	21
Total Votes Including Absentee Votes	2479	393	2872

86% (yes) / 14% (no)

BACKGROUND

- 1967 and 1968
  - New library facility project gains momentum
  - Library expansion is a continual process
    - Reading Room
    - City Hall Space (1912)
    - City Hall Annex (1930)
    - City Hall Annex Expansion (1955)

BACKGROUND

- 1968 and 1969
  - Annexations, population growth, school impacts
  - Library space needs to be solved by a new building
  - City's new 1990 General Plan, anticipates:
    - Population growing from 30,000 to 80,000
    - Student enrollment growing from 9,175 to 25,350

1968 Letter From City to GUSD

A SUMMARY OF MAJOR BENEFITS PROJECTED TO BE AVAILABLE TO THE GLENDORA UNIFIED SCHOOL DISTRICT AS A RESULT OF ITS PARTICIPATION IN THE JOINT POWERS AGENCY WITH THE CITY OF GLENDORA FOR THE PURPOSES OF CONSTRUCTING A PUBLIC LIBRARY FACILITY

With the population increase, the information explosion and the dearth of funds available to schools at this time, an increasing number of school districts are being gradually forced to re-direct their students and teachers from their own school-operated, inadequately-equipped and stocked libraries to the cities' public library facilities for both basic and in-depth research materials. This development has been accepted as a permanent situation by many librarians and is considered a challenge that must be met and surmounted.

The aforementioned situation is especially valid in the Glendora Planning Area. 9,175 students presently attend the thirteen schools administered by the Glendora Unified School District. The Gruen Associates Glendora, California General Plan, 1990 projects a 1990 student population for the Planning Area of 25,350. A study made by the Glendora Planning Department indicates that 85% or 21,547 of these 25,350 students will be attending schools in the Glendora Unified School District.

BACKGROUND

- February 1969
  - City Council authorized City Manager to apply for library grant funds to build a new facility
  - City Council calls for a general obligation library bond measure should the funds be awarded ($785,000)

BACKGROUND

- September 1969
  - City Council updated on Library financing
  - City Council cancels election for library facility bonds, citing bond market uncertainty and uncertain tax law litigation (e.g. 2/3 vs 50 +1)
  - City Council hires a financial consultant and authorizes architect to continue work

BACKGROUND

- November/December 1969
  - State/Federal funding denied
  - City moves forward with “ultramodern” library design
    - 28,000 sqft, down from 33,000 sqft
    - Approximately $1.1 million including design, land acquisition, and furnishings
    - Anticipated to serve the City for 35 years

BACKGROUND

- Late 1969 through early 1970
  - Effort by a Mrs. Everett Cloutman, to require a vote to issue bonds to build a new library
    - Petition gathered 1,136 signatures, required 1,376 signature.
    - Supported by one Councilmember (Isensee)

BACKGROUND

- July 1970
  - Creation of Glendora Library Authority
    - Joint Powers Authority between City and Glendora Unified School District
    - Ability to issue debt
    - Acknowledgement of growing school population

BACKGROUND

- October/November 1970
  - City Council approves “Glendora Library Ground Lease” and “Glendora Library Sublease”
    - Agreement with Glendora Library Authority
    - Term coincides with issuance of bonds
    - Payment is equivalent to debt service ($81,000/year)

BACKGROUND

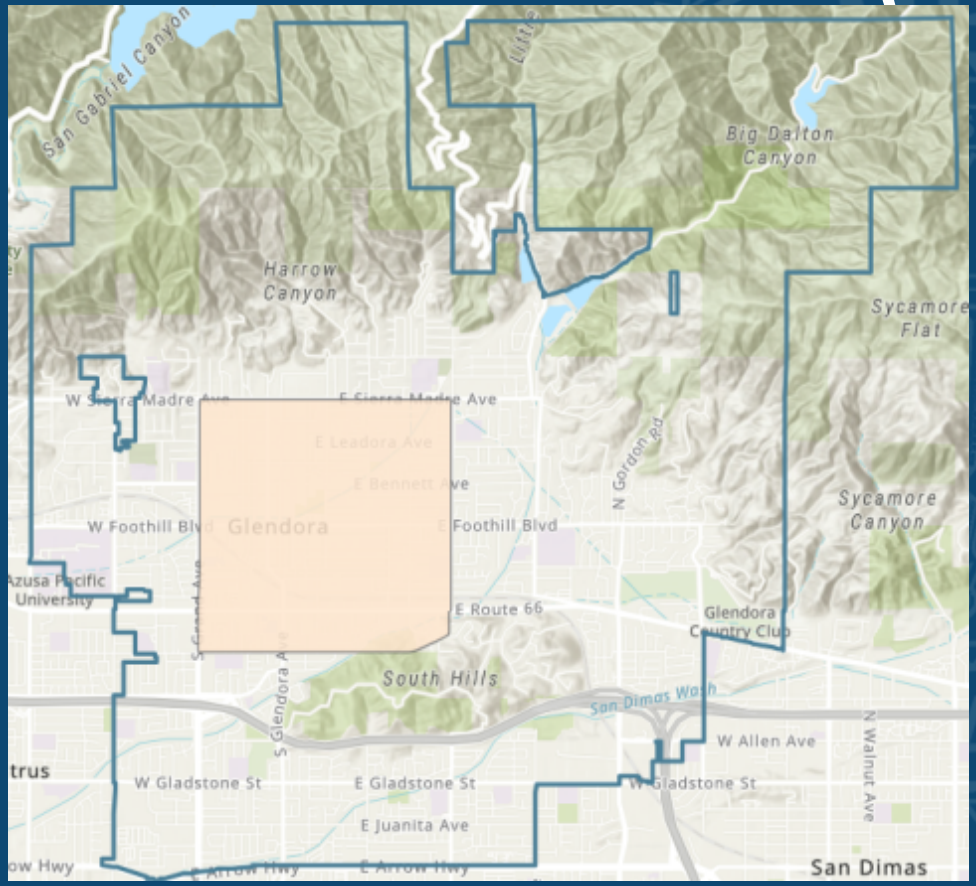
- November 1970
  - Library Authority completes sale of $950,000 in Lease Revenue Bonds
    - Bank of America
    - Approximately 7% for 30 years
    - $81,000 annual debt service payment

BACKGROUND

- November 1970
  - Groundbreaking
- February 1972
  - Grand opening and dedication of Library

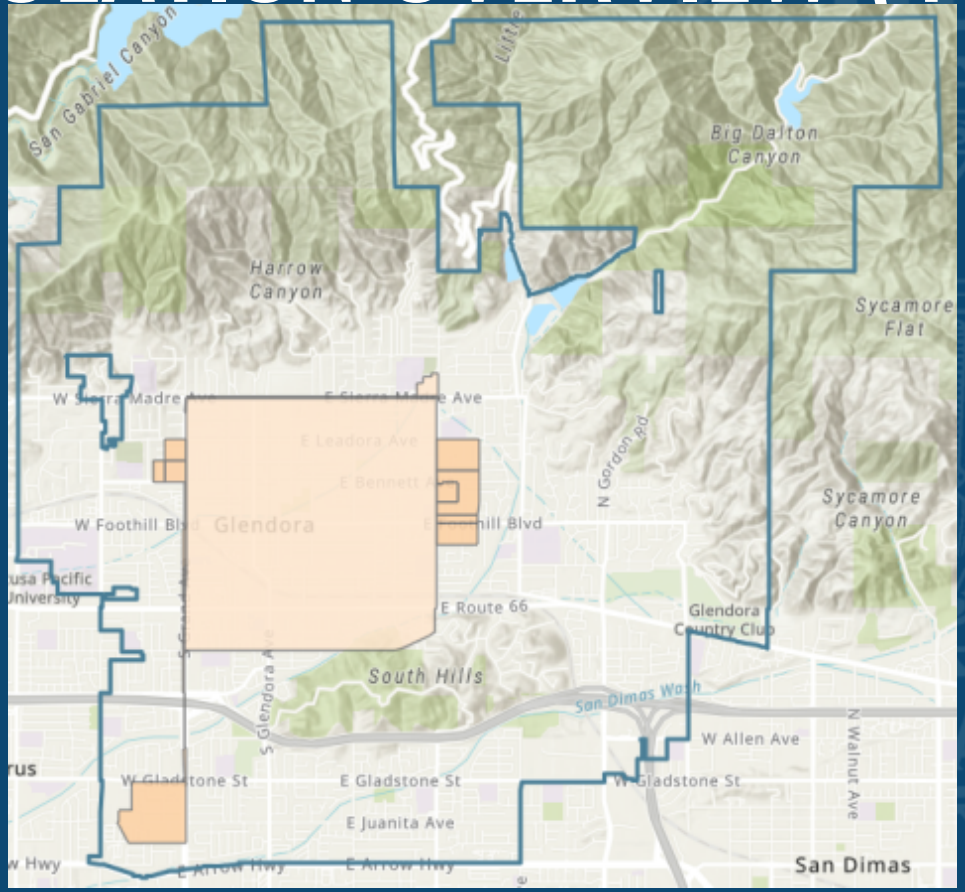
POPULATION OVERVIEW (1911)

700



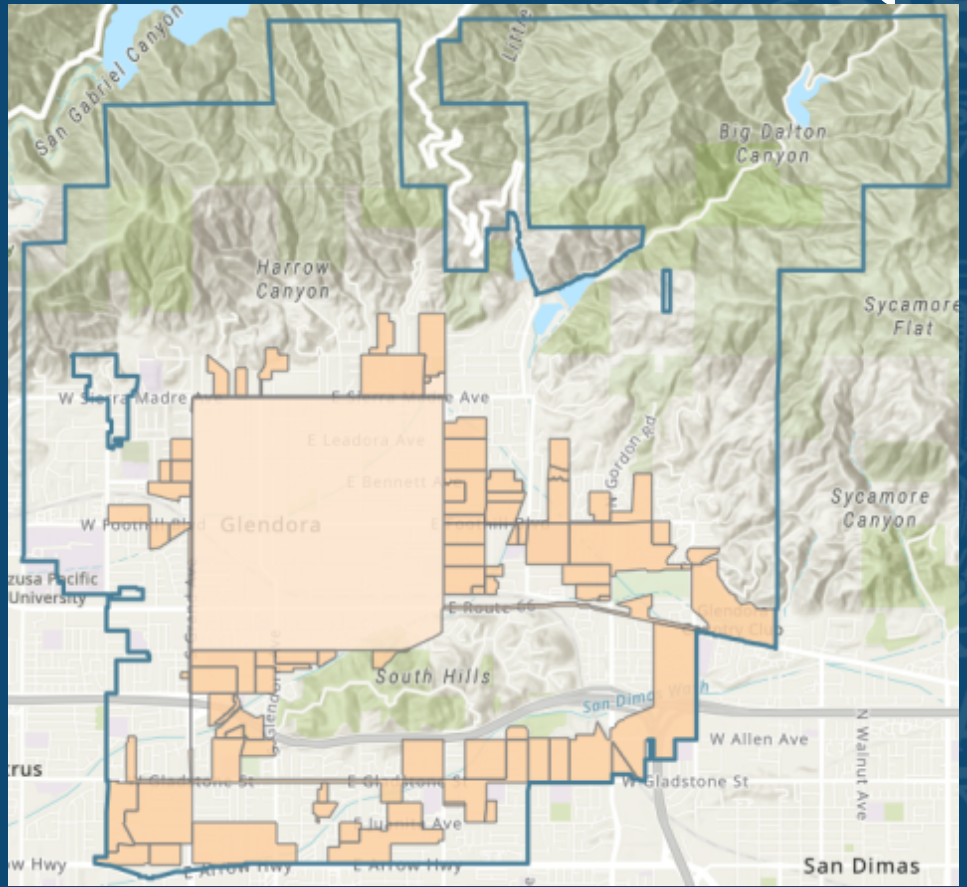
POPULATION OVERVIEW (1950)

3,988



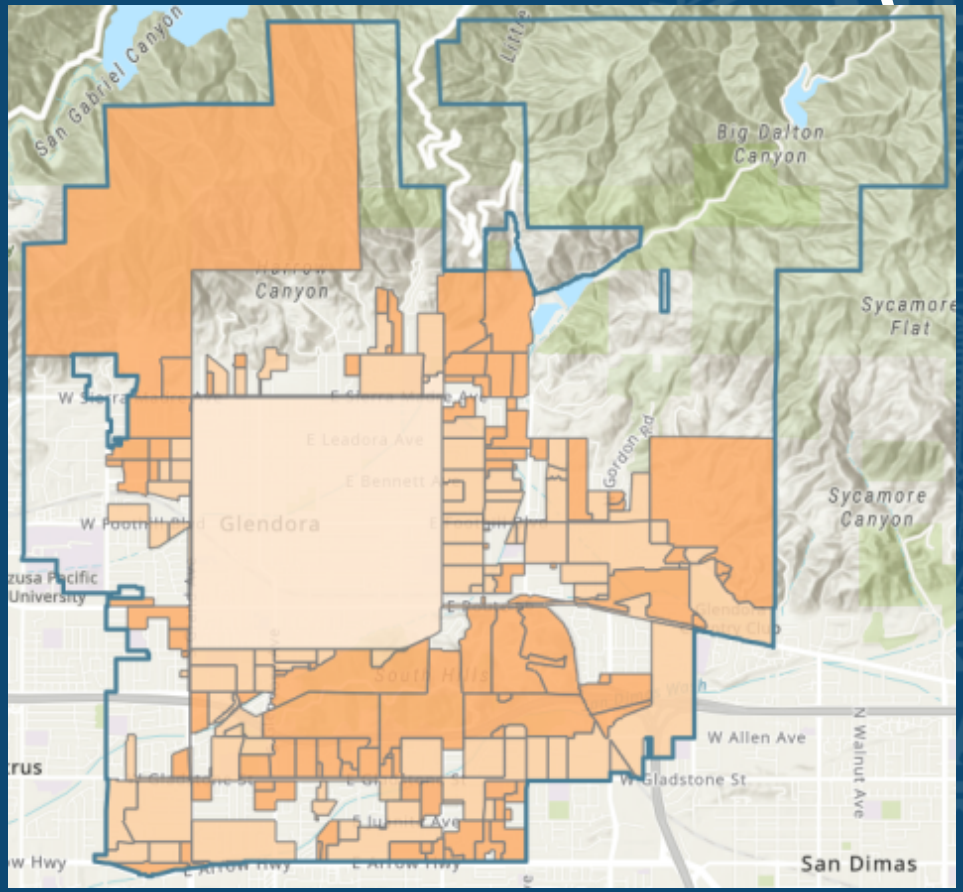
POPULATION OVERVIEW (1960)

20,752



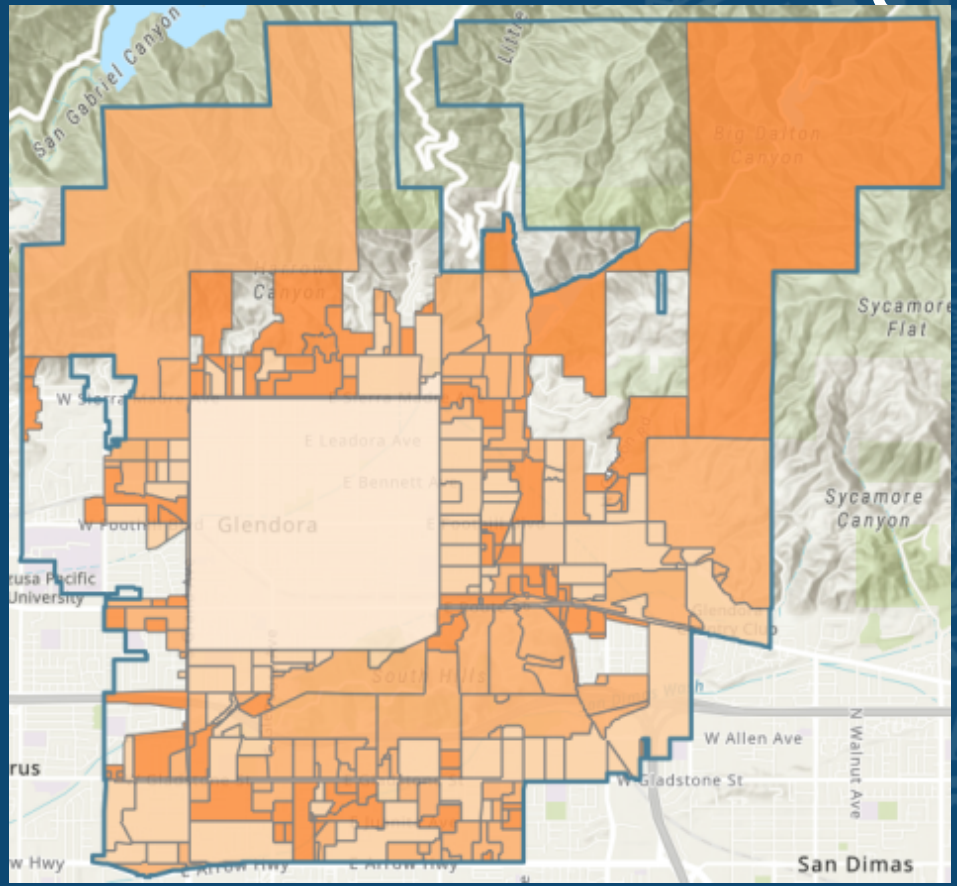
POPULATION OVERVIEW (1970)

31,380



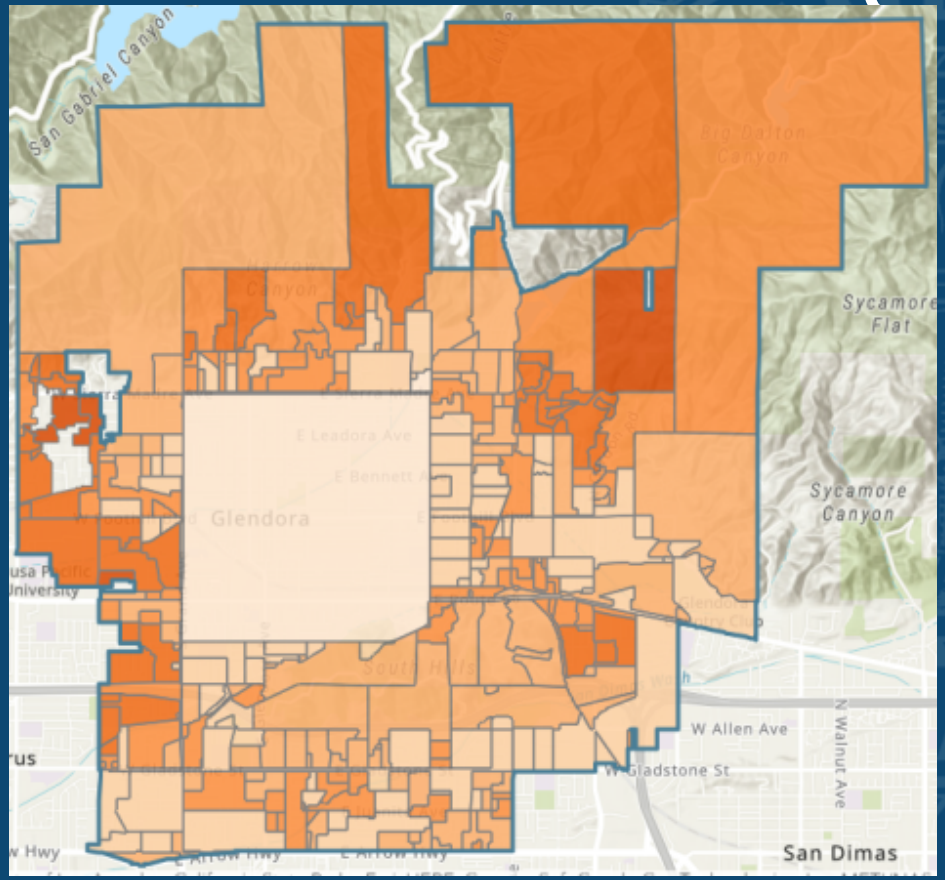
POPULATION OVERVIEW (1980)

38,500



POPULATION OVERVIEW (2000)

49,502

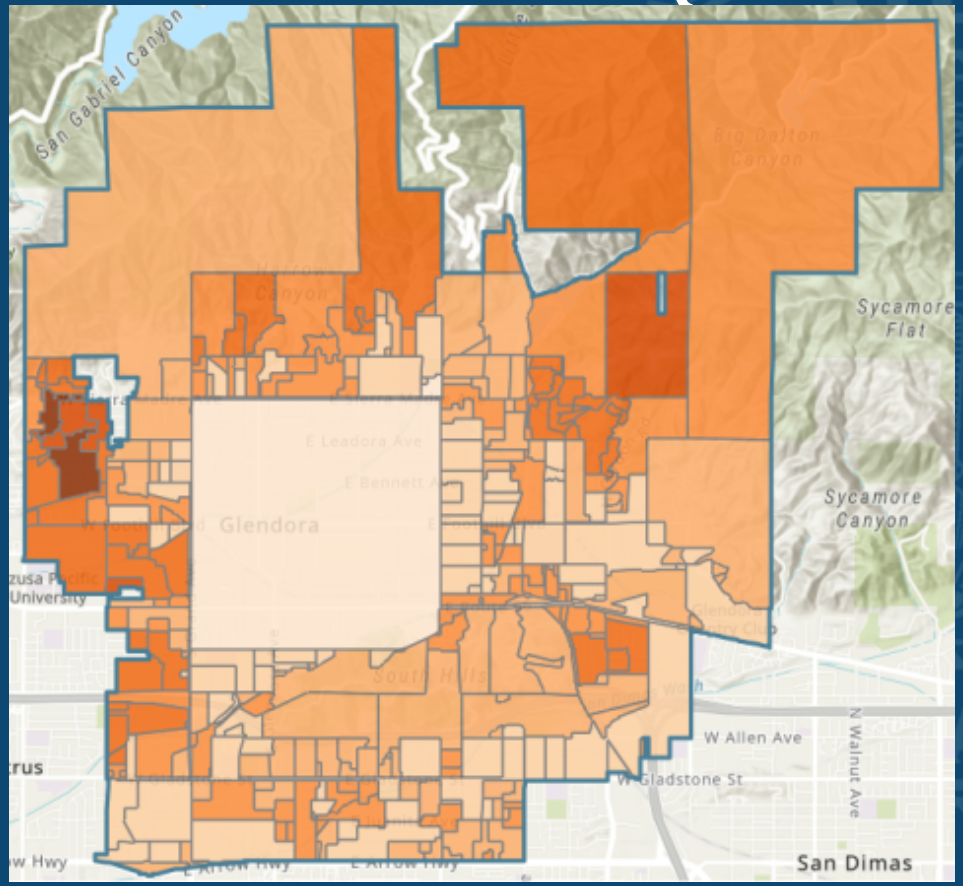


POPULATION OVERVIEW (2013-Current)

51,159

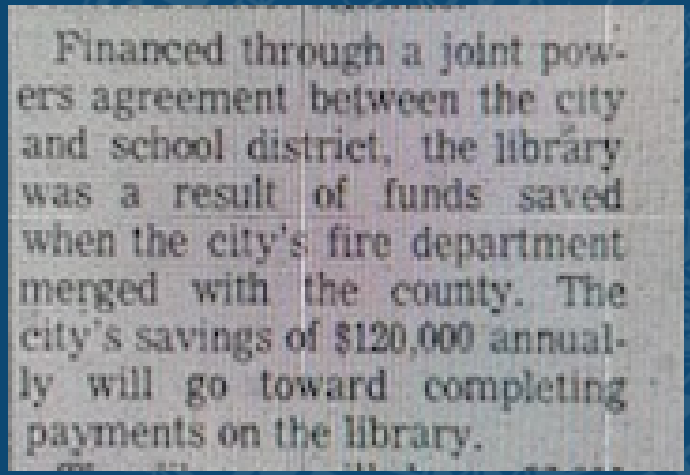
Down from 52,506 in 2020

19,502 cities in the US. Glendora ranks approximately 775th by population



BUDGET AND CITY FINANCES

- February 1969 SGV Tribune article on library bond measure funding



Financed through a joint powers agreement between the city and school district, the library was a result of funds saved when the city's fire department merged with the county. The city's savings of $120,000 annually will go toward completing payments on the library.

  - "Yes" and "No" – Homeowners didn't see decreased costs

BUDGET AND CITY FINANCES

Year	1968-69		1969-70		1970-71	
Assessed Valuation	$	53,005,573	$	54,740,000	$	60,537,235
Property Tax	Tax Rate	Total	Tax Rate	Total	Tax Rate	Total
General	0.877%	$464,859	0.873%	$477,880	0.856%	$518,199
Library	0.170%	$ 90,109	0.170%	$ 93,058	0.170%	$102,913
Park & Recreation	0.180%	$ 95,410	0.180%	$ 98,532	0.180%	$108,967
State Retirement	0.105%	$ 55,656	0.105%	$ 57,477	0.120%	$ 72,645
Public Safety Bond	0.048%	$ 25,443	0.052%	$ 28,465	0.054%	$ 32,690
	1.380%	$731,477	1.380%	$755,412	1.380%	$835,414
Year	1968-69		1969-70		1970-71	
Personnel	$	74,735	$	80,229	$	92,372
Supplies	$	14,124	$	14,655	$	23,597
Capital	$	15,100	$	20,650	$	20,440
Library Funding	$	103,959	$	115,534	$	136,409
Fire (Contract)	0.641%		0.647%		0.650%	

BUDGET AND CITY FINANCES

Year	*1971-72*		*1972-73*		*1973-74*		*1974-75*	
Assessed Valuation	*$ 69,789,343*		*$ 72,571,599*		*$ 75,362,000*		*$ 77,400,739*	
Property Tax	**Tax Rate**	**Total**	**Tax Rate**	**Total**	**Tax Rate**	**Total**	**Tax Rate**	**Total**
General	0.828%	$577,856	0.760%	$ 551,544	0.760%	$ 572,751	0.760%	$ 588,246
Library	**0.204%**	**$142,370**	**0.300%**	**$ 217,715**	**0.300%**	**$ 226,086**	**0.300%**	**$ 232,202**
Park & Recreation	0.180%	$125,621	0.650%	$ 471,715	0.150%	$ 113,043	0.150%	$ 116,101
State Retirement	0.125%	$ 87,237	0.135%	$ 97,972	0.135%	$ 101,739	0.140%	$ 108,361
Public Safety Bond	0.043%	$ 30,009	0.035%	$ 25,400	0.035%	$ 26,377	0.035%	$ 27,090
	1.380%	**$963,093**	**1.880%**	**$1,364,346**	**1.380%**	**$1,039,996**	**1.385%**	**$1,072,000**
Year	1971-72		1972-73		1973-74		1974-75	
Personnel	*$*	*107,643*	*$*	*115,928*	*$*	*122,572*	*$*	*136,863*
Supplies	*$*	*35,495*	*$*	*25,750*	*$*	*29,392*	*$*	*32,967*
Capital	*$*	*23,954*	*$*	*110,304*	*$*	*112,028*	*$*	*133,350*
Library Funding	**$**	**167,092**	**$**	**251,982**	**$**	**263,992**	**$**	**303,180**
Fire (Contract)	***0.745%***		***0.740%***		***0.750%***		***0.750%***	

Subject: Recommended budget for the 1972-73 fiscal year

Cities all over the nation and especially in California are facing the greatest revenue-expenditure gap in history. All but about 10 million of America's 200 plus million people now live in urban areas and demand ever more costly urban services. Yet cities are expected and required to operate using antiquated and inadequate revenue producing sources. Nation wide, according to the National Leggue of Cities, city services cost about $12 billion more than they cost five years ago. Most of these increased costs are not controllable--like cost-of-living pay increases.

In Glendora, for example, police costs in 1967-68 were $424,736 excluding fringe benefits. The proposed budget recommends that $739,048 (based on 1971-72 salary rates) be spent for police services, an increase in five years of $314,312, or 74%. Yet property taxes to the City increased only $306,065, or 45% in the same period ($676,720 to an estimated $982,785).

What is needed, in my judgment, is a reordering of national and state priorities and a resturcturing of the revenue sources to provide adequate financial support for cities so that the 95 of every hundred Americans--city dwellers--can have the quality of life they want, deserve, and really are already paying for but in many cases not getting.

Fortunately the problem in Glendora, though critical, has not reached the conditions now existing in many cities. The quality of life in Glendora is high yet the level of City property taxes is low compared to our neighboring cities. Only Rosemead, Arcadia and El Monte of the 14 cities in our area have lower city tax rates than Glendora.

Comparison of 1971-72 Tax Rates -
Selected San Gabriel Valley Cities

Claremont	2.33	1.39
San Dimas	1.99	
Monrovia	1.92	
South Pasadena	1.86	
Monterey Park	1.73	
West Covina	1.72	
Alhambra	1.60	
Covina	1.49	
Azusa	1.45	
Glendora	1.38	
Duarte (est.)	1.38	
Arcadia	1.25	
Rosemead	1.14	
El Monte	1.10	

(Average: $1.56, or 13% higher than Glendora)

PROP 9 (1968) AND PROP 13 (1978)

California Proposition 9 was on the ballot as an initiated constitutional amendment in California on November 5, 1968. It was **defeated**.

A **"yes"** vote supported decreasing the ad valorem tax on property so that the sum of the tax and ad valorem special assessments on the property does not exceed 1% of the market value of the property.

A **"no"** vote opposed decreasing the ad valorem tax on property so that the sum of the tax and ad valorem special assessments on the property does not exceed 1% of the market value of the property.

RESOLUTION NO. 68-072

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDORA OPPOSING THE CALIFORNIA INITIATIVE AMENDMENT ON PROPERTY TAX LIMITATION ("WATSON AMENDMENT")

Election results

California Proposition 9		
Result	Votes	Percentage
Yes	2,146,010	31.95%
✖ **No**	**4,570,097**	**68.05%**

WHEREAS, it is the opinion of the Glendora City Council that the proposed amendment is an irresponsible approach to the problem of tax reform because, in part, it misleads the public into believing there will be a tax decrease when, in fact, a massive tax shift requiring a significant State tax increase will result; the State income tax would have to be tripled and the State sales tax quadrupled to cover the revenue deficit created by this measure; the bonding capacity of the City of Glendora would be limited so that no further bonds can be issued to finance future city construction on a pay as you go basis; and

PROP 9 (1968) AND PROP 13 (1978)

California Proposition 13 was on the ballot as an initiated constitutional amendment in California on June 6, 1978. It was **approved**.

A **"yes"** vote supported this constitutional amendment to:

* require that properties be taxed at no more than 1 percent of their full cash value shown on the 1975-1976 assessment rolls and limit annual increases of assessed (taxable) value to the inflation rate or 2 percent, whichever was less.

* upon the transfer of properties, allow them to be reassessed at one percent of their sale price and reset the limit on annual increases of assessed value.

* prohibit the state legislature from enacting new taxes on the value or sale of properties.

* require a two-thirds vote of the state legislature to increase non-property taxes.

* require local governments to refer special taxes to the ballot and require a two-thirds vote of electors.

* make the state government responsible for distributing property tax revenue among local governments.

A **"no"** vote opposed this constitutional amendment to require that properties be taxed at no more than 1 percent of their full cash value shown on the 1975-1976 assessment rolls and limit annual increases of assessed (taxable) value to the inflation rate or 2 percent, whichever was less, and make other changes to tax-related provisions of the California Constitution.

Election results

California Proposition 13

Result	Votes	Percentage
✔ **Yes**	**4,280,689**	64.79%
No	2,326,167	35.21%

CURRENT LIBRARY BUILDING

Structural Analysis

- Ongoing building-related issues
  - Structural deficiencies & water intrusion

CURRENT LIBRARY BUILDING

- 2021: Preliminary structural assessment completed by JMDiaz, Inc.
  - Visible cracking in beam system noted
- 2023: Myers Houghton and Partners, Inc. (MHP) contracted to perform in-depth structural analysis
  - Initial visioning activities
  - Conceptual design for second story addition

CURRENT LIBRARY BUILDING

- MHP structural analysis – Findings
  - Other than wall anchorage upgrades, seismic strengthening not warranted
  - Minor-to-moderate cracking throughout the library's main roof structure
  - Plaza waterproofing membrane may be compromised
  - Live load and soil bearing pressure concerns with some girders and pad footings

CURRENT LIBRARY BUILDING

- MHP structural analysis – Recommendations
  - Significant retrofitting/repairs needed
  - Bidwell Plaza
    - passive use okay
    - currently not being used for public assembly events of over 500 people with equipment
  - Waterproofing consultant should be retained

NEXT 35 - 50 YEARS

Programmatic visioning

- Part of MHP's second phase:
  - evaluation of the feasibility of vertical expansion of the building
  - working with Library stakeholders to identify the intended use of the expanded space

NEXT 35 - 50 YEARS

Programmatic visioning

- architectural consultant
- seven workshops
- MHP, Library, Board of Library Trustees, GPL Friends Foundation, City Manager' s office, and Public Works Department

NEXT 35 - 50 YEARS

Programmatic visioning

- Initial inputs
  - Library's current strategic framework
  - Projected population and per-capita square footage allocation
    - Expected 45,000 to 52,500 gross square feet
    - Currently about 30,000 square feet
  - Environmental scan

NEXT 35 - 50 YEARS

Programmatic visioning

- GPL proposed Library building spaces of the future
  - Customer-Driven Workspaces
  - Public Assembly Spaces
  - Library-Mediated Public Workspace
  - Fulfillment Center Services
  - Small Private / Semi-Private Spaces
  - Physical Content Showroom

NEXT 35 - 50 YEARS

Programmatic visioning

- GPL proposed Library building spaces of the future, continued
  - Leisure Spaces – Relaxation
  - Library Services
  - Additional Library Services and Capacity Including: Preservation/Archival storage, Public Access Technologies, Food Service, Event Catering
  - Flexible Future Space: Uncharted Possibilities
  - Infrastructure

NEXT 35 - 50 YEARS



From: Tour the Revamped Stanley A. Milner Library | Edify. (edifyedmonton.com)

NEXT 35 - 50 YEARS



Edmonton Public Library_Milner-branch, Alberta

From: Pfeiffer, a Perkins Eastman Studio. City of Glendora Library Structural Analysis - Phase 2

NEXT 35 - 50 YEARS



From: EPL and Innovate Edmonton Announce Partnership – Edmonton Unlimited (Google image search result)

NEXT 35 - 50 YEARS



From: New chapter for Edmonton Public Library - REMI Network

NEXT 35 - 50 YEARS



From: New chapter for Edmonton Public Library - REMI Network

NEXT 35 - 50 YEARS



From: Tour the Revamped Stanley A. Milner Library | Edify. (edifyedmonton.com)

NEXT 35 - 50 YEARS

Programmatic visioning

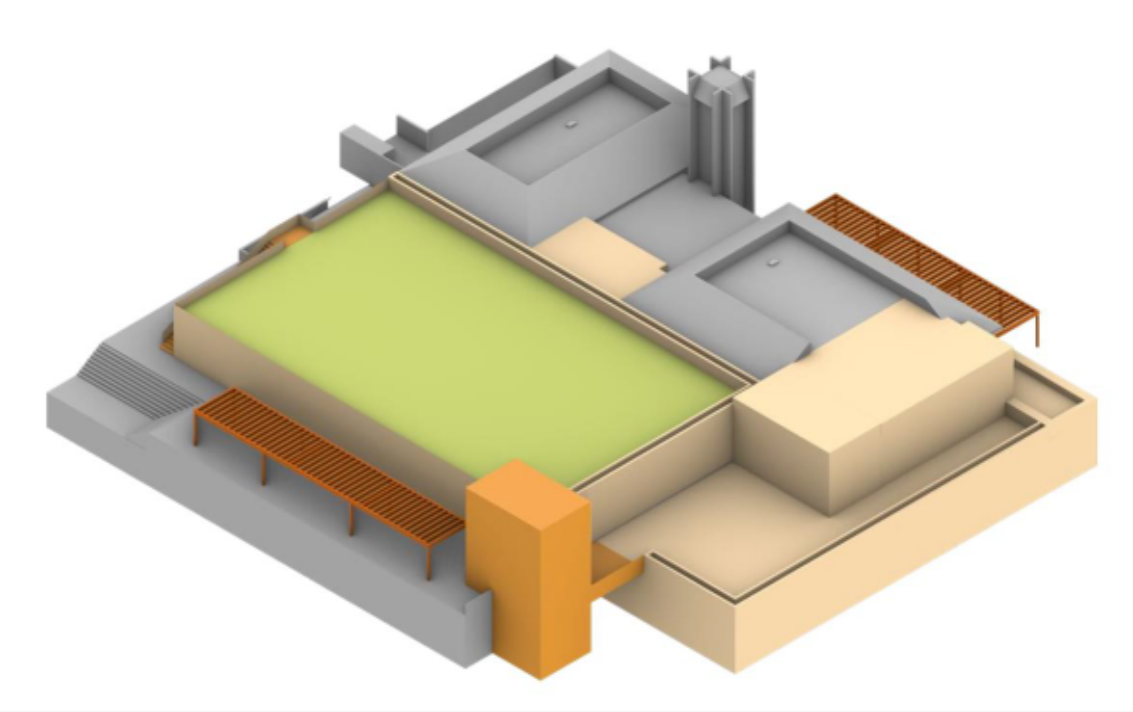
- Roast of the current building
  - no visibility of the activities happening inside
  - entry process dark and non-intuitive
  - several areas where the existing environment fails to meet current codes
  - electrical connectivity in the building is inadequate
  - temperature control and ventilation pose challenges
  - water leaks have been a persistent issue since the library' s opening
  - lighting systems are outdated and require an upgrade
  - Library staff workplace is small, overcrowded, and lacks natural daylight
  - clear shortage of storage space

NEXT 35 - 50 YEARS

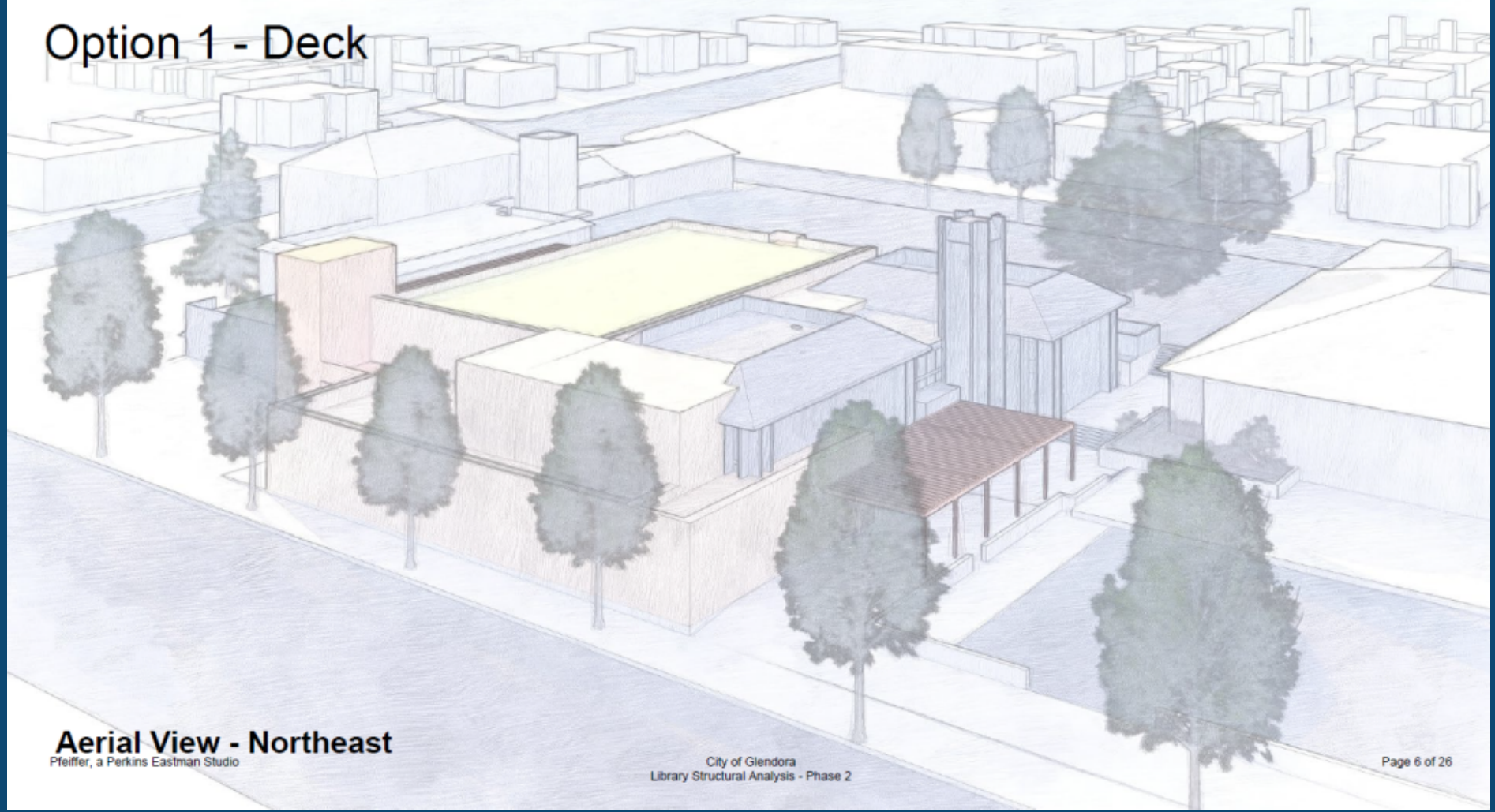
Programmatic visioning

- "The Deck" Concept
  - second story over the existing Plaza deck
  - 2-story addition on the Glendora Avenue side
  - $20.6M

NEXT 35 - 50 YEARS



Option 1 - Deck



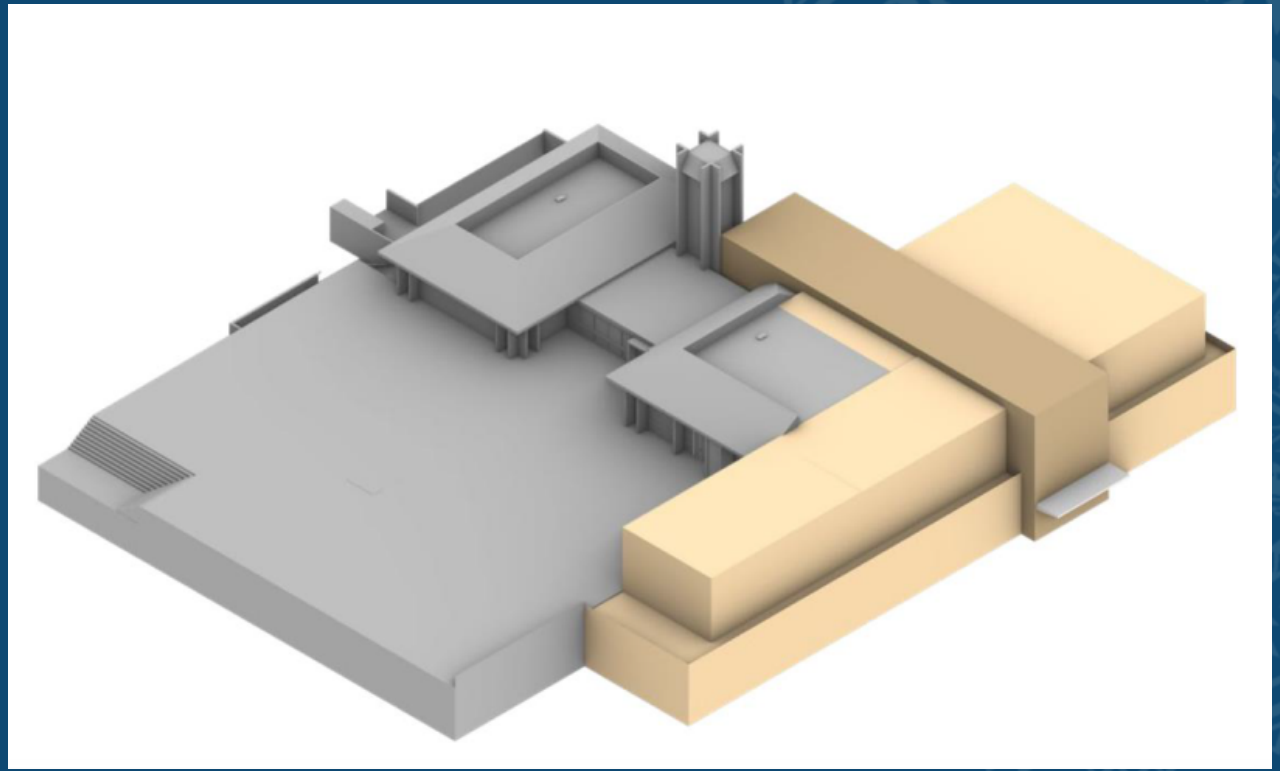
Aerial View - Northeast
Pfeiffer, a Perkins Eastman Studio

NEXT 35 - 50 YEARS

Programmatic visioning

- "The Paseo" Concept
  - Block A extends the library building towards Glendora Avenue
  - Block C is situated to the south and occupies a small portion of the existing library building and Police Station parking lot
  - The Paseo (Block B), is an architectural atrium-like space that captures abundant natural light during the day
  - $23.0M*

NEXT 35 - 50 YEARS



Option 2 - Paseo



Aerial View - Northeast

Pfeiffer, a Perkins Eastman Studio

NEXT 35 - 50 YEARS

- Structural
- Infrastructure improvements
- Remodeling
- Modernization

NEXT 35 - 50 YEARS

Project Type	*Estimated Total Cost Range*
Current facility MEP renovation	$1.3M - $1.95M
Basic structural repairs of existing building (gravity load repairs to strength beams and repair cracks)	$2.9M - $4.35M
Weatherproofing Bidwell Plaza (topping slab & membrane replacement)	$900K - $1.35M
Combined basic critical maintenance repairs w/no other significant improvements	$5.1M – $7.65M
Known critical maintenance items & 2nd story expansion, but minimal other modernization or upgrades of existing facility.	$16.4M – $24.6M
Known critical maintenance items & comprehensive modernization and upgrades of existing facility, but no expansion.	$18.6M – $27.9M
Known critical maintenance items, comprehensive modernization and upgrades of existing facility, & expansion of 2nd story.	$29.9M – $44.9M
New Building or Replacement/Reconstruction	$35.8M - $71.6M+

POLITICAL & FISCAL ENVIRONMENT

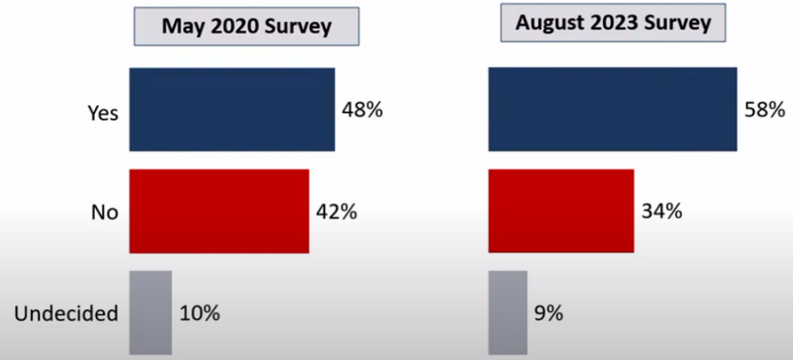
Grant funding

- Building Forward Round Two
  - "not selected for funding at this time"
  - "wasn’t among the facilities with the highest poverty levels, as determined by the California Poverty Measure"

POLITICAL & FISCAL ENVIRONMENT

Glendora Unified School District – October 23, 2023

Nearly six-in-ten voters support a potential measure to provide funds for classroom repairs, upgrades and safety improvements for GUSD – up 10 points from May 2020.



FM3 Q. How would you vote on this measure: would you vote yes in favor of the measure or no to oppose it? **($140 million bond measure)**

Conclusions and Next Steps

- A $140 million bond measure for GUSD is worthy of future planning and consideration.
- Next steps include:
  - Now – June 2024: Develop and implement plan to communicate with voters to educate about the District's needs and goals
  - March – June 2024: Finalize project list, tax rate statement and resolution for balloting materials
  - May 2024: Follow-up survey to get up-to-date information on community attitudes before placement
  - June 2024: Board decision on bond measure placement (*Deadline is August 8, 2024)*
  - August 2024 – November 5, 2024: District provides information about the contents of the measure; outside campaign

FM3 RESEARCH

POLITICAL & FISCAL ENVIRONMENT

Funding options and watch-list items

- Citizen-initiated
- City-initiated
- Approval requirements
- Other considerations

POLITICAL & FISCAL ENVIRONMENT

- Citizen-initiated funding
  - legal precedent for this:
    - group of citizens proposing
    - special property tax
    - by initiative
  - majority vote
  - would take about a year (signature gathering period is six months)
  - Watch list: Taxpayer Protection and Government Accountability Act ("Taxpayer Act")

POLITICAL & FISCAL ENVIRONMENT

- City-initiated funding
  - could be at a special or general election
  - approval requirements follow
  - watch list: ACA 1 (Constitutional Amendment)

POLITICAL & FISCAL ENVIRONMENT

Local Level	Governing Body Approval	Voter Approval
City or county "general" taxes (revenues used for unrestricted purposes)	If consolidated with a regularly scheduled election of members of the legislative body: • 2/3 for transactions & use taxes • Other taxes: 2/3 for general law cities; majority for charter cities. If not consolidated, unanimous declaration of "emergency" required.	Majority

CaliforniaCityFinance.com Source: Adapted from CALFACTS, Legislative Analyst's Office

POLITICAL & FISCAL ENVIRONMENT

Local Level	Governing Body Approval	Voter Approval
City or county "special" taxes (revenues used for specific purposes)	Majority (2/3 for transactions & use taxes)	2/3
All school or special district taxes	Majority	2/3
General obligation bonds	Majority	2/3[b]
Other debt	Majority	None

CaliforniaCityFinance.com Source: Adapted from CALFACTS, Legislative Analyst's Office

POLITICAL & FISCAL ENVIRONMENT

Local Level	Governing Body Approval	Voter Approval
Property assessments	Majority	Majority of affected property owners. Votes weighted by assessment liability
Property—related fees	Majority	2/3 of voters or majority of affected property owners[c]
Fees—all other	Majority	None

CaliforniaCityFinance.com Source: Adapted from CALFACTS, Legislative Analyst's Office

POLITICAL & FISCAL ENVIRONMENT

- Other funding
  - Joint Powers Authority (JPA) (e.g., with a school district)
    - unlikely that a library would fit within the definition
  - Private/public partnership
    - Burbank exploring, to supplement State grant funds
  - Adding value
    - Smaller naming-rights sponsorships/donations for building features

POLITICAL & FISCAL ENVIRONMENT

Potential timelines

- Survey
  - ~50 days
- Citizen-proposed
  - Recommended if Nov. 2024 election: Notice of Intention by Dec. 22, 2023
- City-proposed
  - For Nov. 2024 election: Last day for City Council to call election and transmit resolution is Aug. 9, 2024

RECOMMENDATIONS

That the City Council:

1. Discuss and provide direction to staff as needed regarding:
    a. Scope of Council's recommended project(s) related to Library building;
    b. Scope of Council's recommended associated project(s) at other facilities specified by Council;
    c. Production of any related architectural concept drawings as desired;
    d. Position on funding options for recommended project(s);
    e. Public polling data as needed; AND,
2. In support of directed activities, specify any needed parameters authorizing:
    a. City Manager, or his designee, to execute Professional Services Agreements; and,
    b. Finance Director to appropriate necessary funds.

ATTACHMENT E

CITY FACILITY MAINTENANCE NEEDS

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepared for

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



San Gabriel Water Yard/Plant
625 West Hidden Valley Drive
Glendora, California 91702

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BV PROJECT #:
158691.23R000-001.379

DATE OF REPORT:
February 16, 2024

ON SITE DATE:
December 12, 2023

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Water Yard
Number of Buildings	Six
Main Address	625 West Hidden Valley Drive, Glendora, California 91702
Site Developed	1920 Renovated 2013
Current Occupants	City of Glendora
Date(s) of Visit	December 12, 2023
Management Point of Contact	City of Glendora, Ryan Hacecky, Facilities Maintenance Supervisor 626.672.6306 rhacecky@cityofglendora.org
On-site Point of Contact (POC)	Ron Nichka
Assessment and Report Prepared By	Carl Alejandro
Reviewed By	Usama Anwar Technical Report Reviewer For Mary Venable Program Manager mary.venable@bureauveritas.com 800.733.0660 x7292719
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The San Gabriel Water Yard/Plant property was originally constructed in 1920. The New Booster Building and New Warehouse were constructed in 2013. The original booster building is now used for storage, and the original warehouse is used as a well building.

Architectural

The roofs of the New Booster Building and New Warehouse are original to the 2013 construction date and appear to be in overall fair condition. The roofs of the Well Sheds also appear to be in adequate condition. The roofs of Well Building #12E and Storage Building reportedly have a history of on-going roof leaks. This has caused the wooden roof frame structure to rot in isolated locations. Repair/replacement of the roofs and wood frame are recommended in the near reserve term. Exterior walls are painted on a regular basis. CMU cracking was observed on the western exterior wall of Well Building #12E and is recommended for repair. Concrete cracking was also observed on the basement wall of the chlorine room in the New Booster Building. The basement wall was not sealed properly and has experienced leaks during rainstorms. A cost for repair has been included in the capital planning database.

The only area with interior finishes is the office/break room in the New Warehouse. These finishes are replaced on an as needed basis. Interior concrete floor cracking was observed in the Storage Building. Repair of these cracks is recommended during the reserve term.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The office/break room of the New Warehouse is the only area that is conditioned by an HVAC system. It utilizes a ductless split system heat pump that was installed in 2022 and is in good condition. Most of the other buildings are ventilated by rooftop exhaust fans. The electrical system is controlled by switchboards and distribution panels in each of the buildings.

There is an emergency diesel generator next to the New Booster Building that was installed in 2017. According to the point of contact, it is undersized and only able to run half of the facility. A cost allowance to install an additional generator has been included in the capital planning database. There is also a cost to install additional security cameras for the facility due to recent break-ins.

Domestic hot water is supplied to the office/break room by an instant hot water heater. Typical plumbing fixtures are utilized in the restroom.

Fire suppression consists of individual fire extinguishers and nearby fire hydrants.

Site

The asphalt paved lot appears to have been repaved in recent years and exhibits little to no cracking. The point of contact reported an issue with site lighting near the New Warehouse. The building mounted lights are recommended for repair or replacement during the reserve term. There is mature tree growth on the eastern side of the New Warehouse that is coming into contact with the roof. Trimming or tree removal is recommended.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

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

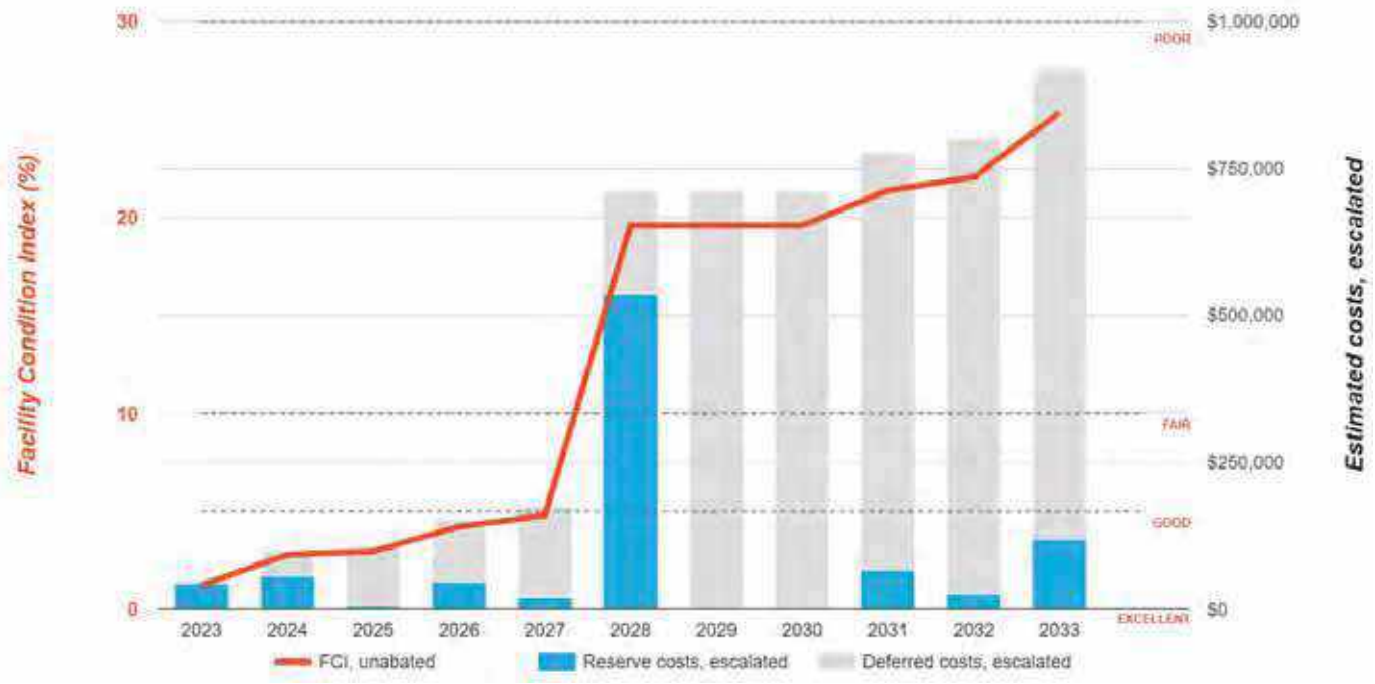
Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
San Gabriel Water Yard/Plant - Multiple Buildings / Plant - Well Building #12E	$300	850	$255,000	0.0%	9.0%	9.0%	23.0%
San Gabriel Water Yard/Plant - Multiple Buildings / Plant - Well Shed #8E	$300	70	$21,000	0.0%	0.0%	8.1%	9.5%
San Gabriel Water Yard/Plant - Multiple Buildings / Plant - Well Shed #9E	$300	70	$21,000	0.0%	0.0%	8.1%	32.4%
San Gabriel Water Yard/Plant - Multiple Buildings / Yard - New Booster Building and Boosters (2013)	$375	4,764	$1,786,500	0.9%	0.9%	29.2%	32.8%
San Gabriel Water Yard/Plant - Multiple Buildings / Yard - New Warehouse (2013)	$375	3,200	$1,200,000	0.0%	0.2%	2.5%	4.9%
San Gabriel Water Yard/Plant - Multiple Buildings / Yard - Storage Building	$300	1,200	$360,000	7.4%	17.7%	17.7%	20.7%

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: San Gabriel Water Yard/Plant - Multiple Buildings

Replacement Value: $3,635,200 | Inflation Rate: 3.0% | Average Needs per Year: $83,800



Immediate Needs

Facility/Building	Total Items	Total Cost
San Gabriel Water Yard/Plant - Multiple Buildings / Site	1	$2,200
San Gabriel Water Yard/Plant - Multiple Buildings / Yard - New Booster Building and Boosters	1	$15,600
San Gabriel Water Yard/Plant - Multiple Buildings / Yard - Storage Building	1	$26,800
Total	**3**	**$44,600**

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7164647	San Gabriel Water Yard/Plant - Multiple Buildings / Site	Site	G2080	Landscaping, Mature Trees, Removal/Trimming, Repair	Poor	Performance/Integrity	$2,200
Total (1 items)							**$2,200**

Yard - New Booster Building and Boosters

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7164635	San Gabriel Water Yard/Plant - Multiple Buildings / Yard - New Booster Building and Boosters	Chlorine Room	B1010	Structural Flooring/Decking, Concrete, Repair	Poor	Performance/Integrity	$15,600
Total (1 items)							**$15,600**

Yard - Storage Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7164692	San Gabriel Water Yard/Plant - Multiple Buildings / Yard - Storage Building	Storage Building (Old Booster Building)	B1010	Structural Flooring/Decking, Concrete, Repair	Poor	Performance/Integrity	$26,800
Total (1 items)							**$26,800**

Key Findings



Structural Flooring/Decking in Poor condition.

Concrete
Yard - Storage Building San Gabriel Water Yard/Plant - Multiple Buildings Storage Building (Old Booster Building)

Uniformat Code: B1010
Recommendation: **Repair in 2023**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $26,800

**$$$**$

Concrete floor cracking in northern half of building - AssetCALC ID: 7164692



Structural Flooring/Decking in Poor condition.

Concrete
Yard - New Booster Building and Boosters San Gabriel Water Yard/Plant - Multiple Buildings Chlorine Room

Uniformat Code: B1010
Recommendation: **Repair in 2023**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $15,600

**$$$**$

Flooding leaks on back of chlorine room. Concrete wall is below ground level and not sealed properly. - AssetCALC ID: 7164635



Roofing in Poor condition.

Single-Ply Membrane, EPDM
Yard - Storage Building San Gabriel Water Yard/Plant - Multiple Buildings Storage Building (Old Booster Building)

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

Priority Score: **88.9**

Plan Type: Performance/Integrity

Cost Estimate: $19,600

**$$$**$

Roof leaks - AssetCALC ID: 7164691



Roofing in Poor condition.

Single-Ply Membrane, EPDM
Plant - Well Building #12E San Gabriel Water Yard/Plant - Multiple Buildings Roof

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

Priority Score: **88.9**

Plan Type: Performance/Integrity

Cost Estimate: $13,900

**$$$**$

Ongoing roof leaks - AssetCALC ID: 7164598



Structural Framing in Poor condition.

Wood, Conventional Stud
Plant - Well Building #12E San Gabriel Water Yard/Plant - Multiple Buildings Structure

Uniformat Code: B1010
Recommendation: **Conventional Stud in 2024**

Priority Score: **88.9**

Plan Type: Performance/Integrity

Cost Estimate: $5,400

**$$**$$

Roof leaks have caused wood rot to the roof structure. - AssetCALC ID: 7164596



Structural Framing in Poor condition.

Wood, Conventional Stud
Yard - Storage Building San Gabriel Water Yard/Plant - Multiple Buildings Storage Building (Old Booster Building)

Uniformat Code: B1010
Recommendation: **Conventional Stud in 2024**

Priority Score: **88.9**

Plan Type: Performance/Integrity

Cost Estimate: $16,100

**$$$**$

Roof leaks have caused wood rot to the roof structure - AssetCALC ID: 7164684



Exterior Walls in Poor condition.

Concrete Block (CMU)
Plant - Well Building #12E San Gabriel Water Yard/Plant - Multiple Buildings Building Exterior

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

Priority Score: **88.8**

Plan Type: Performance/Integrity

Cost Estimate: $3,000

**$$**$$

Cracking on original CMU wall side - AssetCALC ID: 7164600



Landscaping in Poor condition.

Mature Trees, Removal/Trimming
Site San Gabriel Water Yard/Plant - Multiple Buildings Site

Uniformat Code: G2080
Recommendation: **Repair in 2023**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $2,200

**$$**$$

Mature tree growth on eastern side of building - AssetCALC ID: 7164647



Exterior Fixture w/ Lamp in Poor condition.

any type, w/ LED Replacement
Yard - New Warehouse San Gabriel Water Yard/Plant - Multiple Buildings Building exterior

Uniformat Code: G4050
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $2,700

**$$**$$

Metal halide bulbs are burnt out. - AssetCALC ID: 7164648

IMAGE NOT AVAILABLE

Generator

Diesel, 760 to 1000 KW
Yard - New Booster Building and Boosters San Gabriel Water Yard/Plant - Multiple Buildings Building exterior

Uniformat Code: D5010
Recommendation: **Replace in 2028**

Priority Score: **61.6**

Plan Type: Retrofit/Adaptation

Cost Estimate: $416,600

$$$$

According to the point of contact, the current generator is undersized and can only run half the plant. This is a cost allowance to install an additional generator. - AssetCALC ID: 7187092

IMAGE NOT AVAILABLE

Security Camera

Closed Circuit Exterior, Fixed Color
Site San Gabriel Water Yard/Plant - Multiple Buildings Site

Uniformat Code: D7030
Recommendation: **Replace in 2026**

Priority Score: **54.7**

Plan Type: Retrofit/Adaptation

Cost Estimate: $42,100

**$$$**$

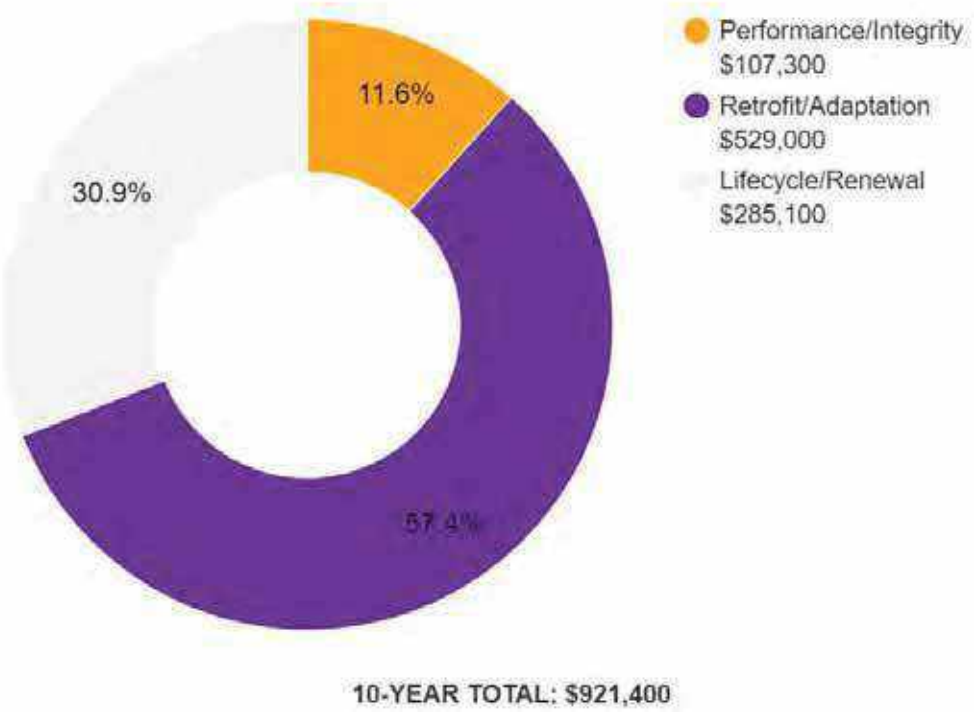
This is a cost allowance to install additional cameras to improve security. - AssetCALC ID: 7187093

Plan Types

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

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

Plan Type Distribution (by Cost)



2. Plant – Well building NO.12E





Plant – Well Building #12E: Systems Summary		
Address	625 West Hidden Valley Drive; Glendora, California	
Constructed/Renovated	1920	
Building Size	850 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Masonry bearing walls and wood framed roof	Poor
Façade	Painted CMU and wood siding	Poor
Roof	Primary: Flat construction with single-ply EPDM membrane	Poor
Interiors	Walls: Unfinished Floors: Unfinished Ceilings: Unfinished	--
Elevators	None	--
Plumbing	None	--
HVAC	Roof mounted exhaust fans	Fair

Plant – Well Building #12E: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Motor control center with copper wiring Interior Lighting: T-12 Emergency: none	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Roof leaks, roof frame wood rotting, exterior CMU cracking	

Plant – Well Building #12E: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	$5,500	-	-	-	$5,500
Facade	-	$3,200	-	-	$13,700	$16,800
Roofing	-	$14,300	-	-	-	$14,300
HVAC	-	-	-	$2,600	-	$2,600
Electrical	-	-	-	$31,800	$29,700	$61,500
Site Utilities	-	-	-	$1,200	-	$1,200
TOTALS (3% inflation)	**-**	**$23,000**	**-**	**$35,700**	**$43,300**	**$102,000**

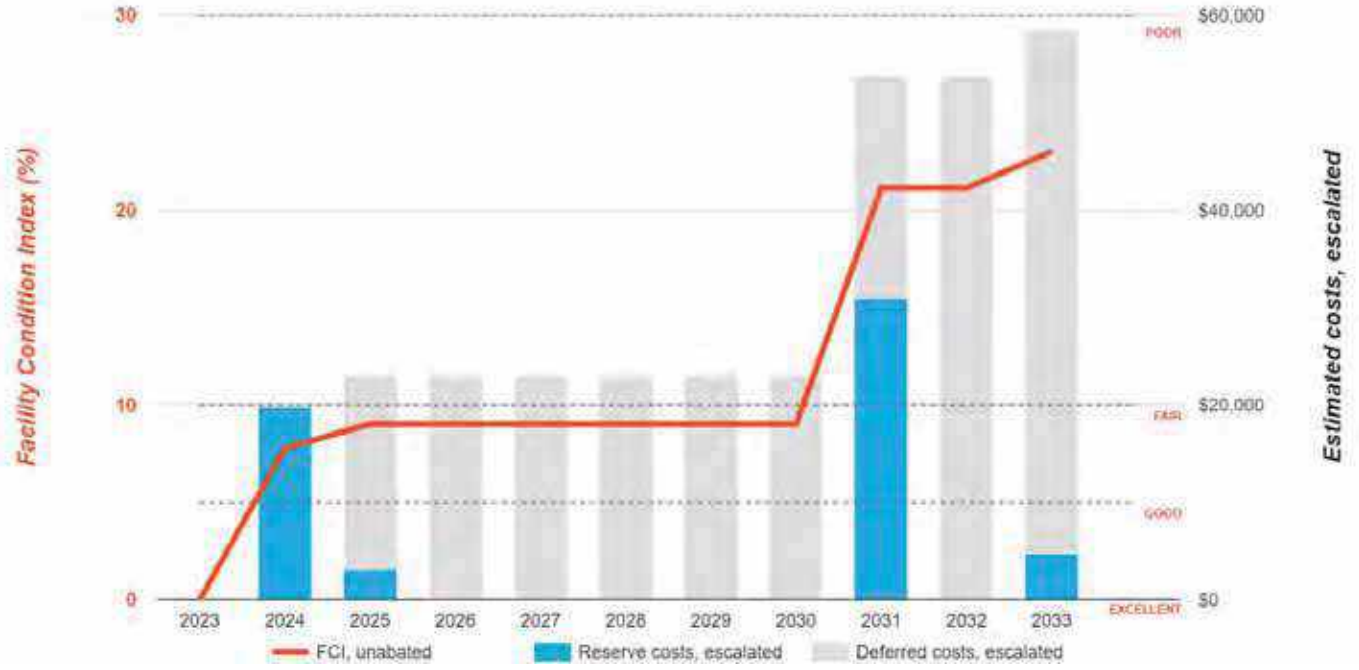
*Totals have been rounded to the nearest $100.

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: San Gabriel Water Yard/Plant - Multiple Buildings Plant - Well Building #12E

Replacement Value: $255,000 Inflation Rate: 3.0% Average Needs per Year: $5,400



3. Well Shed NO.8E





Well Shed #8E: Systems Summary

Address	625 West Hidden Valley Drive; Glendora, California	
Constructed/Renovated	1920	
Building Size	70 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Prefabricated steel frame structure	Good
Façade	Metal siding	Fair
Roof	Gable construction with metal finish	Fair
Interiors	Walls: Unfinished Floors: Unfinished Ceilings: Unfinished	--
Elevators	None	--
Plumbing	None	--
HVAC	Roof mounted exhaust fan	Fair

Well Shed #8E: Systems Summary

Fire Suppression	None	--
Electrical	Source and Distribution: Fed from Storage Building with copper wiring Interior lighting: T-8 Emergency: none	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	No key issues observed	

Well Shed #8E: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$1,700	-	$3,900	$5,600
Roofing	-	-	-	-	$2,400	$2,400
HVAC	-	-	-	-	$5,200	$5,200
Electrical	-	-	-	$300	$2,400	$2,700
TOTALS (3% inflation)	**-**	**-**	**$1,700**	**$300**	**$14,000**	**$16,000**

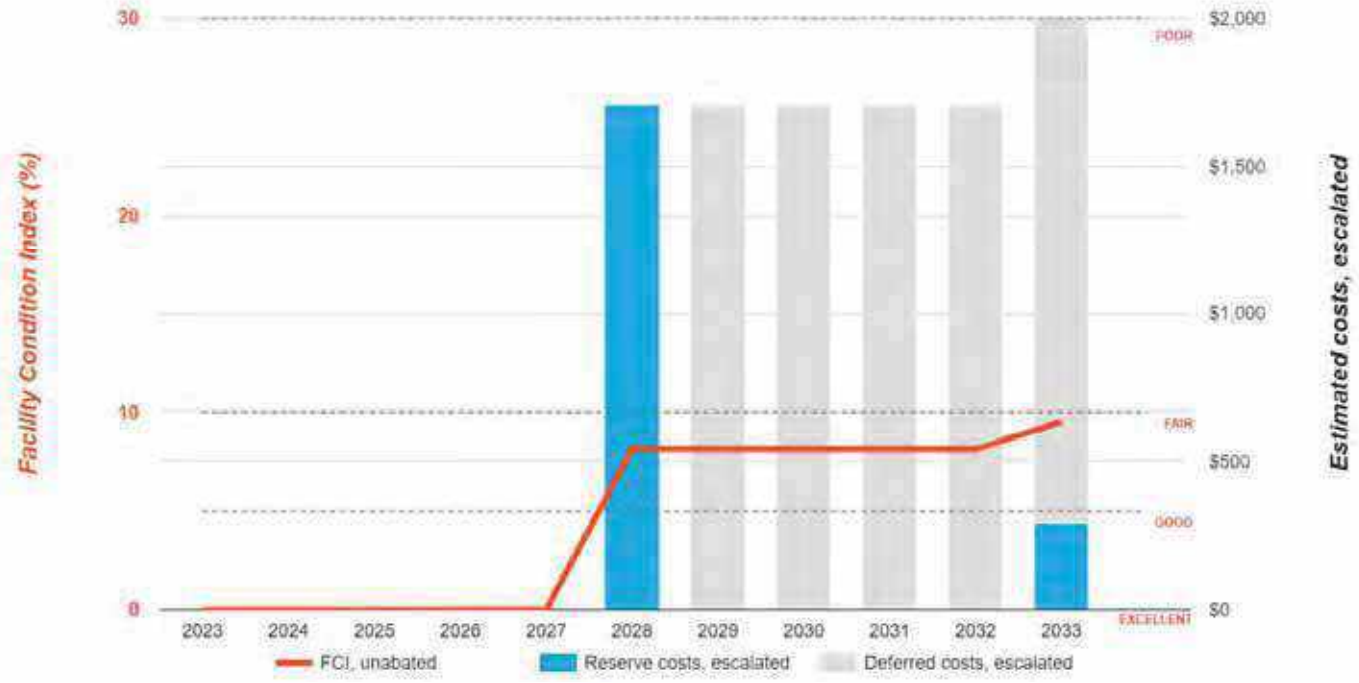
*Totals have been rounded to the nearest $100.

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: San Gabriel Water Yard/Plant - Multiple Buildings Plant - Well Shed #8E

Replacement Value: $21,000 Inflation Rate: 3.0% Average Needs per Year: $200



4. Well Shed NO.9E





Well Shed #9E: Systems Summary

Address	625 West Hidden Valley Drive; Glendora, California	
Constructed/Renovated	1920	
Building Size	70 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Prefabricated steel frame structure	Good
Façade	Metal siding	Fair
Roof	Gable construction with metal finish	Fair
Interiors	Walls: Unfinished Floors: Unfinished Ceilings: Unfinished	--
Elevators	None	--
Plumbing	None	--
HVAC	Roof mounted exhaust fan	Fair

Well Shed #9E: Systems Summary

Fire Suppression	None	--
Electrical	Source and Distribution: Fed from Storage Building with copper wiring Interior lighting: T-8 Emergency: none	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	No key issues observed	

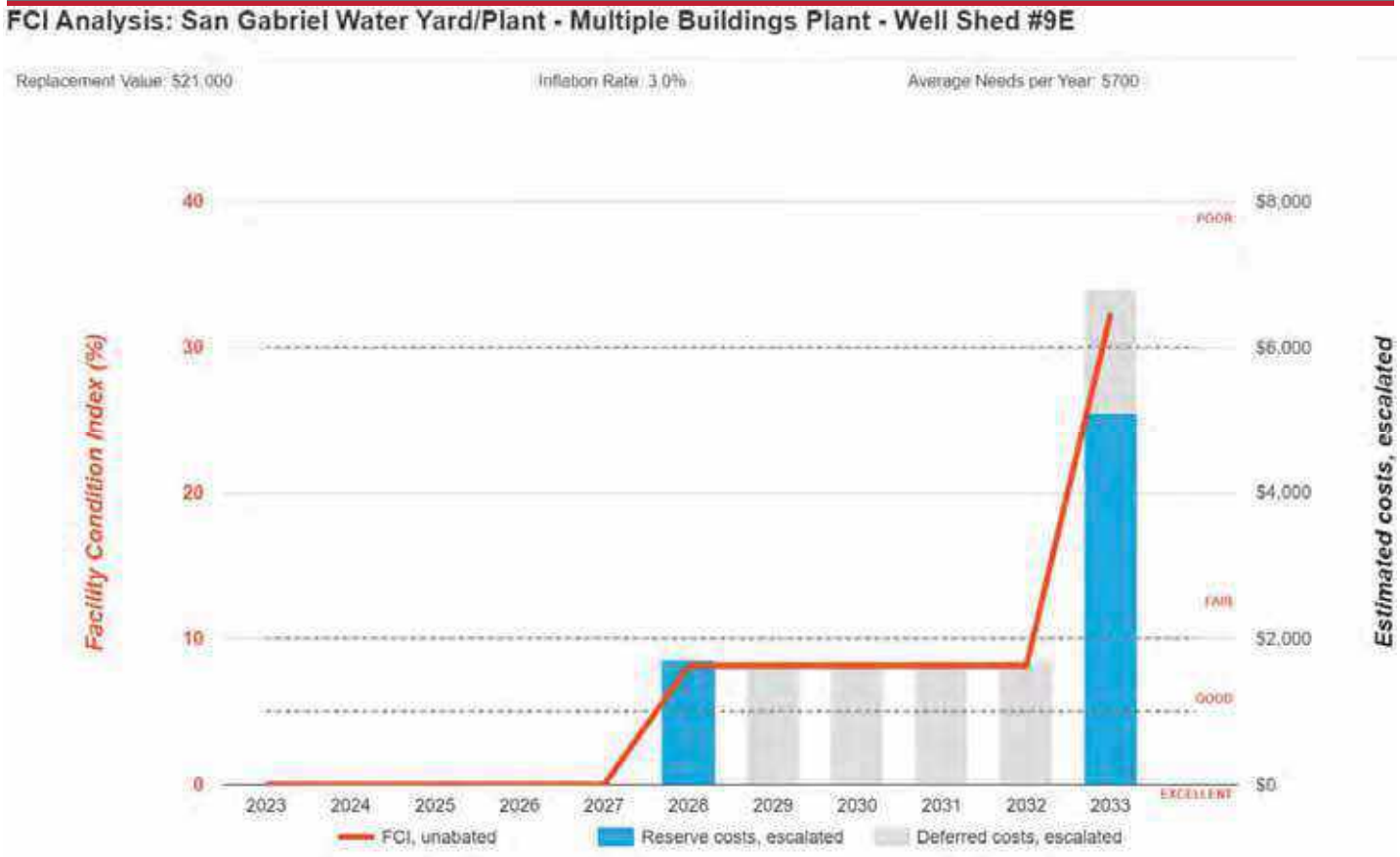
Well Shed #9E: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$1,700	-	$3,900	$5,600
Roofing	-	-	-	-	$2,400	$2,400
HVAC	-	-	-	$4,800	-	$4,800
Electrical	-	-	-	$300	$2,400	$2,700
TOTALS (3% inflation)	-	-	**$1,700**	**$5,100**	**$8,800**	**$15,600**

*Totals have been rounded to the nearest $100.

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

Needs by Year with Unaddressed FCI Over Time



5. Yard – New Booster Building and Boosters





Yard – New Booster Building and Boosters: Systems Summary

Address	625 West Hidden Valley Drive; Glendora, California	
Constructed/Renovated	2013	
Building Size	4,764 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Masonry bearing walls and steel framed roof on concrete slab	Poor
Façade	Painted CMU	Fair
Roof	Gable construction with metal finish	Good
Interiors	Walls: Unfinished Floors: Unfinished Ceilings: Unfinished	--
Elevators	None	--
Plumbing	None	--
HVAC	Roof mounted exhaust fans	Fair

Yard – New Booster Building and Boosters: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8 Emergency: none	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Concrete wall leaks in chlorine room	

Yard – New Booster Building and Boosters: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	$15,600	-	-	-	-	$15,600
Facade	-	-	$23,300	-	$129,400	$152,600
Roofing	-	-	-	-	$62,900	$62,900
Plumbing	-	-	-	-	$86,900	$86,900
HVAC	-	-	-	$21,600	-	$21,600
Electrical	-	-	$482,900	$20,000	$946,300	$1,449,200
Fire Alarm & Electronic Systems	-	-	-	$18,000	-	$18,000
Site Utilities	-	-	-	$4,800	-	$4,800
TOTALS (3% inflation)	**$15,600**	**-**	**$506,200**	**$64,300**	**$1,205,500**	**$1,791,600**

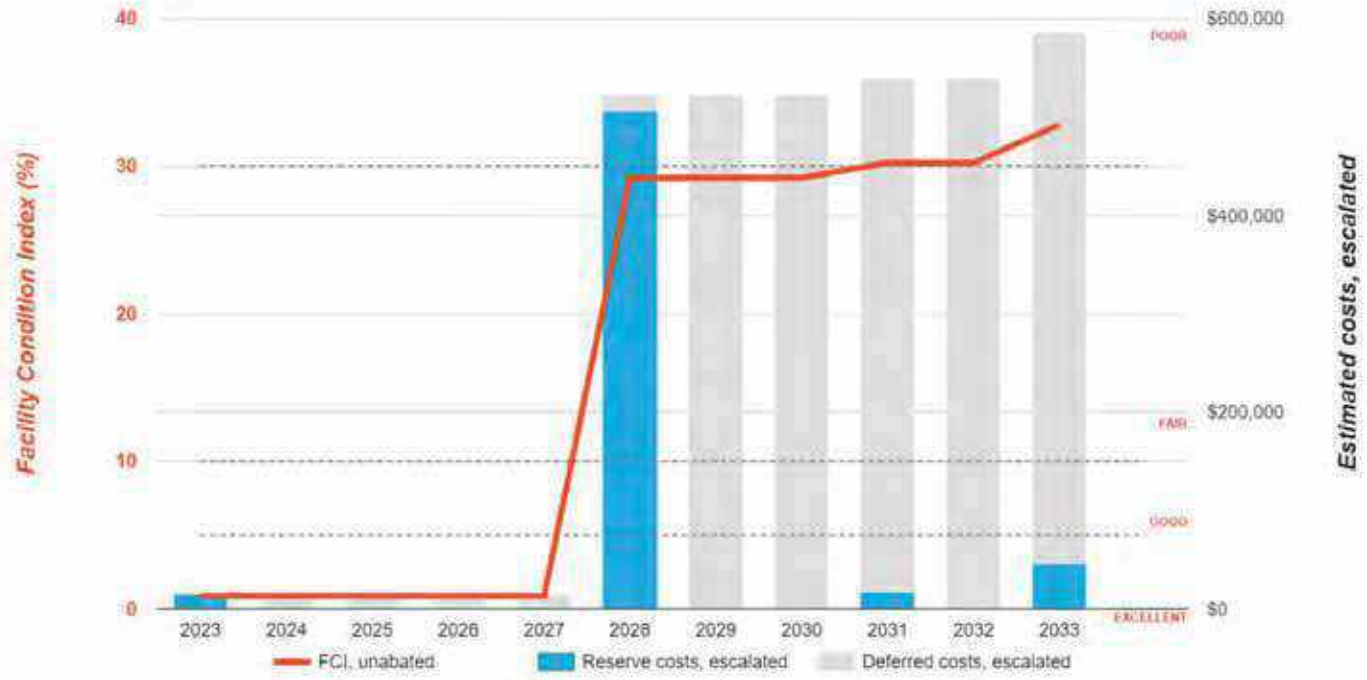
*Totals have been rounded to the nearest $100.

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: San Gabriel Water Yard/Plant - Multiple Buildings Yard - New Booster Building and Boosters

Replacement Value: $1,786,500 | Inflation Rate: 3.0% | Average Needs per Year: $53,300



6. Yard – New Warehouse





Yard – New Warehouse: Systems Summary

Address	625 West Hidden Valley Drive; Glendora, California	
Constructed/Renovated	2013	
Building Size	3,200 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Steel frame on concrete slab	Good
Façade	Metal siding	Good
Roof	Gable construction with metal finish	Good
Interiors	Walls: Painted gypsum board Floors: Sealed concrete Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting Instant hot water heater Toilet and sink in restroom	Good
HVAC	Individual ductless split system heat pump Supplement components: roof mounted exhaust fans	Good

Yard – New Warehouse: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8 Emergency: none	Fair
Fire Alarm	Smoke detectors	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Exterior lights not working	

Yard – New Warehouse: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$7,800	-	$109,000	$116,800
Roofing	-	-	-	-	-	-
Interiors	-	-	$7,900	-	$10,700	$18,600
Plumbing	-	-	$900	-	$7,800	$8,600
HVAC	-	-	-	$14,400	$10,800	$25,200
Electrical	-	-	-	$13,400	$8,100	$21,500
Fire Alarm & Electronic Systems	-	-	$11,000	-	$17,200	$28,200
Site Utilities	-	$2,800	-	-	-	$2,800
TOTALS (3% inflation)	-	**$2,800**	**$27,600**	**$27,800**	**$163,500**	**$221,700**

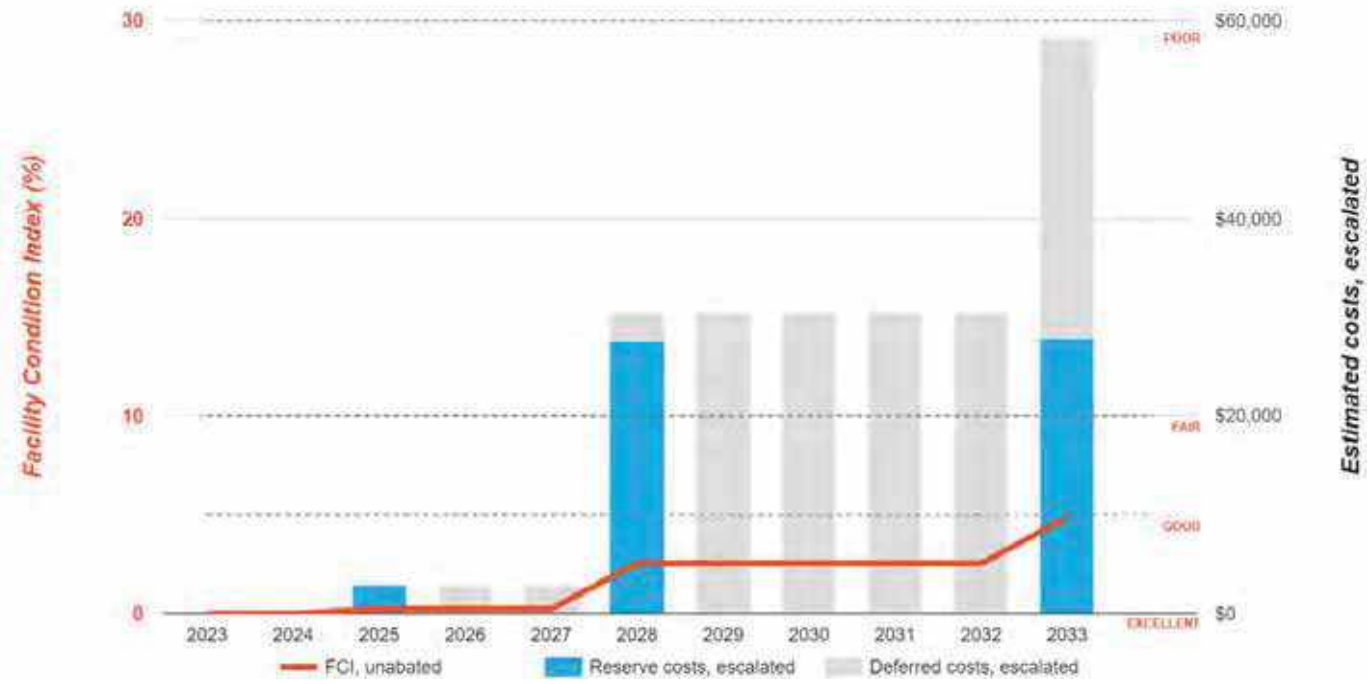
*Totals have been rounded to the nearest $100.

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: San Gabriel Water Yard/Plant - Multiple Buildings Yard - New Warehouse

Replacement Value: $1,200,000 | Inflation Rate: 3.0% | Average Needs per Year: $5,300



7. Yard – Storage Building





Yard – Storage Building: Systems Summary

Address	625 West Hidden Valley Drive; Glendora, California	
Constructed/Renovated	1920	
Building Size	1,200 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Masonry bearing walls and wood framed roof	Poor
Façade	Exposed CMU	Fair
Roof	Flat construction with single-ply EPDM membrane	Poor
Interiors	Walls: Unfinished Floors: Unfinished Ceilings: Unfinished	--
Elevators	None	--
Plumbing	None	--
HVAC	Roof mounted exhaust fans	Fair
Fire Suppression	Fire extinguishers only	Fair

Yard – Storage Building: Systems Summary

Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: T-8 Emergency: none	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Roof leaks, roof frame wood rotting, interior concrete floor cracking	

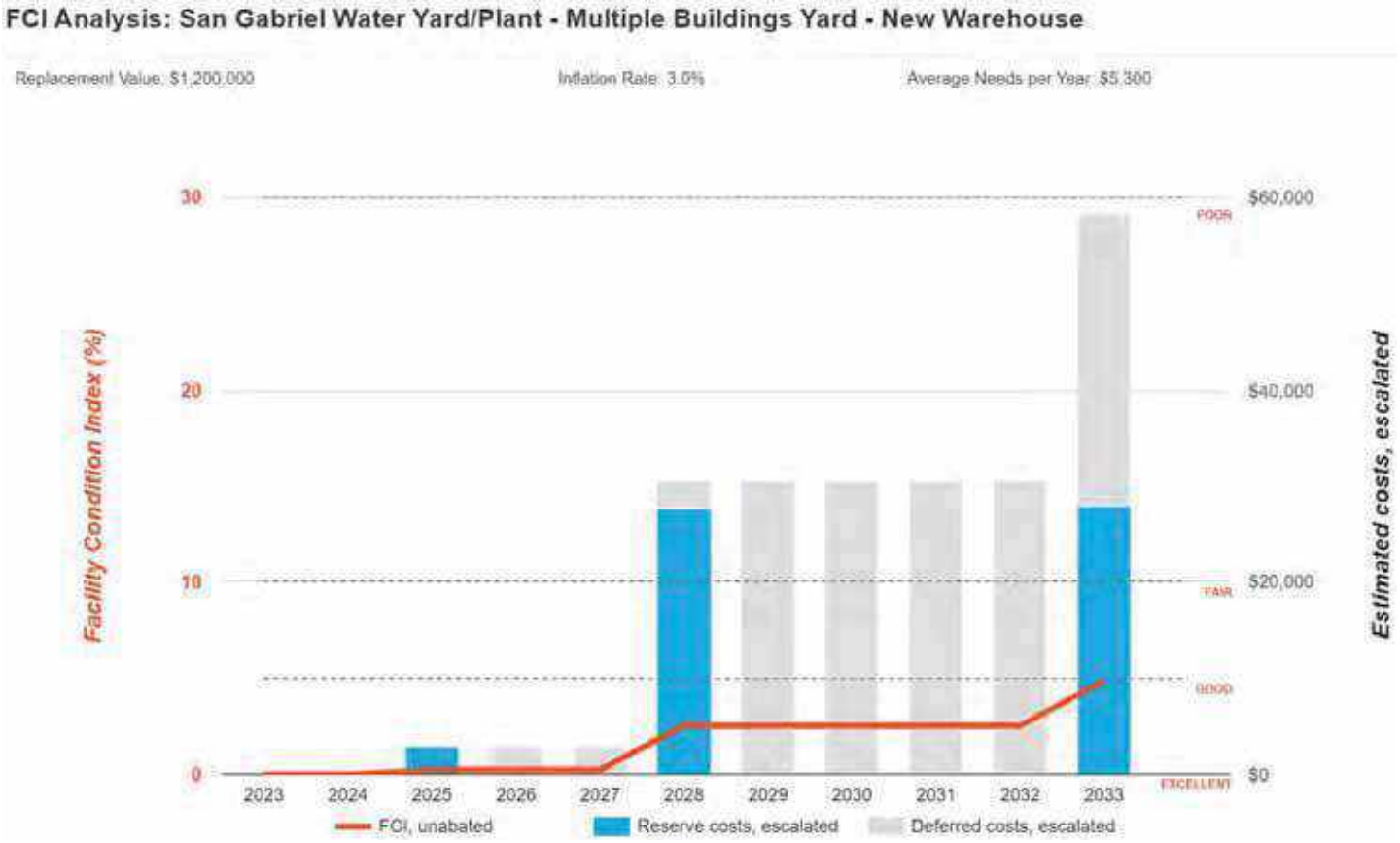
Yard – Storage Building: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	$26,800	$16,500	-	-	-	$43,300
Facade	-	-	-	-	$16,400	$16,400
Roofing	-	$20,200	-	-	-	$20,200
Electrical	-	-	-	$5,000	$92,200	$97,200
Site Utilities	-	-	-	$6,000	-	$6,000
TOTALS (3% inflation)	**$26,800**	**$36,800**	**-**	**$11,000**	**$108,700**	**$183,300**

*Totals have been rounded to the nearest $100.

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

Needs by Year with Unaddressed FCI Over Time



8. Site Summary





Site Information

Lot Size	1.30 acres (estimated)	
Parking Spaces	None	
System	*Description*	*Condition*
Pavement/Flatwork	Asphalt lots with areas of concrete	Good
Site Development	CMU wall and chain link fencing	Fair
Landscaping and Topography	Limited landscaping features Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Good
Site Lighting	Pole-mounted: LED Building-mounted: metal halide	Fair
Ancillary Structures	Concrete reservoir structure, chain link cage for Well #5E	Good
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
Key Issues and Findings	Mature tree overgrowth	

Site: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Electrical	-	-	-	-	$72,100	$72,100
Fire Alarm & Electronic Systems	-	-	$46,000	$17,000	$61,900	$124,900
Site Development	$2,200	-	-	-	$978,100	$981,300
Site Utilities	-	-	-	$24,000	-	$24,000
Site Pavement	-	-	$21,100	$24,500	$316,900	$362,400
TOTALS (3% inflation)	**$2,200**	**-**	**$67,100**	**$65,400**	**$1,429,900**	**$1,564,600**

*Totals have been rounded to the nearest $100.

9. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

10. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 1920. The facility was substantially renovated in 2013 but no widespread accessibility improvements appear to have been implemented at that time.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues was reported.

No costs or detailed follow-up study are currently recommended since this facility is not accessible to the general public, and all workers presently employed at the facility are required to possess a degree of physical ability that makes full compliance infeasible and currently unnecessary. Accessibility accommodation will reportedly be made when and if specific needs arise. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

11. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

12. Opinions of Probable Costs

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

Methodology

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

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

13. Energy Audit

The purpose of this Energy Audit is to provide San Gabriel Water Yard/Plant with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation and special use areas. Where we anticipated significant losses, we utilized infrared thermographs to analyze heat loss across the envelope.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

14. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

The baseline utility consumption data for the proper has been developed by aggregating the consumption from one electric meter and one water meter.

Data Limitation:
No assumptions were made in tabulation of the utility data for the purposes of the audit.

The cost associated with the utility consumption at the building was not made available to Bureau Veritas at the time of report compilation. As a result, Bureau Veritas has modeled the approximate rate based on the utility company published tariff for commercial institutions. Bureau Veritas will update the report on receipt of the actual data from the client.

Utilities Metering at Glance	
Number of electric meters observed	One
Number of domestic water meter observed	One

Average Utility Rates		
Electricity	Natural Gas	Water & Sewer
$0.30/kWh	$2.24/therm	$8.36/CCF

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Electricity

Note: No utility data was received by Bureau Veritas from the housing authority at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the housing authority.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

End Use Energy Distribution

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete end use energy distribution on receipt of the actual data from the client.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete energy benchmarking on receipt of the actual data from the client.

15. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on San Gabriel Water Yard/Plant. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated one Energy Conservation Measures (ECMs) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

The following table summarizes the recommended ECMs in terms of description, investment cost, energy consumption reduction, and cost savings.

Recommended Non-Renewable Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$5,994 *(In Current Dollars)*
Estimated Annual Cost Savings Related to ECMs	$1,943 *(In Current Dollars)*
Net Effective ECM Payback	3.09 years

Key Metrics to Benchmark the Subject Property's Energy Usage Profile

- Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.
- Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.
- Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.
- Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

Energy Conservation Measures Screening:

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified one Energy Conservation Measures (ECMs) for this property.

List of Recommended Energy Conservation Measures For SAN GABRIEL WATER YARD/PLANT

		Description of ECM	Location	Labor Cost	Material Cost	Projected Initial Investment	Utility Company Incentive	Net Projected Initial Investment	Estimated Annual Energy & Water Savings			Total Energy Savings	Total Green House Gas Savings	Estimated Utility Cost Savings	Estimated Annual O&M Savings	Total Estimated Annual Cost Savings	Simple Payback	S.I.R.	Life Cycle Savings	Expected Useful Life (EUL)
						(a)	(b)	(c)=(a-b)	Electricity	Demand Reduction	Water									
				($)	($)	($)	($)	($)	(kWh)	(kW)	(kGal)	(MMBtu)	(MtCO2e/Yr)	($)	($)	($)	(Yrs.)		($)	(Yrs.)
1	Title	Upgrade Building Lighting to LED and Install Automatic Lighting Controls																		
	Attribute	Replace HID (Ex) Linear Fluorescent (Mix)	Location: Building Interior and Exterior - San Gabriel Water Yard/Plant - Multiple Buildings	$2,327	$2,885	$5,212	$0	$5,212	8,733	0	0	33	1.51	$2,099	$140	$2,139	2.41	4.64	$20,000	15.00
		Totals for BuiLow Cost Items		$0	$0	$0	$0	$0	0	0	0	0	0.00	$0	$0	$0	0.00			
		Totals For Capital Items		$2,327	$2,885	$5,212	$0	$5,212	8,733	0	0	33	1.51	$2,099	$140	$2,139	2.41			
		Interactive Savings Discount @ 15%							-872	-1	-1	-3	-0.15	-$301	-$15	-$216				
		Total Contingency Expenses @ 15%				$783		$783												
Total for Improvements						$5,994	$0	$5,994	9,605	0	0	0	1.36	$1,800	$124	$1,943	2.69			

16. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property.

Building Envelope

- ✓ Ensure that the building envelope has proper caulking and weather stripping.
- ✓ Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
- ✓ Inspect building vents semiannually for bird infestation
- ✓ Inspect windows monthly for damaged panes and failed thermal seals
- ✗ Repair and adjust automatic door closing mechanisms as needed.

Heating and Cooling

- ✗ Pilots lights on furnaces and boilers be turned off in summer
- ✗ All preventive maintenance should be performed on all furnaces and boilers, which would include cleaning of burners and heat exchanger tubes.
- ✗ Ensure that the combustion vents exhaust outside the conditioned space and the vent dampers are functional
- ✗ Ensure that the control valves are functioning properly before start of every season
- ✗ Ensure steam traps are functional before start of each heating season
- ✗ Ensure use of chemical treatment for boiler make up water
- ✗ Ensure boiler outside temperature re-set is set to 55F
- ✗ Ensure use of chemical treatment for Colling tower water to prevent corrosion
- ✗ Ensure the duct work in unconditioned space is un-compromised and well insulated
- ✗ Duct cleaning is recommended every 10 years. This should include sealing of ducts using products similar to 'aeroseal'
- ✗ Ensure use of economizer mode is functional and used
- ✗ Ensure that the outside air dampers actuators are operating correctly
- ✗ Ensure air coils in the AHU and FCA's are pressure washed annually
- ✗ Return vents should remain un-obstructed and be located centrally
- ✓ Temperature settings reduced in unoccupied areas and set points seasonally adjusted.
- ✓ Evaporator coils and condenser coils should be regularly cleaned to improve heat transfer
- ✓ Refrigerant pipes should be insulated with a minimum of ¾" thick Elastomeric Rubber Pipe Insulation
- ✓ Ensure refrigerant pressure is maintained in the condensers
- ✓ Change air filters on return vents seasonally. Use only filters with 'Minimum Efficiency Rating Value'(MERV) of 8

Central Domestic Hot Water Heater

- ✗ Never place gas fired water heaters adjacent to return vents so as to prevent flame roll outs
- ✓ Ensure the circulation system is on timer to reduce the losses through re-circulation
- ✓ Ensure all hot water pipes are insulated with fiberglass insulation at all times
- ✓ Replacement water heater should have Energy Factor (EF)>0.9
- ✗ Tank-type water heaters flushed annually

Lighting Improvements

- ✓ Utilize bi-level lighting controls in stairwells and hallways.
- ✓ Use LED replacement lamps
- ✓ Clean lighting fixture reflective surfaces and translucent covers.
- ✓ Ensure that timers and/or photocells are operating correctly on exterior lighting
- ✓ Use occupancy sensors for offices and other rooms with infrequent occupancy

Existing Equipment and Replacements

- ✓ Ensure that refrigerator and freezer doors close and seal correctly
- ✓ Ensure kitchen and bathroom exhaust outside the building and the internal damper operates properly
- ✓ Ensure that bathroom vents exhaust out
- ✓ Office/ computer equipment either in the “sleep” or “off” mode when not used

Key

x	Maintenance Measure is Not Applicable For the Given Facility
✓	Maintenance Measure is Applicable For the Given Facility

17. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of San Gabriel Water Yard/Plant, 625 West Hidden Valley Drive, Glendora, California 91702, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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18. Appendices

Appendix A: Photographic Record
Appendix B: Site Plans
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Lighting System Schedule
Appendix J: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview



1 - WELL BUILDING NO.12E FRONT ELEVATION



2 - WELL BUILDING NO. 12E SIDE ELEVATION



3 - WELL SHED NO.8E FRONT ELEVATION



4 - WELL SHED NO.9E FRONT ELEVATION



5 - NEW BOOSTER BUILDING FRONT ELEVATION



6 - NEW BOOSTER BUILDING SIDE ELEVATION

Photographic Overview



7 - NEW WAREHOUSE FRONT ELEVATION



8 - NEW WAREHOUSE SIDE ELEVATION



9 - STORAGE BUILDING FRONT ELEVATION



10 - STORAGE BUILDING SIDE ELEVATION

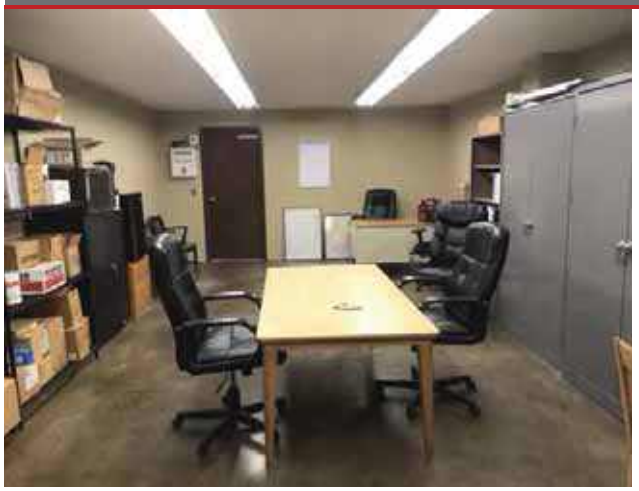


11 - WELL NO.5E FRONT ELEVATION



12 - WELL NO.5E SIDE ELEVATION

Photographic Overview



13 - BREAK ROOM AND OFFICE



14 - NEW WAREHOUSE INTERIOR AREA



15 - TYPICAL STAFF RESTROOM INTERIOR



16 - WELL BUILDING NO.12E INTERIOR



17 - CHLORINE EQUIPMENT INTERIOR AREA



18 - NEW BOOSTER BUILDING INTERIOR

Photographic Overview



19 - STORAGE BUILDING INTERIOR AREA



20 - INSTANT HOT WATER HEATER



21 - DUCTLESS SPLIT SYSTEM AIR CONDITIONER



22 - ROOF MOUNTED EXHAUST FAN



23 - MAIN BUILDING ELECTRICAL SWITCHBOARD



24 - BUILDING MOTOR CONTROL CENTER

Photographic Overview



25 - SITE DIESEL EMERGENCY GENERATOR



26 - WATER RESERVOIR CONCRETE STRUCTURE



27 - ASPHALT PAVED PARKING LOT



28 - CMU WALL SITE FENCING



29 - AUTOMATIC GATE WITH CONTROLLER



30 - SITE AREA POLE LIGHT

Appendix B:
Site Plans

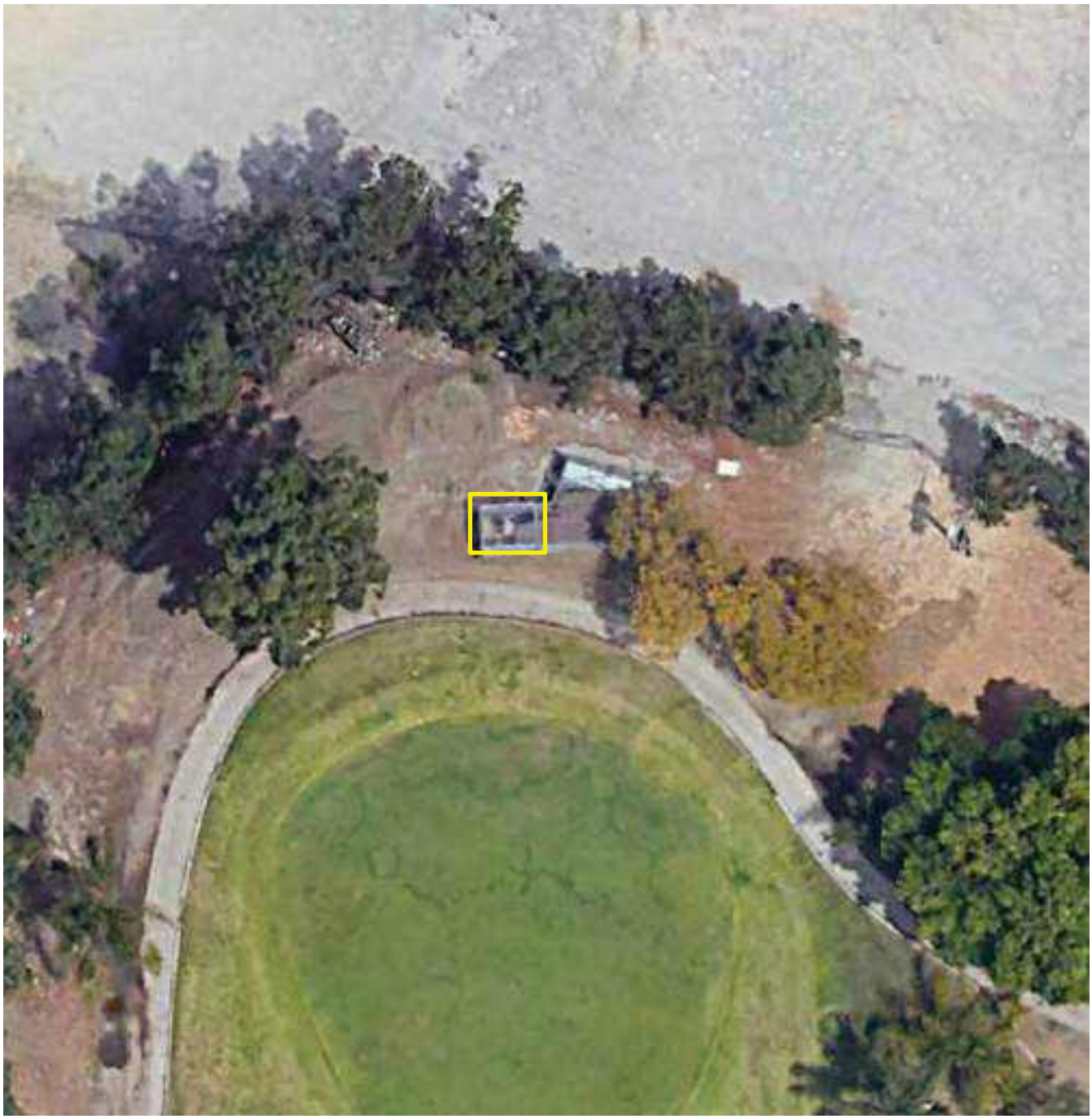
Site Plan



Project Number	Project Name
158691.23R000-001.379	San Gabriel Water Yard/Plant
Source	**On-Site Date**
Google	December 12, 2023

N

Site Plan



Project Number	Project Name
158691.23R000-001.379	San Gabriel Water Yard/Plant
Source	**On-Site Date**
Google	December 12, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	San Gabriel Water Yard/Plant - Multiple Buildings
Name of person completing form:	Ron Nichka
Title / Association w/ property:	Water Production Supervisor
Length of time associated w/ property:	24 years
Date Completed:	12/12/2023
Phone Number:	626.852.4838
Method of Completion:	INTERVIEW - verbally completed during interview

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

Data Overview		Response		
1	Year(s) constructed	Constructed	Renovated	
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Well 5 had a break in. A cage was installed. Chlorine Building has new chlorine pumps. Next to booster building.		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Add more security cameras		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Security.		

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

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



Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: San Gabriel Water Yard/Plant - Multiple

BV Project Number: 158691.23R000-001.379

Abbreviated Accessibility Checklist					
Facility History & Interview					
	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	Facility is not accessible to public.
2	Have any ADA improvements been made to the property since original construction? Describe.			X	
3	Has building management reported any accessibility-based complaints or litigation?			X	

Appendix E:
Component Condition Report

Component Condition Report | San Gabriel Water Yard/Plant - Multiple Buildings / Plant - Well Building #12E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Structure	Poor	Structural Framing, Wood, Conventional Stud, Conventional Stud	200 SF	1	7164596
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Wood Siding	450 SF	15	7164592
B2010	Building Exterior	Poor	Exterior Walls, Concrete Block (CMU)	100 SF	2	7164600
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	20	7164597
Roofing						
B3010	Roof	Poor	Roofing, Single-Ply Membrane, EPDM	850 SF	1	7164598
HVAC						
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	8	7164590
Electrical						
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	850 SF	20	7164591
D5020	Interior	Fair	Motor Control Center, w/ Main Breaker	1	8	7164595
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	850 SF	10	7164594
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	1	10	7164601

Component Condition Report | San Gabriel Water Yard/Plant - Multiple Buildings / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Site	Good	Building Structure	6,400 SF	67	7187094
Electrical						
D5020	Well	Fair	Switchboard, 277/480 V	1	11	7164674
Fire Alarm & Electronic Systems						
D7010	Site	Fair	Vehicular Access Devices, Gate w/ Controller	1	8	7164686
D7030	Site	NA	Security Camera, Closed Circuit Exterior, Fixed Color	8	3	7187093
Pedestrian Plazas & Walkways						
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Seal & Stripe	28,000 SF	4	7164677
G2020	Site	Good	Parking Lots, Pavement, Asphalt, Mill & Overlay	28,000 SF	19	7164682
Sitework						
G2060	Site	Fair	Fences & Gates, Vehicle Gate, Metal Manual	1	13	7164690
G2060	Well	Excellent	Fences & Gates, Fence, Chain Link 8'	60 LF	40	7164673
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	3,000 LF	20	7164689
G2060	Site	Fair	Retaining Wall, Concrete Masonry Unit (CMU)	4,800 SF	20	7164685
G2080	Site	Poor	Landscaping, Mature Trees, Removal/Trimming, Repair	1	0	7164647

Component Condition Report | San Gabriel Water Yard/Plant - Multiple Buildings / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	3	10	7164681

Component Condition Report | San Gabriel Water Yard/Plant - Multiple Buildings / Yard - New Booster Building and Boosters

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Chlorine Room	Poor	Structural Flooring/Decking, Concrete, Repair	350 SF	0	7164635
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	4,500 SF	5	7164639
B2020	Building Exterior	Good	Window, Steel, 16-25 SF	9	20	7164628
B2050	Building Exterior	Good	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	20	7164631
B2050	Building Exterior	Good	Overhead/Dock Door, Steel, 20'x20' (400 SF)	2	20	7164624
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	3	30	7164623
Roofing						
B3010	Roof	Good	Roofing, Metal	4,764 SF	30	7164620
B3060	Roof	Good	Roof Skylight, per unit, up to 20 SF	18	20	7164638
Plumbing						
D2010	Building exterior	Good	Backflow Preventer, Domestic Water	1	20	7164633
D2010	Building exterior	Good	Backflow Preventer, Domestic Water	1	20	7164632
HVAC						
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	10	7164646
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	10	7164629
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	10	7164637
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	10	7164636
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	10	7164617
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	10	7164618
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	10	7164643
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	10	7164640
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	10	7164627
Electrical						
D5010	Building exterior	Fair	Automatic Transfer Switch, ATS	1	15	7164619
D5010	Building exterior	NA	Generator, Diesel, 760 to 1000 KW	1	5	7187092
D5010	Building exterior	Good	Generator, Diesel	1	19	7164641
D5020	Building exterior	Good	Switchgear, 277/480 V	1	30	7164630
D5020	Booster Room	Good	Motor Control Center, w/ Main Breaker	1	20	7164642
D5020	Booster Room	Good	Switchboard, 277/480 V	1	30	7164634
D5020	Booster Room	Good	Motor Control Center, w/ Main Breaker	1	20	7164626

Component Condition Report | San Gabriel Water Yard/Plant - Multiple Buildings / Yard - New Booster Building and Boosters

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Throughout building	Good	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	4,764 SF	30	7164644
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	4,764 SF	10	7164616
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	4,764 SF	8	7164645
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	10	7164621

Component Condition Report | San Gabriel Water Yard/Plant - Multiple Buildings / Yard - Storage Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Storage Building (Old Booster Building)	Poor	Structural Flooring/Decking, Concrete, Repair	600 SF	0	7164692
B1010	Storage Building (Old Booster Building)	Poor	Structural Framing, Wood, Conventional Stud, Conventional Stud	600 SF	1	7164684
Facade						
B2050	Storage Building (Old Booster Building)	Fair	Exterior Door, Steel, Standard	1	20	7164688
B2050	Storage Building (Old Booster Building)	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	2	15	7164687
Roofing						
B3010	Storage Building (Old Booster Building)	Poor	Roofing, Single-Ply Membrane, EPDM	1,200 SF	1	7164691
Electrical						
D5020	Storage Building (Old Booster Building)	Fair	Motor Control Center, w/ Main Breaker	1	15	7164679
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	1,200 SF	20	7187085
D5020	Storage Building (Old Booster Building)	Fair	Secondary Transformer, Dry, Stepdown	1	15	7164678
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	1,200 SF	10	7187084
Sitework						
G4050	Storage Building (Old Booster Building)	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	5	10	7164680

Component Condition Report | San Gabriel Water Yard/Plant - Multiple Buildings / Plant - Well Shed #8E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	330 SF	5	7164604
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	1	20	7164608
Roofing						
B3010	Roof	Fair	Roofing, Metal	70 SF	20	7164602
HVAC						
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	13	7164607
Electrical						
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	70 SF	20	7164603

Component Condition Report | San Gabriel Water Yard/Plant - Multiple Buildings / Plant - Well Shed #8E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	70 SF	10	7164606

Component Condition Report | San Gabriel Water Yard/Plant - Multiple Buildings / Plant - Well Shed #9E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	330 SF	5	7164613
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	1	20	7164609
Roofing						
B3010	Roof	Fair	Roofing, Metal	70 SF	20	7164615
HVAC						
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	10	7164610
Electrical						
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	70 SF	20	7164611
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	70 SF	10	7164612

Component Condition Report | San Gabriel Water Yard/Plant - Multiple Buildings / Yard - New Warehouse

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,500 SF	5	7164669
B2010	Building Exterior	Good	Exterior Walls, Metal Siding	1,500 SF	30	7164660
B2020	Building Exterior	Good	Window, Steel, 16-25 SF	11	20	7164652
B2050	Building Exterior	Good	Overhead/Dock Door, Steel, 20'x20' (400 SF)	2	20	7164664
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	1	30	7164653
Roofing						
B3010	Roof	Good	Roofing, Metal	3,200 SF	30	7164667
Interiors						
C1030	Throughout building	Good	Interior Door, Steel, Standard	2	30	7164668
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	1,200 SF	5	7164650
C2030	Office	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	800 SF	5	7164651
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	800 SF	5	7164654
Plumbing						
D2010	Restrooms	Fair	Water Heater, Electric, Instant Hot	1	5	7164659
D2010	Restrooms	Good	Sink/Lavatory, Wall-Hung, Enameled Steel	1	20	7164658
D2010	Restrooms	Good	Toilet, Residential Water Closet	1	20	7164649
D2010	Restroom	Good	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	100 SF	30	7187559
HVAC						

Component Condition Report | San Gabriel Water Yard/Plant - Multiple Buildings / Yard - New Warehouse

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Building exterior	Good	Split System Ductless, Single Zone	1	14	7164656
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	10	7164665
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	10	7164661
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	10	7164671
Electrical						
D5020	Throughout building	Good	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	3,200 SF	30	7164655
D5020	Office	Good	Distribution Panel, 277/480 V	1	20	7164662
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	3,200 SF	10	7164670
Fire Alarm & Electronic Systems						
D7030		Fair	Security/Surveillance System, Full System Upgrade, Average Density	3,200 SF	5	7164663
Sitework						
G4050	Building exterior	Poor	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	3	2	7164648

Appendix F:
Replacement Reserves

Replacement Reserves Report

2/16/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
San Gabriel Water Yard/Plant - Multiple Buildings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
San Gabriel Water Yard/Plant - Multiple Buildings / Plant - Well Building #12E	$0	$19,844	$3,157	$0	$0	$0	$0	$0	$30,907	$0	$4,768	$0	$0	$0	$0	$10,430	$0	$0	$0	$0	$32,915	**$102,021**
San Gabriel Water Yard/Plant - Multiple Buildings / Plant - Well Shed #8E	$0	$0	$0	$0	$0	$1,707	$0	$0	$0	$0	$294	$0	$0	$5,243	$0	$2,295	$0	$0	$0	$0	$6,502	**$16,042**
San Gabriel Water Yard/Plant - Multiple Buildings / Plant - Well Shed #9E	$0	$0	$0	$0	$0	$1,707	$0	$0	$0	$0	$5,092	$0	$0	$0	$0	$2,295	$0	$0	$0	$0	$6,502	**$15,597**
San Gabriel Water Yard/Plant - Multiple Buildings / Site	$2,232	$0	$0	$46,038	$21,098	$0	$0	$0	$16,961	$24,458	$23,992	$72,076	$0	$65,586	$28,354	$0	$0	$0	$0	$288,521	$975,363	**$1,564,679**
San Gabriel Water Yard/Plant - Multiple Buildings / Yard - Drained Vault	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
San Gabriel Water Yard/Plant - Multiple Buildings / Yard - Manifold	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
San Gabriel Water Yard/Plant - Multiple Buildings / Yard - New Booster Building and Boosters	$15,621	$0	$0	$0	$0	$506,185	$0	$0	$17,956	$0	$46,394	$0	$0	$0	$0	$59,104	$0	$0	$0	$730,433	$415,940	**$1,791,633**
San Gabriel Water Yard/Plant - Multiple Buildings / Yard - New Pump Nos. 1-5	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
San Gabriel Water Yard/Plant - Multiple Buildings / Yard - New Warehouse	$0	$0	$2,841	$0	$0	$27,594	$0	$0	$0	$0	$27,831	$0	$0	$0	$10,801	$21,092	$0	$0	$0	$0	$131,661	**$221,820**
San Gabriel Water Yard/Plant - Multiple Buildings / Yard - Storage Building	$26,779	$36,776	$0	$0	$0	$0	$0	$0	$0	$0	$11,036	$0	$0	$0	$0	$65,130	$0	$0	$0	$0	$43,529	**$183,249**
San Gabriel Water Yard/Plant - Multiple Buildings / Yard - Surge Tank Flow Meter Vault	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
San Gabriel Water Yard/Plant - Multiple Buildings / Yard - Well #5E	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
San Gabriel Water Yard/Plant - Multiple Buildings / Yard - Well 12 Flow Meter Vault	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Grand Total	**$44,631**	**$56,620**	**$5,998**	**$46,038**	**$21,098**	**$537,195**	**$0**	**$0**	**$65,824**	**$24,458**	**$119,408**	**$72,076**	**$0**	**$70,829**	**$39,155**	**$160,345**	**$0**	**$0**	**$0**	**$1,018,955**	**$1,612,413**	**$3,895,041**

San Gabriel Water Yard/Plant - Multiple Buildings

San Gabriel Water Yard/Plant - Multiple Buildings / Plant - Well Building #12E

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B1010	Structure	7164596	Structural Framing, Wood, Conventional Stud, Conventional Stud	75	74	1	200	SF	$18.00	$26.78	$5,356		$5,356																				**$5,356**
B2010	Building Exterior	7164592	Exterior Walls, Wood Siding, Replace	30	15	15	450	SF	$10.00	$14.88	$6,695																$6,695						**$6,695**
B2010	Building Exterior	7164600	Exterior Walls, Concrete Block (CMU), Replace	50	48	2	100	SF	$20.00	$29.75	$2,975			$2,975																			**$2,975**
B2050	Building Exterior	7164597	Exterior Door, Steel, Standard, Replace	40	20	20	2	EA	$600.00	$892.62	$1,785																					$1,785	**$1,785**
B3010	Roof	7164598	Roofing, Single-Ply Membrane, EPDM, Replace	20	19	1	850	SF	$11.00	$16.36	$13,910		$13,910																				**$13,910**
D3060	Roof	7164590	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	12	8	1	EA	$1,400.00	$2,082.78	$2,083										$2,083												**$2,083**
D5020	Interior	7164595	Motor Control Center, w/ Main Breaker, Replace	30	22	8	1	EA	$15,000.00	$22,315.50	$22,316										$22,316												**$22,316**
D5020	Throughout building	7164591	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	20	20	850	SF	$13.00	$19.34	$16,439																					$16,439	**$16,439**
D5040	Throughout building	7164594	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	850	SF	$2.10	$3.12	$2,656												$2,656										**$2,656**
G4050	Building exterior	7164601	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	1	EA	$600.00	$892.62	$893												$893										**$893**
Totals, Unescalated												**$0**	**$19,266**	**$2,975**	**$0**	**$0**	**$0**	**$0**	**$0**	**$24,398**	**$0**	**$3,548**	**$0**	**$0**	**$0**	**$0**	**$6,695**	**$0**	**$0**	**$0**	**$0**	**$18,224**	**$75,107**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$19,844**	**$3,157**	**$0**	**$0**	**$0**	**$0**	**$0**	**$30,907**	**$0**	**$4,768**	**$0**	**$0**	**$0**	**$0**	**$10,430**	**$0**	**$0**	**$0**	**$0**	**$32,915**	**$102,021**

San Gabriel Water Yard/Plant - Multiple Buildings / Plant - Well Shed #8E

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building Exterior	7164604	Exterior Walls, any painted surface, Prep & Paint	10	5	5	330	SF	$3.00	$4.46	$1,473						$1,473										$1,473						**$2,946**
B2050	Building Exterior	7164608	Exterior Door, Steel, Standard, Replace	40	20	20	1	EA	$600.00	$892.62	$893																					$893	**$893**
B3010	Roof	7164602	Roofing, Metal, Replace	40	20	20	70	SF	$13.00	$19.34	$1,354																					$1,354	**$1,354**
D3060	Roof	7164607	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	12	13	1	EA	$2,400.00	$3,570.48	$3,570														$3,570								**$3,570**
D5020	Throughout building	7164603	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	20	20	70	SF	$13.00	$19.34	$1,354																					$1,354	**$1,354**
D5040	Throughout building	7164606	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	70	SF	$2.10	$3.12	$219												$219										**$219**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$1,473**	**$0**	**$0**	**$0**	**$0**	**$219**	**$0**	**$0**	**$3,570**	**$0**	**$1,473**	**$0**	**$0**	**$0**	**$0**	**$3,600**	**$10,335**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$1,707**	**$0**	**$0**	**$0**	**$0**	**$294**	**$0**	**$0**	**$5,243**	**$0**	**$2,295**	**$0**	**$0**	**$0**	**$0**	**$6,502**	**$16,042**

San Gabriel Water Yard/Plant - Multiple Buildings / Plant - Well Shed #9E

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building Exterior	7164613	Exterior Walls, any painted surface, Prep & Paint	10	5	5	330	SF	$3.00	$4.46	$1,473						$1,473										$1,473						**$2,946**
B2050	Building Exterior	7164609	Exterior Door, Steel, Standard, Replace	40	20	20	1	EA	$600.00	$892.62	$893																					$893	**$893**
B3010	Roof	7164615	Roofing, Metal, Replace	40	20	20	70	SF	$13.00	$19.34	$1,354																					$1,354	**$1,354**
D3060	Roof	7164610	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	10	10	1	EA	$2,400.00	$3,570.48	$3,570												$3,570										**$3,570**
D5020	Throughout building	7164611	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	20	20	70	SF	$13.00	$19.34	$1,354																					$1,354	**$1,354**
D5040	Throughout building	7164612	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	70	SF	$2.10	$3.12	$219												$219										**$219**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$1,473**	**$0**	**$0**	**$0**	**$0**	**$3,789**	**$0**	**$0**	**$0**	**$0**	**$1,473**	**$0**	**$0**	**$0**	**$0**	**$3,600**	**$10,335**

Replacement Reserves Report

2/16/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$1,707**	**$0**	**$0**	**$0**	**$0**	**$5,092**	**$0**	**$0**	**$0**	**$0**	**$2,295**	**$0**	**$0**	**$0**	**$0**	**$6,502**	**$15,597**

San Gabriel Water Yard/Plant - Multiple Buildings / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D5020	Well	7164674	Switchboard, 277/480 V, Replace	40	29	11	1	EA	$35,000.00	$52,069.50	$52,070												$52,070										**$52,070**
D7010	Site	7164686	Vehicular Access Devices, Gate w/ Controller, Replace	15	7	8	1	EA	$9,000.00	$13,389.30	$13,389									$13,389													**$13,389**
D7030	Site	7187093	Security Camera, Closed Circuit Exterior, Fixed Color, Replace	10	7	3	8	EA	$3,540.00	$5,266.46	$42,132				$42,132										$42,132								**$84,263**
G2020	Site	7164677	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	1	4	28000	SF	$0.45	$0.67	$18,745					$18,745					$18,745					$18,745							**$74,980**
G2020	Site	7164682	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	6	19	28000	SF	$3.50	$5.21	$145,795																						**$145,795**
G2060	Site	7164690	Fences & Gates, Vehicle Gate, Metal Manual, Replace	25	12	13	1	EA	$1,700.00	$2,529.09	$2,529														$2,529								**$2,529**
G2060	Site	7164689	Fences & Gates, Fence, Chain Link 8', Replace	40	20	20	3000	LF	$25.00	$37.19	$111,578																					$111,578	**$111,578**
G2060	Site	7164685	Retaining Wall, Concrete Masonry Unit (CMU), Replace	40	20	20	4800	SF	$60.00	$89.26	$428,458																					$428,458	**$428,458**
G2080	Site	7164647	Landscaping, Mature Trees, Removal/Trimming, Repair	0	0	0	1	EA	$1,500.00	$2,231.55	$2,232	$2,232																					**$2,232**
G4050	Site	7164681	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	10	10	3	EA	$4,000.00	$5,950.80	$17,852											$17,852											**$17,852**
Totals, Unescalated												**$2,232**	**$0**	**$0**	**$42,132**	**$18,745**	**$0**	**$0**	**$0**	**$13,389**	**$18,745**	**$17,852**	**$52,070**	**$0**	**$44,661**	**$18,745**	**$0**	**$0**	**$0**	**$0**	**$164,540**	**$540,035**	**$933,145**
Totals, Escalated (3.0% inflation, compounded annually)												**$2,232**	**$0**	**$0**	**$46,038**	**$21,098**	**$0**	**$0**	**$0**	**$16,961**	**$24,458**	**$23,992**	**$72,076**	**$0**	**$65,586**	**$28,354**	**$0**	**$0**	**$0**	**$0**	**$288,521**	**$975,363**	**$1,564,679**

San Gabriel Water Yard/Plant - Multiple Buildings / Yard - Drained Vault

San Gabriel Water Yard/Plant - Multiple Buildings / Yard - Manifold

San Gabriel Water Yard/Plant - Multiple Buildings / Yard - New Booster Building and Boosters

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	* Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B1010	Chlorine Room	7164635	Structural Flooring/Decking, Concrete, Repair	0	0	0	350	SF	$30.00	$44.63	$15,621	$15,621																					**$15,621**
B2010	Building Exterior	7164639	Exterior Walls, any painted surface, Prep & Paint	10	5	5	4500	SF	$3.00	$4.46	$20,084						$20,084										$20,084						**$40,168**
B2020	Building Exterior	7164628	Window, Steel, 16-25 SF, Replace	30	10	20	9	EA	$1,700.00	$2,529.09	$22,762																					$22,762	**$22,762**
B2050	Building Exterior	7164624	Overhead/Dock Door, Steel, 20'x20' (400 SF), Replace	30	10	20	2	EA	$9,000.00	$13,389.30	$26,779																					$26,779	**$26,779**
B2050	Building Exterior	7164631	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	30	10	20	1	EA	$3,200.00	$4,760.64	$4,761																					$4,761	**$4,761**
B3060	Roof	7164638	Roof Skylight, per unit, up to 20 SF, Replace	30	10	20	18	EA	$1,300.00	$1,934.01	$34,812																					$34,812	**$34,812**
D2010	Building exterior	7164633	Backflow Preventer, Domestic Water, Replace	30	10	20	1	EA	$10,500.00	$15,620.85	$15,621																					$15,621	**$15,621**
D2010	Building exterior	7164632	Backflow Preventer, Domestic Water, Replace	30	10	20	1	EA	$14,400.00	$21,422.88	$21,423																					$21,423	**$21,423**
D3060	Roof	7164617	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	10	10	1	EA	$1,200.00	$1,785.24	$1,785											$1,785											**$1,785**
D3060	Roof	7164643	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	10	10	1	EA	$1,200.00	$1,785.24	$1,785											$1,785											**$1,785**
D3060	Roof	7164637	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	10	10	1	EA	$1,200.00	$1,785.24	$1,785											$1,785											**$1,785**
D3060	Roof	7164629	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	10	10	1	EA	$1,200.00	$1,785.24	$1,785											$1,785											**$1,785**
D3060	Roof	7164618	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	10	10	1	EA	$1,200.00	$1,785.24	$1,785											$1,785											**$1,785**
D3060	Roof	7164627	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	10	10	1	EA	$1,200.00	$1,785.24	$1,785											$1,785											**$1,785**
D3060	Roof	7164646	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	10	10	1	EA	$1,200.00	$1,785.24	$1,785											$1,785											**$1,785**
D3060	Roof	7164640	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	10	10	1	EA	$1,200.00	$1,785.24	$1,785											$1,785											**$1,785**
D3060	Roof	7164636	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	10	10	1	EA	$1,200.00	$1,785.24	$1,785											$1,785											**$1,785**
D5010	Building exterior	7187092	Generator, Diesel, 760 to 1000 KW, Replace	25	20	5	1	EA	$280,000.00	$416,556.00	$416,556						$416,556																**$416,556**
D5010	Building exterior	7164641	Generator, Diesel, Replace	25	6	19	1	EA	$280,000.00	$416,556.00	$416,556																				$416,556		**$416,556**
D5010	Building exterior	7164619	Automatic Transfer Switch, ATS, Replace	25	10	15	1	EA	$12,000.00	$17,852.40	$17,852																$17,852						**$17,852**
D5020	Booster Room	7164626	Motor Control Center, w/ Main Breaker, Replace	30	10	20	1	EA	$35,000.00	$52,069.50	$52,070																					$52,070	**$52,070**
D5020	Booster Room	7164642	Motor Control Center, w/ Main Breaker, Replace	30	10	20	1	EA	$35,000.00	$52,069.50	$52,070																					$52,070	**$52,070**
D5040	Throughout building	7164616	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	4764	SF	$2.10	$3.12	$14,884											$14,884											**$14,884**
D7030	Throughout building	7164645	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	4764	SF	$2.00	$2.98	$14,175									$14,175													**$14,175**
G4050	Building exterior	7164621	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	4	EA	$600.00	$892.62	$3,570											$3,570											**$3,570**
Totals, Unescalated												**$15,621**	**$0**	**$0**	**$0**	**$0**	**$436,640**	**$0**	**$0**	**$14,175**	**$0**	**$34,521**	**$0**	**$0**	**$0**	**$0**	**$37,936**	**$0**	**$0**	**$0**	**$416,556**	**$230,296**	**$1,185,745**
Totals, Escalated (3.0% inflation, compounded annually)												**$15,621**	**$0**	**$0**	**$0**	**$0**	**$506,185**	**$0**	**$0**	**$17,956**	**$0**	**$46,394**	**$0**	**$0**	**$0**	**$0**	**$59,104**	**$0**	**$0**	**$0**	**$730,433**	**$415,940**	**$1,791,633**

San Gabriel Water Yard/Plant - Multiple Buildings / Yard - New Pump Nos. 1-5

Replacement Reserves Report

2/16/2024

San Gabriel Water Yard/Plant - Multiple Buildings / Yard - New Warehouse

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building Exterior	7164669	Exterior Walls, any painted surface, Prep & Paint	10	5	5	1500	SF	$3.00	$4.46	$6,695						$6,695										$6,695						**$13,389**
B2020	Building Exterior	7164652	Window, Steel, 16-25 SF, Replace	30	10	20	11	EA	$1,700.00	$2,529.09	$27,820																					$27,820	**$27,820**
B2050	Building Exterior	7164664	Overhead/Dock Door, Steel, 20'x20' (400 SF), Replace	30	10	20	2	EA	$9,000.00	$13,389.30	$26,779																					$26,779	**$26,779**
C2010	Throughout building	7164650	Wall Finishes, any surface, Prep & Paint	10	5	5	1200	SF	$1.50	$2.23	$2,678						$2,678										$2,678						**$5,356**
C2030	Office	7164651	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	5	5	800	SF	$1.50	$2.23	$1,785						$1,785										$1,785						**$3,570**
C2050	Throughout building	7164654	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	800	SF	$2.00	$2.98	$2,380						$2,380										$2,380						**$4,761**
D2010	Restrooms	7164659	Water Heater, Electric, Instant Hot, Replace	15	10	5	1	EA	$500.00	$743.85	$744						$744															$744	**$1,488**
D2010	Restrooms	7164649	Toilet, Residential Water Closet, Replace	30	10	20	1	EA	$700.00	$1,041.39	$1,041																					$1,041	**$1,041**
D2010	Restrooms	7164658	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	10	20	1	EA	$1,700.00	$2,529.09	$2,529																					$2,529	**$2,529**
D3030	Building exterior	7164656	Split System Ductless, Single Zone, Replace	15	1	14	1	EA	$4,800.00	$7,140.96	$7,141															$7,141							**$7,141**
D3060	Roof	7164661	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	10	10	1	EA	$2,400.00	$3,570.48	$3,570											$3,570											**$3,570**
D3060	Roof	7164671	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	10	10	1	EA	$2,400.00	$3,570.48	$3,570											$3,570											**$3,570**
D3060	Roof	7164665	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	10	10	1	EA	$2,400.00	$3,570.48	$3,570											$3,570											**$3,570**
D5020	Office	7164662	Distribution Panel, 277/480 V, Replace	30	10	20	1	EA	$3,000.00	$4,463.10	$4,463																					$4,463	**$4,463**
D5040	Throughout building	7164670	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	3200	SF	$2.10	$3.12	$9,997											$9,997											**$9,997**
D7030	Yard - New Warehouse	7164663	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	3200	SF	$2.00	$2.98	$9,521						$9,521															$9,521	**$19,043**
G4050	Building exterior	7164648	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	18	2	3	EA	$600.00	$892.62	$2,678			$2,678																			**$2,678**
Totals, Unescalated												**$0**	**$0**	**$2,678**	**$0**	**$0**	**$23,803**	**$0**	**$0**	**$0**	**$0**	**$20,709**	**$0**	**$0**	**$0**	**$7,141**	**$13,538**	**$0**	**$0**	**$0**	**$0**	**$72,897**	**$140,766**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$2,841**	**$0**	**$0**	**$27,594**	**$0**	**$0**	**$0**	**$0**	**$27,831**	**$0**	**$0**	**$0**	**$10,801**	**$21,092**	**$0**	**$0**	**$0**	**$0**	**$131,661**	**$221,820**

San Gabriel Water Yard/Plant - Multiple Buildings / Yard - Storage Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B1010	Storage Building (Old Booster Building)	7164684	Structural Framing, Wood, Conventional Stud, Conventional Stud	75	74	1	600	SF	$18.00	$26.78	$16,067		$16,067																				**$16,067**
B1010	Storage Building (Old Booster Building)	7164692	Structural Flooring/Decking, Concrete, Repair	0	0	0	600	SF	$30.00	$44.63	$26,779	$26,779																					**$26,779**
B2050	Storage Building (Old Booster Building)	7164688	Exterior Door, Steel, Standard, Replace	40	20	20	1	EA	$600.00	$892.62	$893																					$893	**$893**
B2050	Storage Building (Old Booster Building)	7164687	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	30	15	15	2	EA	$3,200.00	$4,760.64	$9,521																	$9,521					**$9,521**
B3010	Storage Building (Old Booster Building)	7164691	Roofing, Single-Ply Membrane, EPDM, Replace	20	19	1	1200	SF	$11.00	$16.36	$19,638		$19,638																				**$19,638**
D5020	Storage Building (Old Booster Building)	7164678	Secondary Transformer, Dry, Stepdown, Replace	30	15	15	1	EA	$6,700.00	$9,967.59	$9,968																	$9,968					**$9,968**
D5020	Storage Building (Old Booster Building)	7164679	Motor Control Center, w/ Main Breaker, Replace	30	15	15	1	EA	$15,000.00	$22,315.50	$22,316																	$22,316					**$22,316**
D5020	Throughout	7187085	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	20	20	1200	SF	$13.00	$19.34	$23,208																					$23,208	**$23,208**
D5040	Throughout	7187084	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	1200	SF	$2.10	$3.12	$3,749													$3,749									**$3,749**
G4050	Storage Building (Old Booster Building)	7164680	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	5	EA	$600.00	$892.62	$4,463													$4,463									**$4,463**
Totals, Unescalated												**$26,779**	**$35,705**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$8,212**	**$0**	**$0**	**$0**	**$0**	**$41,804**	**$0**	**$0**	**$0**	**$0**	**$24,101**	**$136,601**
Totals, Escalated (3.0% inflation, compounded annually)												**$26,779**	**$36,776**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$11,036**	**$0**	**$0**	**$0**	**$0**	**$65,130**	**$0**	**$0**	**$0**	**$0**	**$43,529**	**$183,249**

San Gabriel Water Yard/Plant - Multiple Buildings / Yard - Surge Tank Flow Meter Vault

San Gabriel Water Yard/Plant - Multiple Buildings / Yard - Well #5E

San Gabriel Water Yard/Plant - Multiple Buildings / Yard - Well 12 Flow Meter Vault

Appendix G:
Equipment Inventory List

Mechanical Inventory - San Gabriel Water Yard/Plant - Multiple Buildings / Yard - New Warehouse							
Equipment Location	Equipment	Capacity	Quantity	Year	Make	Model	Serial
Restrooms	Water Heater	2.7 Gal	1	Unknown	Bosch	ES 2.5-1M WIR	18370 040 002011
Building exterior	Backflow Preventer	6 IN	1	2013	CLA-VAL	No dataplate	No dataplate
Building exterior	Backflow Preventer	8 IN	1	2013	No dataplate	No dataplate	No dataplate
Building exterior	Split System Ductless	1.5 TON	1	2022	Samsung	AR18BSFCMWKX	No dataplate
Roof	Exhaust Fan	Inaccessible CFM	1	Unknown	Greenheck	Inaccessible	Inaccessible
Roof	Exhaust Fan	Inaccessible CFM	1	Unknown	Inaccessible	Inaccessible	Inaccessible
Roof	Exhaust Fan	Inaccessible CFM	1	Unknown	Inaccessible	Inaccessible	Inaccessible
Roof	Exhaust Fan	Inaccessible CFM	1	Unknown	Inaccessible	Inaccessible	Inaccessible
Roof	Exhaust Fan	Inaccessible CFM	1	Unknown	Inaccessible	Inaccessible	Inaccessible
Roof	Exhaust Fan	Inaccessible CFM	1	2013	Inaccessible	Inaccessible	Inaccessible
Roof	Exhaust Fan	Inaccessible CFM	1	Unknown	Inaccessible	Inaccessible	Inaccessible
Roof	Exhaust Fan	Inaccessible CFM	1	Unknown	Inaccessible	Inaccessible	Inaccessible
Roof	Exhaust Fan	Inaccessible CFM	1	Unknown	Inaccessible	Inaccessible	Inaccessible
Roof	Exhaust Fan	Inaccessible CFM	1	Unknown	Inaccessible	Inaccessible	Inaccessible
Roof	Exhaust Fan	Inaccessible CFM	1	Unknown	Inaccessible	Inaccessible	Inaccessible
Roof	Exhaust Fan	Inaccessible CFM	1	2013	Inaccessible	Inaccessible	Inaccessible
Roof	Exhaust Fan	Inaccessible CFM	1	Unknown	Greenheck	Inaccessible	Inaccessible
Roof	Exhaust Fan	Inaccessible CFM	1	2013	Inaccessible	Inaccessible	Inaccessible
Roof	Exhaust Fan	Inaccessible CFM	1	2013	Inaccessible	Inaccessible	Inaccessible

Appendix H:
Energy Conservation Measures Calculations

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UIC	**Upgrade Building Lighting to LED and Install Automatic Lighting Controls**
EAL10	**Location: Building Interior and Exterior - San Gabriel Water Yard/Plant - Multiple Buildings**
Attributes:	**Replace HID (2x) ;Linear Fluorescent (98x) ;**

	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
Upgrade Lighting to LED	40	100	208	6,733	$2,019.89	$149.33

Existing Technology	**Sub-Technology**	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
CFL	CFL - 2 Pin	0	0	0	0	$0	$0
CFL	CFL - 4 Pin	0	0	0	0	$0	$0
CFL	CFL - Screw-in	0	0	0	0	$0	$0
Circiline	T9	0	0	0	0	$0	$0
Incan/H/MR	H	0	0	0	0	$0	$0
Incan/H/MR	Incan	0	0	0	0	$0	$0
Incan/H/MR	MR	0	0	0	0	$0	$0
HID	HPS	0	0	0	0	$0	$0
HID	MH	1	2	2	961	$288	$17
HID	MV	0	0	0	0	$0	$0
HID	QL	0	0	0	0	$0	$0
Linear Fluorescent	T8	7	95	95	5,554	$1,666	$130
Linear Fluorescent	T12	1	3	3	218	$66	$2
Linear Fluorescent	T8 U	0	0	0	0	$0	$0
Linear Fluorescent	T12 U	0	0	0	0	$0	$0
Linear Fluorescent	T5	0	0	0	0	$0	$0
Linear Fluorescent	T6	0	0	0	0	$0	$0
Linear Fluorescent	T10	0	0	0	0	$0	$0

Proposed Controls	**No. of Controls**		**No. of Controls**
Photo Sensor	0	Ceiling Mounted	0
Wall Mounted	0		

Initial Investment			**Equipment Rentals**	
Material Cost	$2,885.32		Scissor Lift 26' - Interior Spaces	$370.00
Labor Cost	$1,956.88		Bucket Truck - Exterior Spaces	$0.00
Local Electric Rate:	$0.30	$/kWh	Estimated Annual Energy Savings:	6,733
			Estimated Demand Savings:	9
Hourly Labor Rate For Electrician:	$72.05		Estimated Annual Energy Cost Savings:	$2,020
Budgeted Initial Investment:	$5,212		Estimated Annual O&M Cost Savings:	$149
Estimated Return on Investment:	2.40	Years	Estimated Annual Cost Savings:	$2,169
(Including O&M Savings)				

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Appendix I:
Lighting System Schedule

Lighting Schedule - Existing

							Lamp Details				Fixture Details						Existing Consumption	
Line No.	Interior/ Exterior	Space Type	Room No.	LUX	Control Quantity	Existing Control	Technology	Sub-Technology	Lamp Type	Total Lamps	Fixture Type	Linear Fluorescent Fixture Lens	Fixture Mounting	Fixture Quantity	24x7 Fixture Count	Fixture Height	Annual Hours	Existing Annual kWh
1	Interior	Storage	Storage	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	4	Troffer - Surface Mounted Direct 1'x4'	None	Surface Mount	2	No	≥ 9	2,080	266
2	Interior	Storage	Storage	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	8	Troffer - Surface Mounted Direct 1'x4'	None	Surface Mount	2	No	≥ 9	2,080	532
3	Interior	Warehouse	New Warehouse	-	1	Light Switch	Linear Fluorescent	T8	8' 54W T8	50	Strip 8'	None		25	No	≥ 9	4,368	11,794
4	Interior	Warehouse	New Warehouse	-	1	Timer	HID	MH	MH150	2	Wallpack Horizontal	Clear Acrylic	Surface Mount	2	No	10-15	4,368	1,310
5	Interior	Mechanical Room	Chlorine	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	32	Troffer - Surface Mounted Indirect 1'x4'	Clear Acrylic	Surface Mount	16	No	15-20	1,040	1,065
6	Interior	Mechanical Room	Booster	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	96	Troffer - Surface Mounted Indirect 1'x4'	Clear Acrylic	Surface Mount	48	No	15-20	1,040	3,195
7	Interior	Boiler Room	Well	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	2	Troffer - Surface Mounted Indirect 1'x4'	Clear Acrylic	Surface Mount	1	No	≥ 9	2,080	133
8	Interior	Boiler Room	Well	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	2	Troffer - Surface Mounted Indirect 1'x4'	Clear Acrylic	Surface Mount	1	No	≥ 9	2,080	133
9	Interior	Electrical Room	Storage	-	1	Light Switch	Linear Fluorescent	T12	8' 75W T12	12	Strip 8'	None		3	No	10-15	520	468
										208				100			19,656	18,897



Lighting Solutions - Proposed

							Fixture Details							Existing Consumption					Proposed- Post Retrofit				
Line No.	Building Name	Interior/ Exterior	Space Type	Room No.	Existing Control	Control Quantity	Technology	Sub-Technology	Lamp- Fixture	Fixture Quantity	Total Lamps	Fixture Height	Annual Hours	Existing Annual kWh	KW Reduction	ECM	ECM Type	Recommended Sensor	LED Lamp Retrofit	Annual Hours of Operation	Proposed Annual kWh	Annual Savings From LED Retrofit
																						kWh
1	Water Yard/Plant - Multip	Interior	Storage	Storage	Light Switch	1	Linear Fluorescent	T8	4' 32W T8; Troffer - Surface Mounted Di	2	4	≥ 9	2,080	266	0.13	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	2,080	141	125
2	Water Yard/Plant - Multip	Interior	Storage	Storage	Light Switch	1	Linear Fluorescent	T8	I150-Flood; Can - Recessed Vertical 8"	2	8	≥ 9	2,080	532	0.26	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	2,080	283	250
3	Water Yard/Plant - Multip	Interior	Warehouse	New Warehouse	Light Switch	1	Linear Fluorescent	T8	8' 54W T8; Strip 8'	25	50	≥ 9	4,368	11,794	2.70	ECM	RB - Replace Bulb	Retain Existing Controls	8' 40W LED T8	4,368	8,736	3,058
4	Water Yard/Plant - Multip	Interior	Warehouse	New Warehouse	Timer	1	HID	MH	MH150; Wallpack-Horizontal	2	2	10-15	4,368	1,310	0.30	ECM	RB - Replace Bulb	Retain Existing Controls	40W LED Wall Pack	4,368	349	961
5	Water Yard/Plant - Multip	Interior	Mechanical Room	Chlorine	Light Switch	1	Linear Fluorescent	T8	4' 32W T8; Troffer - Surface Mounted In	16	32	15-20	1,040	1,065	1.02	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	1,040	566	499
6	Water Yard/Plant - Multip	Interior	Mechanical Room	Booster	Light Switch	1	Linear Fluorescent	T8	4' 32W T8; Troffer - Surface Mounted In	48	96	15-20	1,040	3,195	3.07	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	1,040	1,697	1,498
7	Water Yard/Plant - Multip	Interior	Boiler Room	Well	Light Switch	1	Linear Fluorescent	T8	4' 32W T8; Troffer - Surface Mounted In	1	2	≥ 9	2,080	133	0.06	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	2,080	71	62
8	Water Yard/Plant - Multip	Interior	Boiler Room	Well	Light Switch	1	Linear Fluorescent	T8	4' 32W T8; Troffer - Surface Mounted In	1	2	≥ 9	2,080	133	0.06	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	2,080	71	62
9	Water Yard/Plant - Multip	Interior	Electrical Room	Storage	Light Switch	1	Linear Fluorescent	T12	8' 75W T12; Strip 8'	3	12	10-15	520	468	0.90	ECM	RB - Replace Bulb	Retain Existing Controls	8' 40W LED T8	520	250	218
	Totals										208				9						12,164	6,733

Appendix J:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) **I**nvestment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepared for

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



Carlyle E. Linder Equestrian Park
Restrooms/Concession
1000 North Glendora Mountain Road
Glendora, California 91741

PREPARED BY:
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BV PROJECT #:
158691.23R000-002.379

DATE OF REPORT:
February 18, 2024

ON SITE DATE:
January 4, 2024

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A. Park Executive Summary

A-1. Park Overview and Assessment Details

General Information	
Property Type	Park with Restrooms/Concession
Number of Buildings	1
Main Address	1000 North Glendora Mountain Road, Glendora, California 91741
Site Developed	1980, renovated 2018
Current Occupants	100/Day (estimated)
Date(s) of Visit	January 4, 2024
Management Point of Contact	City of Glendora, Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Ryan Hacecky 626.672.6306
Assessment and Report Prepared By	Arezou Masoumi
Reviewed By	Mary Venable, CEM, RA Program Manager 800.733.0660 x7292719 Mary.Venable@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

A-2. Park Findings and Deficiencies

Amenities and General Site

Carlyle E. Linder Equestrian Park covers 5.7 acres and provides a location for walks and horse riding. The amenities encompass a picnic area, unpaved parking, and a building housing restroom and a snack bar.

Architectural

No notable issues were identified regarding the façade and structural components within the building. All architectural elements of restrooms were renovated in 2018. The overall condition of the interior finishes is considered fair to good, and the interior construction is evidently well-maintained. Recommendations are limited to routine lifecycle replacements, with no significant costs anticipated in the immediate future.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Most of MEPF components were installed in 1980. There building has no heating or cooling. Hot water is supplied by an electric tankless water heater, and electricity is distributed through panels located in the snack bar or kitchen. Additionally, there is a lack of fire suppression systems.

Site

The overall site maintenance is acceptable, with landscaping and site improvements generally in fair condition. However, the entry drive is surfaced with asphalt, which is deteriorated and shows transverse cracking, extensive raveling, and localized depressions. The drive aisle should be milled and overlaid with new asphalt in the short term. Additionally, the parking area is unpaved. Paving of the parking area should be considered.

Recommended Additional Studies

No additional studies are recommended.

B. Amenities and General Site

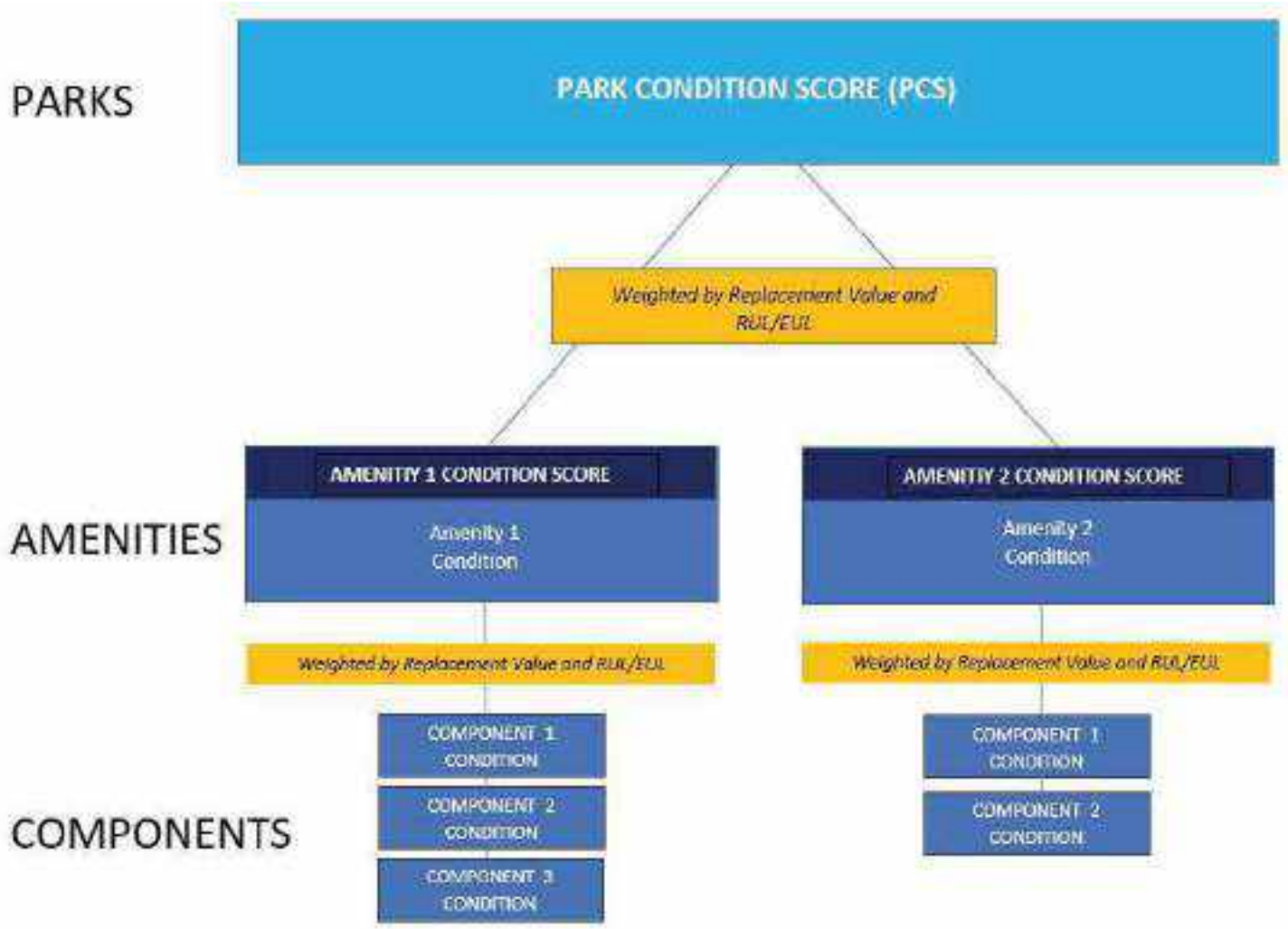
B-1. Prioritization Methodology

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

To assist in the overall prioritization effort, the following terms are used at the Component and Amenity level:

- **Component:** individual elements of the amenity or park that are evaluated and assigned conditions and GPS coordinates. Examples of components include benches, trash receptacles, tennis nets, playground surfaces, or split-rail fencing.
- **Amenity:** defined as a group of components that constitute a major feature of the park, logically grouped together by purpose and/or proximity. Examples of an amenity include a basketball court, a softball field, a dog park, picnic area, or playground.
- **Current Renewal Value (CRV):** the cost in today's dollars of the major constituent parts that make up the whole:
  - for Parks: CRV = renewal cost of all **developed** amenities within it (land value is excluded)
  - for Amenities: CRV = renewal cost of all significant components within it



The Amenity Condition Score (ACS) is a score calculated from an algorithm comprising a weighted average of the conditions of all the components within it.

AMENITY CONDITION SCORE (ACS) FORMULA = SUM [Remaining Value / Renewal Value (RenV) of combined components]

Remaining value = RenV multiplied by RUL/EUL

The Park Condition Score (PCS) is the total score for a single park property calculated from the sum of the Amenity Condition Scores (ACSs) for each amenity within the park.

PARK CONDITION SCORE FORMULA = SUM [Remaining Value]/ SUM [Renewal Value]

B-2. Park Prioritization Metrics

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

The PCS and ACS metrics have been developed so that the higher the score, the less the park or amenity needs short term financial attention, due to its relative condition. The lower the score, the more attention is needed. An increasingly low score indicates an increased need to address deficiencies, provide replacements or make essential repairs. The lower the score, the more the amenity or park requires renewal or replacement. Both PCS and ACS scores range from 0 to 100.

The color coding reflects the score definition. Higher scores are assigned a sliding scale of green, with 100 assigned the deepest green. Yellow indicates a condition in the middle of the range, with yellow green in the high mid ranges, and yellow red in the low mid ranges. Scores in the low range are assigned a sliding scale of red, with 0 assigned the deepest red.



FAILED CONDITION - 0 _____ EXCELLENT CONDITION -100

The table on the following page shows the PCS condition score of this park, along with the ACS condition score of each amenity within the park:

Carlyle E. Linder Equestrian Park Restrooms/Concession	OVERALL CONDITION SCORE: **56**	TOTAL ACRES: REPLACEMENT VALUE: $ 201,028 REMAINING VALUE: $ 111,655 SAFETY ISSUES: 0 FAILED COMPONENTS: 0
General Site	COND. SCORE: **58**	REPLACEMENT VALUE: $ 148,428 REMAINING VALUE: $ 86,570
Equestrian	COND. SCORE: **50**	REPLACEMENT VALUE: $ 52,600 REMAINING VALUE: $ 25,100

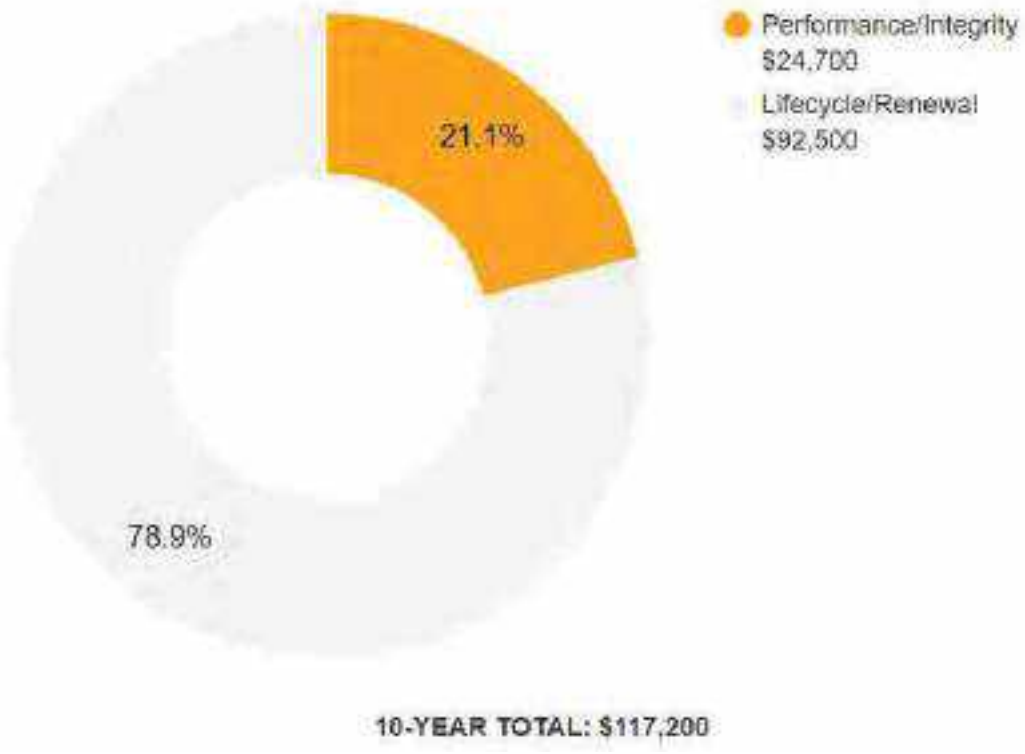
B-3. Plan Types (Amenities and General Site)

Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the best fit, typically the one with the greatest significance. See the *Purpose* description in the *Purpose and Scope* section for an explanation of Component Type.

Plan Type Descriptions

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

Plan Type Distribution (by Cost) – Timeframe 10 Years



B-4. Immediate Needs (Amenities and General Site)

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

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

BV did not identify any immediate needs associated with the amenities or general park areas at this site.

B-5. Key Findings (Amenities and General Site)

Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

The numerical scoring of condition as shown in the Key Findings is based on a 0-100 scale, as illustrated below:

- 0 - Replacement has none or very low impact on park operations
- 33 – Replacement has low impact on park operations
- 66 - Replacement has medium impact on park operation
- 100 - Failing, safety or code requirement component with high impact on park operations



Roadways in Poor condition.

Pavement, Asphalt
Carlyle E. Linder Equestrian Park Restrooms/Concession Park Entrance-Roadway

Uniformat Code: G2010
Recommendation: **Mill & Overlay in 2025**

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $18,200

**$$$**$

The asphalt pavement displays notable signs of deterioration, including alligator cracking, transverse cracking, extensive raveling, and localized depressions. Milling and overlay recommended. - AssetCALC ID: 7199031



Roadways in Poor condition.

Pavement, Asphalt
Carlyle E. Linder Equestrian Park Restrooms/Concession Park Entrance-Roadway

Uniformat Code: G2010
Recommendation: **Seal & Stripe in 2025**

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $2,300

**$$**$$

No recent seal coat visible - AssetCALC ID: 7211344

B-6. Equestrian





Equestrian			
Asset Type	Riding Rinks		
Asset Location	Main site		
Overall Condition	Fair		
Parking Spaces	One		
Component	*Description*	*Quantity*	*Condition*
Pole Light Fixture w/ Lamps	Any type 30' High, w/ LED Replacement, Replace/Install	2 EA	Fair
Outdoor Spectator Seating	Bleachers, Aluminum Benches (per Seat), Replace	10 EA	Fair
Fences & Gates	Fence, Metal Tube 4', Replace	1100 LF	Fair
Accessibility	Potential accessibility issues were not observed at this asset.		
Key Issues and Findings	None		

B-7. General Site





General Site			
Asset Type	General site		
Asset Location	Throughout site		
Overall Condition	Fair		
Component	*Description*	*Quantity*	*Condition*
Campground Accessories	Grill, Pedestal-Style, Replace	2 EA	Fair
Bicycle repair station, tools, pump, stands	Exercise Station Parks/Trails, Standard, Replace	2 EA	Fair
Irrigation System	Control Panel, Replace	1 EA	Fair
Drinking Fountain	Wall-Mounted, Bi-Level, Replace	2 EA	Fair
Park Bench	Wood/Composite/Fiberglass, Replace	3 EA	Fair
Roadways	Pavement, Asphalt, Seal & Stripe	3500 SF	Poor
Roadways	Pavement, Asphalt, Mill & Overlay	3500 SF	Poor

General Site			
Bike Rack	Fixed 6-10 Bikes, Replace	1 EA	Fair
Sidewalk	Concrete, Large Areas, Replace	5000 SF	Good
Retaining Wall	Brick/Stone, Replace	300 SF	Fair
Signage	Property, Building or Pole-Mounted, Replace/Install	1 EA	Fair
Trash Receptacle	Portable/Light-Duty, Replace	1 EA	Fair
Irrigation System	Controllers & Valves, Repairs & Adjustments, Repair	45000 SF	Fair
Park Bench	Metal Powder-Coated, Replace	2 EA	Fair
Park Bench	Precast Concrete, Replace	3 EA	Fair
Trash Receptacle	Heavy-Duty Fixed Concrete, Replace	2 EA	Fair
Picnic Table	Precast Concrete, Replace	2 EA	Fair
Ancillary Building	Wood-Framed , Replace	60 SF	Fair
Picnic Table	Metal Powder-Coated, Replace	1 EA	Fair
Landscaping and Topography	Limited landscaping features; irrigation present Site is generally flat		
Storm Water Management	Surface drainage to developed and undeveloped surroundings		
Accessibility	Potential moderate issues have been identified at this asset. Refer to Appendix D and the previous study for more details.		
Key Issues and Findings	Drive aisle asphalt is deteriorated, no accessible route from public way		

C.Buildings

C-1. Facility Condition Index (FCI)

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

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

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

FCI Analysis | Carlyle E. Linder Equestrian Park Restrooms/Concession / Building

Replacement Value	*Total SF*	*Cost/SF*
$ 199,500	*570*	*$ 350*

	Est Reserve Cost	FCI
Current	$ 0	**0.0 %**
3-Year	$ 0	0.0 %
5-Year	$ 13,900	7.0 %
10-Year	$ 33,900	17.0 %

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

No immediate needs were identified.

Key Findings

No key findings were identified.

Areas Observed

All key areas of the site were accessible and observed

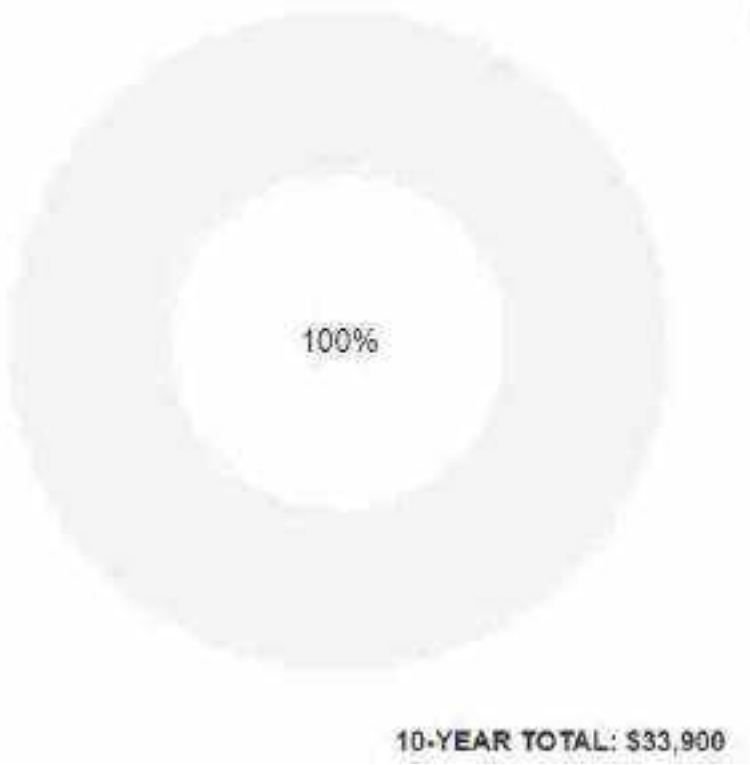
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



C-2. Restroom/Concession Building





Building: Systems Summary		
Address	Restroom Building-1000 North Glendora Mountain Road, Glendora, California 91741	
Constructed	1980	
Building Size	570 SF	
Number of Stories	1	
System	*Description*	*Condition*
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete slab foundation.	Fair
Façade	Wall Finish: CMU Windows: Wood	Good
Roof	Shed construction with asphalt shingles	Fair
Interiors	Walls: painted and unfinished Floors: VCT and unfinished concrete Ceilings: Painted and Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Electric tankless water heaters Toilets and sinks in all restrooms	Fair
HVAC	None	--
Fire Suppression	None	Fair

Building: Systems Summary

Electrical	Source and Distribution: Panel with copper wiring Interior Lighting: LED	Fair
Fire Alarm	Alarms	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None	

D.Property Space Use and Observed Areas

Areas Observed

Most of the interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs.

Key Spaces Not Observed

All spaces were accessible and observed.

E. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 1980. The facility has not since been substantially renovated.

No costs or detailed follow-up study are currently recommended. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

F. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

G. Opinions of Probable Costs

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

Methodology

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

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

H.Energy Audit

The purpose of this Energy Audit is to provide Carlyle E. Linder Equestrian Park Restrooms/Conces with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation and special use areas.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures.
- Ranking recommended cost measures, based on the criticality of the project and the largest payback.

I. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

Establishing the energy baseline begins with an analysis of the utility cost and consumption of the facility. Utilizing the historical energy data and local weather information, we evaluate the existing utility consumption and assign it to the various end-uses throughout the buildings. The Historical Data Analysis breaks down utilities by consumption, cost and annual profile.

This data is analyzed, using standard engineering assumptions and practices. The analysis serves the following functions:

- Allows our engineers to benchmark the energy and water consumption of the facilities against consumption of efficient buildings of similar construction, use and occupancy.
- Generates the historical and current unit costs for energy and water.
- Provides an indication of how well changes in energy consumption correlate to changes in weather.
- Reveals potential opportunities for energy consumption and/or cost reduction. For example, the analysis may indicate that there is excessive, simultaneous heating and cooling, which may mean that there is an opportunity to improve the control of the heating and cooling systems.

By performing this analysis and leveraging our experience, our engineers prioritize buildings and pinpoint systems for additional investigation during the site visit, thereby maximizing the benefit of their time spent on-site and minimizing time and effort by the customer's personnel.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the utility rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Utilities Metering at Glance	
Number of electric meters observed	1
Number of domestic water meter observed	1

Average Utility Rates		
Electricity	Natural Gas	Water & Sewer
$0.30 /kWh	N/A	$11.18 /kgal

Electricity

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the electric rate from published tariffs. Bureau Veritas will update the report on receipt of the actual data from the client.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility. The billing for the water and sewer is monthly.

Note: No water and sewer utility data were received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from published tariffs. Bureau Veritas will update the report on receipt of the actual data.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No water and sewer utility data were received by Bureau Veritas from the client at the time of report compilation. Hence energy benchmarking for the facility cannot be evaluated at this time. Bureau Veritas will update the report on receipt of the actual data.

J. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Carlyle E. Linder Equestrian Park. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated one Energy Conservation Measures (ECMs) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

The following table summarizes the recommended ECMs in terms of description, investment cost, energy consumption reduction, and cost savings.

Recommended Non-Renewable Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$36 *(In Current Dollars)*
Estimated Annual Cost Savings Related to ECMs	$6 *(In Current Dollars)*
Net Effective ECM Payback	6.2 years

Key Metrics to Benchmark the Subject Property's Energy Usage Profile

- Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.
- Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.
- Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.
- Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

Energy Conservation Measures Screening:

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified one Energy Conservation Measure (ECM) for this property.

List of Recommended Energy Conservation Measures For Arezou Masoumi

		Description of ECM	Location	Projected Initial Investment	Estimated Annual Energy & Water Savings	Total Energy Savings	Estimated Utility Cost Savings	Estimated Annual O&M Savings	Total Estimated Annual Cost Savings	Simple Payback	Life Cycle Savings	Expected Useful Life (EUL)
				(a)	Water							
				($)	(kGal)	(Mmbtu)	($)	($)	($)	(Yrs.)	($)	(Yrs.)
1	Title:	Install Low Flow Faucet Aerators	Location:Carlyle E. Linder Equestrian Park - Restrooms	$32	0	0	$5	$0	$7	4.87	$24	10.00
	Attribute:	Replace 2x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators										
Totals for No/Low Cost Items				**$32**	**0**	**0**	**$5**	**$0**	**$7**	**4.87**		
Total For Capital Cost				**$0**	**0**	**0**	**$0**	**$0**	**$0**	**0.00**		
		Interactive Savings Discount @ 10%			0	0	$0	$0	-$1			
		Total Contingency Expenses @ 15%		$5								
Total for Improvements				**$37**	**0**	**0**	**$4**	**$0**	**$6**	**6.22**		

K. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property.

Central Domestic Hot Water Heater

- ✗ Never place gas fired water heaters adjacent to return vents so as to prevent flame roll outs
- ✗ Ensure the circulation system is on timer to reduce the losses through re-circulation
- ✓ Ensure all hot water pipes are insulated with fiberglass insulation at all times
- ✓ Replacement water heater should have Energy Factor (EF)>0.9
- ✗ Tank-type water heaters flushed monthly

Lighting Improvements

- ✓ Clean lighting fixture reflective surfaces and translucent covers.
- ✓ Ensure that timers and/or photocells are operating correctly on exterior lighting
- ✓ Use occupancy sensors for offices and other rooms with infrequent occupancy

Existing Equipment and Replacements

- ✓ Ensure that refrigerator and freezer doors close and seal correctly
- ✓ Ensure kitchen and bathroom exhaust outside the building and the internal damper operates properly
- ✓ Ensure that bathroom vents exhaust out

L. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Carlyle E. Linder Equestrian Park Restrooms/Conces, 1000 North Glendora Mountain Road, Glendora, California 91741, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Arezou Masoumi,
Project Manager

Reviewed by:



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Program Manager
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M. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review & Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview



1 - BUILDING FRONT ELEVATION



2 - BUILDING RIGHT ELEVATION



3 - BUILDING REAR ELEVATION



4 - BUILDING LEFT ELEVATION



5 - ROOF



6 - BUILDING INTERIOR

Photographic Overview



7 - ELECTRICAL PANEL



8 - IRRIGATION CONTROL SYSTEM



9 - SHELTER NOTICE BOARD



10 - PICNIC AREA



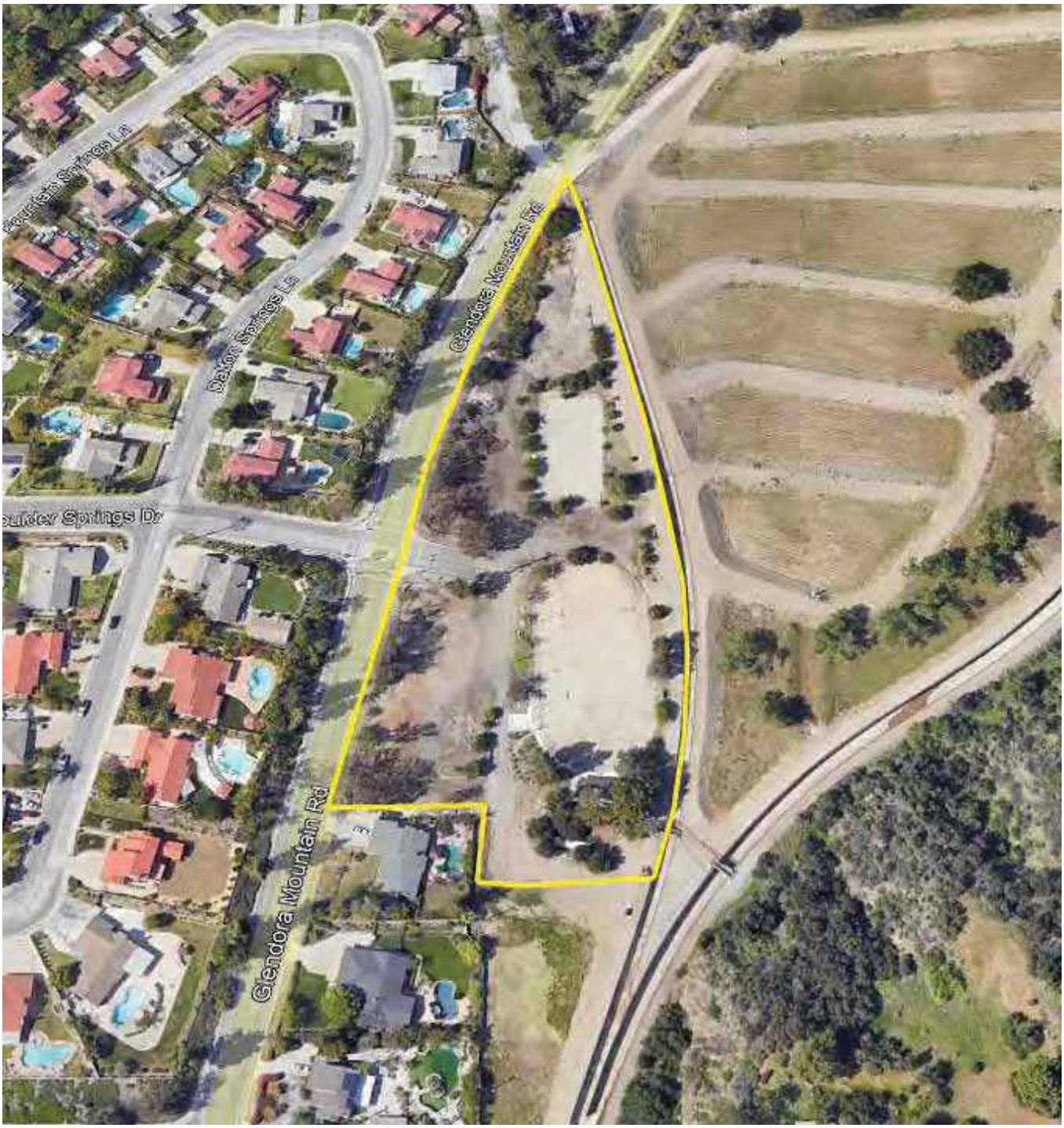
11 - RIDING RINK



12 - PARKING AREA

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-002.379	Carlyle E. Linder Equestrian Park Restrooms/Concession
Source	**On-Site Date**
Google	January 4, 2024

BUREAU VERITAS

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Carlyle E. Linder Equestrian Park Restrooms/Conces

Name of person completing form: Ryan Hacecky

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: 1/4/2024

Phone Number: 6266726306

Method of Completion:

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

	Data Overview	Response		
1	Year(s) constructed	Constructed: 1980	Renovated: 2018	
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC	N/A	
		Electrical		
		Site Pavement		
		Accessibility	2018	
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

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



Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review & Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Carlyle E. Linder Equestrian Park Restrooms/

BV Project Number: 158691.23R000-002.379

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



SIGNAGE

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			One space is provided
2	Does the required number of van-accessible designated spaces appear to be provided ?	X			The provided space is designed as "universal" with approx. 13' overall width including access aisle
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			Located shortest space to viewing area
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



2ND PATHWAY

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

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

Abbreviated Accessibility Checklist

Building Entrances



RESTROOM ENTRANCE



KITCHEN ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



SINK



RANGE

	Question	Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?			X	Kitchen is work space only, no general use by employees or public, access-ibility not required
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?			X	
3	Is there an accessible countertop/preparation space of proper width and height ?			X	
4	Is there an accessible sink space of proper width and height ?			X	
5	Does the sink faucet have compliant handles ?			X	
6	Is the plumbing piping under the sink configured to protect against contact ?			X	

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

Appendix E:
Component Condition Report

Component Condition Report | Carlyle E. Linder Equestrian Park Restrooms/Concession / Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Buiding Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	900 SF	5	7211745
Roofing						
B3010	Roof	Good	Roofing, Asphalt Shingle, 20-Year Standard	1,200 SF	15	7211747
Interiors						
C2010	Restrooms	Fair	Wall Finishes, any surface, Prep & Paint	300 SF	5	7211755
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	200 SF	7	7211744
C2030	Kitchen	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	370 SF	4	7211754
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	250 SF	5	7211746
Plumbing						
D2010	Snack Bar-Kitchen	Fair	Water Heater, Electric, Residential, 5 to 15 GAL	1	7	7211743
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Stainless Steel	2	16	7199027
D2010	Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (includes fixtures)	570 SF	4	7211750
D2010	Restroom Building-Snack Bar	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	2	16	7199025
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	16	7199028
Electrical						
D5030	Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	570 SF	20	7211753
D5040	Throughout Building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	570 SF	10	7211748
Equipment & Furnishings						
E1060	Restroom Building-Snack Bar	Fair	Residential Appliances, Range, Electric	1	8	7199026
Sitework						
G4050	Building Exterior	Fair	Exterior Site Lighting, Wall Pack, any type w/ LED, 50 to 105 W	8	10	7211749

Component Condition Report | Carlyle E. Linder Equestrian Park Restrooms/Concession

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Next to Restrooms Building Right Elevation	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	8	7199033
D2010	Picnic Area	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	7	7211349
Special Construction & Demo						
F1020	Park Entrance	Fair	Ancillary Building, Wood-Framed	60 SF	15	7211886
Pedestrian Plazas & Walkways						
G2010	Park Entrance-Roadway	Poor	Roadways, Pavement, Asphalt, Seal & Stripe	3,500 SF	2	7211344
G2010	Park Entrance-Roadway	Poor	Roadways, Pavement, Asphalt, Mill & Overlay	3,500 SF	2	7199031
G2030	Throughout park-Sidewalks and Picnic area	Good	Sidewalk, Concrete, Large Areas	5,000 SF	46	7199030
Athletic, Recreational & Playfield Areas						
G2050	Next to Restrooms Building Front Elevation	Fair	Campground Accessories, Grill, Pedestal-Style	1	8	7199024
G2050	bicycle repair station-pump	Fair	bicycle repair station, tools, pump, stands, Exercise Station Parks/Trails, Standard	2	8	7199375
G2050	Riding Rink (1) close to the Restrooms Building	Fair	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat)	10	10	7199032
G2050	Next to Restrooms Building Front Elevation	Fair	Campground Accessories, Grill, Pedestal-Style	1	8	7199372
Sitework						
G2060	Next to Restrooms Building Rear Elevation	Fair	Park Bench, Wood/Composite/Fiberglass	1	6	7199022
G2060	Next to Restrooms Building Rear Elevation	Fair	Park Bench, Wood/Composite/Fiberglass	1	6	7199034
G2060	Park Picnic Area	Fair	Bike Rack, Fixed 6-10 Bikes	1	11	7199376
G2060	Park Entrance on Both Sides	Fair	Retaining Wall, Brick/Stone	300 SF	21	7199039
G2060	Parking area	Fair	Park Bench, Wood/Composite/Fiberglass	1	6	7199036
G2060	Park Entrance	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	11	7199369
G2060	Picnic Area	Fair	Trash Receptacle, Portable/Light-Duty	1	8	7199367
G2060	Next to Riding Rink 2	Fair	Park Bench, Metal Powder-Coated	1	11	7199370

Component Condition Report | Carlyle E. Linder Equestrian Park Restrooms/Concession

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Next to Restrooms Building Front Elevation	Fair	Park Bench, Precast Concrete	1	16	7199023
G2060	Next to Restrooms Building Front Elevation	Fair	Park Bench, Precast Concrete	1	16	7199021
G2060	Next To the Ridding Rink1	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	1	16	7199377
G2060	Next to Restrooms Building Front Elevation	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	1	16	7199020
G2060	Picnic Area	Fair	Picnic Table, Precast Concrete	1	16	7199373
G2060	Next to Riding Rink 2	Fair	Park Bench, Metal Powder-Coated	1	11	7199374
G2060	Next to Ride Rink 2	Fair	Picnic Table, Metal Powder-Coated	1	11	7199368
G2060	Riding Rinks(1&2)	Fair	Fences & Gates, Fence, Metal Tube 4'	1,100 LF	20	7211346
G2060	Picnic Area	Fair	Picnic Table, Precast Concrete	1	16	7199371
G2060	Next to Restrooms Building left Elevation	Fair	Park Bench, Precast Concrete	1	11	7199035
G2080	Right Side of Park Entrance-Next to the Parking area	Fair	Irrigation System, Control Panel	1	8	7199029
G2080	Landscaping	Fair	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	45,000 SF	5	7211752
G4050	Riding Rink1	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	11	7199038
G4050	Riding Rink1	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	11	7199019

Appendix F:
Replacement Reserves

Replacement Reserves Report



2/18/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estima
Carlyle E. Linder Equestrian Park Restrooms/Concession	$0	$0	$21,820	$0	$0	$31,044	$3,198	$5,626	$19,244	$0	$2,399	$39,951	$3,341	$0	$0	$50,064	$17,189	$3,873	$0	$0	$100,492	**$298,24**
Carlyle E. Linder Equestrian Park Restrooms/Concession / Building	$0	$0	$0	$0	$7,610	$6,295	$0	$3,568	$1,168	$0	$15,189	$0	$0	$0	$1,249	$19,029	$26,261	$0	$0	$0	$3,829	**$84,19**
Grand Total	**$0**	**$0**	**$21,820**	**$0**	**$7,610**	**$37,339**	**$3,198**	**$9,194**	**$20,412**	**$0**	**$17,588**	**$39,951**	**$3,341**	**$0**	**$1,249**	**$69,093**	**$43,449**	**$3,873**	**$0**	**$0**	**$104,321**	**$382,43**

Carlyle E. Linder Equestrian Park Restrooms/Concession

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficien Repa Estima
D2010	Picnic Area	7211349	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	8	7	1	EA	$1,500.00	$2,231.55	$2,232								$2,232															**$2,23**
D2010	Next to Restrooms Building Right Elevation	7199033	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	7	8	1	EA	$1,500.00	$2,231.55	$2,232									$2,232													**$2,23**
F1020	Park Entrance	7211886	Ancillary Building, Wood-Framed , Replace	35	20	15	60	SF	$60.00	$89.26	$5,356																$5,356						**$5,35**
G2010	Park Entrance-Roadway	7211344	Roadways, Pavement, Asphalt, Seal & Stripe	5	3	2	3500	SF	$0.45	$0.67	$2,343			$2,343					$2,343					$2,343						$2,343				**$9,37**
G2010	Park Entrance-Roadway	7199031	Roadways, Pavement, Asphalt, Mill & Overlay	25	23	2	3500	SF	$3.50	$5.21	$18,224			$18,224																				**$18,22**
G2050	bicycle repair station-pump	7199375	bicycle repair station, tools, pump, stands, Exercise Station Parks/Trails, Standard, Replace	15	7	8	2	EA	$1,000.00	$1,487.70	$2,975									$2,975													**$2,97**
G2050	Riding Rink (1) close to the Restrooms Building	7199032	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat), Replace	25	15	10	10	EA	$120.00	$178.52	$1,785											$1,785											**$1,78**
G2050	Next to Restrooms Building Front Elevation	7199024	Campground Accessories, Grill, Pedestal-Style, Replace	15	7	8	1	EA	$600.00	$1,057.92	$1,058									$1,058													**$1,05**
G2050	Next to Restrooms Building Front Elevation	7199372	Campground Accessories, Grill, Pedestal-Style, Replace	15	7	8	1	EA	$600.00	$892.62	$893									$893													**$89**
G2060	Parking area	7199036	Park Bench, Wood/Composite/Fiberglass, Replace	20	14	6	1	EA	$600.00	$892.62	$893							$893															**$89**
G2060	Next to Restrooms Building Rear Elevation	7199022	Park Bench, Wood/Composite/Fiberglass, Replace	20	14	6	1	EA	$600.00	$892.62	$893							$893															**$89**
G2060	Next to Restrooms Building Rear Elevation	7199034	Park Bench, Wood/Composite/Fiberglass, Replace	20	14	6	1	EA	$600.00	$892.62	$893							$893															**$89**
G2060	Picnic Area	7199367	Trash Receptacle, Portable/Light-Duty, Replace	15	7	8	1	EA	$400.00	$595.08	$595									$595													**$59**
G2060	Next to Riding Rink 2	7199370	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$1,041.39	$1,041												$1,041										**$1,04**
G2060	Next to Riding Rink 2	7199374	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$1,041.39	$1,041												$1,041										**$1,04**
G2060	Next to Ride Rink 2	7199368	Picnic Table, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$1,041.39	$1,041												$1,041										**$1,04**
G2060	Next to Restrooms Building left Elevation	7199035	Park Bench, Precast Concrete, Replace	25	14	11	1	EA	$1,000.00	$1,487.70	$1,488												$1,488										**$1,48**
G2060	Park Picnic Area	7199376	Bike Rack, Fixed 6-10 Bikes, Replace	20	9	11	1	EA	$800.00	$1,190.16	$1,190												$1,190										**$1,19**
G2060	Next to Restrooms Building Front Elevation	7199023	Park Bench, Precast Concrete, Replace	25	9	16	1	EA	$1,000.00	$1,487.70	$1,488																	$1,488					**$1,48**
G2060	Next to Restrooms Building Front Elevation	7199021	Park Bench, Precast Concrete, Replace	25	9	16	1	EA	$1,000.00	$1,487.70	$1,488																	$1,488					**$1,48**
G2060	Next To the Ridding Rink1	7199377	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	9	16	1	EA	$1,400.00	$2,082.78	$2,083																	$2,083					**$2,08**
G2060	Next to Restrooms Building Front Elevation	7199020	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	9	16	1	EA	$1,400.00	$2,082.78	$2,083																	$2,083					**$2,08**
G2060	Picnic Area	7199373	Picnic Table, Precast Concrete, Replace	25	9	16	1	EA	$1,200.00	$1,785.24	$1,785																	$1,785					**$1,78**
G2060	Picnic Area	7199371	Picnic Table, Precast Concrete, Replace	25	9	16	1	EA	$1,200.00	$1,785.24	$1,785																	$1,785					**$1,78**
G2060	Riding Rinks(1&2)	7211346	Fences & Gates, Fence, Metal Tube 4', Replace	40	20	20	1100	LF	$34.00	$50.58	$55,640																					$55,640	**$55,64**
G2060	Park Entrance	7199369	Signage, Property, Building or Pole-Mounted, Replace/Install	20	9	11	1	EA	$1,500.00	$2,231.55	$2,232												$2,232										**$2,23**
G2080	Landscaping	7211752	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	10	5	5	45000	SF	$0.40	$0.60	$26,779						$26,779										$26,779						**$53,55**
G2080	Right Side of Park Entrance-Next to the Parking area	7199029	Irrigation System, Control Panel, Replace	15	7	8	1	EA	$5,000.00	$7,438.50	$7,439									$7,439													**$7,43**
G4050	Riding Rink1	7199038	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$7,000.00	$10,413.90	$10,414												$10,414										**$10,41**
G4050	Riding Rink1	7199019	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$7,000.00	$10,413.90	$10,414												$10,414										**$10,41**
Totals, Unescalated												**$0**	**$0**	**$20,567**	**$0**	**$0**	**$26,779**	**$2,678**	**$4,575**	**$15,191**	**$0**	**$1,785**	**$28,861**	**$2,343**	**$0**	**$0**	**$32,134**	**$10,711**	**$2,343**	**$0**	**$0**	**$55,640**	**$203,60**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$21,820**	**$0**	**$0**	**$31,044**	**$3,198**	**$5,626**	**$19,244**	**$0**	**$2,399**	**$39,951**	**$3,341**	**$0**	**$0**	**$50,064**	**$17,189**	**$3,873**	**$0**	**$0**	**$100,492**	**$298,24**

Carlyle E. Linder Equestrian Park Restrooms/Concession / Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Buiding Exterior	7211745	Exterior Walls, any painted surface, Prep & Paint	10	5	5	900	SF	$3.00	$4.46	$4,017						$4,017										$4,017						**$8,034**
B3010	Roof	7211747	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	5	15	1200	SF	$3.80	$5.65	$6,784																$6,784						**$6,784**
C2010	Restrooms	7211755	Wall Finishes, any surface, Prep & Paint	10	5	5	300	SF	$1.50	$2.23	$669						$669										$669						**$1,339**
C2030	Kitchen	7211754	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	6	4	370	SF	$1.50	$2.23	$826				$826										$826								**$1,651**
C2030	Restrooms	7211744	Flooring, Vinyl Sheeting, Replace	15	8	7	200	SF	$7.00	$10.41	$2,083							$2,083															**$2,083**
C2050	Restrooms	7211746	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	250	SF	$2.00	$2.98	$744						$744										$744						**$1,488**
D2010	Snack Bar-Kitchen	7211743	Water Heater, Electric, Residential, 5 to 15 GAL, Replace	15	8	7	1	EA	$550.00	$818.24	$818							$818															**$818**
D2010	Throughout Building	7211750	Plumbing System, Supply & Sanitary, Low Density (includes fixtures), Replace	40	36	4	570	SF	$7.00	$10.41	$5,936				$5,936																		**$5,936**
D2010	Restroom Building-Snack Bar	7199025	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	14	16	2	EA	$2,500.00	$3,719.25	$7,439																		$7,439				**$7,439**
D2010	Restrooms	7199027	Sink/Lavatory, Wall-Hung, Stainless Steel, Replace	30	14	16	2	EA	$1,700.00	$2,529.09	$5,058																		$5,058				**$5,058**

Replacement Reserves Report



2/18/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Restrooms	7199028	Toilet, Commercial Water Closet, Replace	30	14	16	2	EA	$1,300.00	$1,934.01	$3,868																	$3,868					**$3,868**
D5030	Throughout Building	7211753	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	570	SF	$2.50	$3.72	$2,120																						$2,120	**$2,120**
D5040	Throughout Building	7211748	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	570	SF	$2.10	$3.12	$1,781											$1,781											**$1,781**
E1060	Restroom Building-Snack Bar	7199026	Residential Appliances, Range, Electric, Replace	15	7	8	1	EA	$620.00	$922.37	$922									$922													**$922**
G4050	Building Exterior	7211749	Exterior Site Lighting, Wall Pack, any type w/ LED, 50 to 105 W, Replace	20	10	10	8	EA	$800.00	$1,190.16	$9,521											$9,521											**$9,521**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$6,762**	**$5,430**	**$0**	**$2,901**	**$922**	**$0**	**$11,302**	**$0**	**$0**	**$0**	**$826**	**$12,214**	**$16,365**	**$0**	**$0**	**$0**	**$2,120**	**$58,842**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$7,610**	**$6,295**	**$0**	**$3,568**	**$1,168**	**$0**	**$15,189**	**$0**	**$0**	**$0**	**$1,249**	**$19,029**	**$26,261**	**$0**	**$0**	**$0**	**$3,829**	**$84,198**

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7211743	D2010	**Water Heater**	Electric, Residential, 5 to 15 GAL		Carlyle E. Linder Equestrian Park Restrooms/Concession / Building	Snack Bar-Kitchen		Inaccessible	Inaccessible			

Appendix H:
Energy Conservation Measures Calculations

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UIC	Install Low Flow Faucet Aerators
EAP2-b	**Location**:Carlyle E. Linder Equestrian Park -Restrooms
Attributes:	Replace 2x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators

Property Type:	Commercial	Estimated No. of Operational Weeks	52
		Number of Occupied Days/Week (Max 7)	7

KITCHEN FAUCETS			BATHROOM FAUCETS		
Number of Occupants Affected By Retrofit			Number of Occupants Affected by Retrofit	5	
Do You Want To Replace Kitchen Faucets Aerators	No	*(Select)*	Do You Want To Replace Bathroom Faucets Aerators	Yes	*(Select)*
Total Number of Faucet Aerators To Be Replaced	0		Total Number of Faucet Aerators To Be Replaced	2	
Total Number of Faucets To Be Replaced:	0		Total Number of Faucets To Be Replaced:	0	
GPM of Existing Faucet Aerators	-	GPM	GPM of Existing Faucet Aerators	1.5	GPM
GPM of Proposed Faucet Aerator	-	GPM	GPM of Proposed Faucet Aerator	0.5	GPM
Estimated Number of Uses Per Day			Estimated Number of Uses Per Day	1	

Annual Water Savings From Installing Low Flow Aerators: 0.17 kGal

WATER & ENERGY SAVING CALCULATION			COST SAVING CALCULATION		
Select Type of Water Heater Fuel:	Electric	(Select)	Property Location in United States	Southern Localities	
Energy Factor of Domestic Hot Water Heater:	0.95	EF	Heating Fuel Tariff	$0.30	$/kWh
Hot Water Discharge Temperature at Faucet	110.00	°F	Water Tariff ($/1000 Gal)	$11.18	$/kGal
Equivalent Heating Fuel Savings:	15	kWh	Annual Cost Savings In Form of Water	$2	$
Savings Discounted by 15% to Account For Cold Water Use					
Annual Water Savings	0.17	kGal	Annual Energy Savings From Water Heater	$5	$

COST BENEFIT ANALYSIS					
Estimated Material Cost	$16		Estiamted Labor Cost	$16	
Estimated Total Annual Cost Savings	$7	$$	Estimated Total Installation Cost	$32	$$
Simple Payback Period	4.87	Years	*Type of Recommendation*	No/Low Cost ECM Recommendation	

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ECM EXPLANATION:

By reducing the flow of water coming from the restroom faucets, aerators can generate energy savings at low cost and with easy installation. The savings generated would be in the form of reduced water and sewer costs and at the same time aerators would save energy by reducing the demand for hot water. The average faucet has a flow rate of about 2 to 4 GPM. Adding a screw-in faucet aerator reduces the flow to 0.5 to 1.5 GPM in the bathroom and 2.2 GPM in the kitchen. In addition to saving energy and water, the "foamier" water that comes from faucet aerators wets objects better than water from a faucet with no aerator, which tends to bounce off the object rather than thoroughly wetting it.

BV recommends replacing the proposed faucet aerators with new low flow aerators as mentioned above. The proposed ECM shall also result in an annual energy saving in form of reduction in water heating bills.

Summary:

Initial Investment: $32 Estimated Annual Cost Savings: $7 Simple Payback Period (Yrs): 4.87

Appendix I:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) Investment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepared for

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



Art Cook Demonstration Gardens
1021 East Sierra Madre Avenue
Glendora, California 91741

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BV PROJECT #:
158691.23R000-003.379

DATE OF REPORT:
February 18, 2024

ON SITE DATE:
January 5, 2024

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A. Park Executive Summary

A-1. Park Overview and Assessment Details

General Information	
Park Type	Mini park
Number of Buildings	None
Main Address	1021 East Sierra Madre Avenue, Glendora, California 91741
Site Developed	2013 (estimated per historic aerial photographs)
Site Area	0.4 acres (estimated)
Outside Occupants/Leased Spaces	None
Date(s) of Visit	January 5, 2024
Management Point of Contact	City of Glendora, Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Ryan Hacecky 626.672.6306
Assessment and Report Prepared By	Arezou Masoumi
Reviewed By	Mary Venable, CEM, RA Program Manager 800.733.0660 x7292719 Mary.Venable@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

A-2. Park Findings and Deficiencies

Historical Summary

Art Cook Demonstration Gardens Park is situated at the corner of Sierra Madre and Loraine. This small botanical garden encompasses an estimated land area of 0.4 acres.

Amenities and General Site

The community park showcases a variety of plantings, including trees, plants, and shrubs. The site area is furnished with precast concrete benches and a trash receptacle. Two sides of the park are surrounded by chain-link fencing, and a park monument sign is prominently displayed. Components are in good to fair condition, and maintenance appears to be good. Lifecycle replacements are recommended over the reserve term .

Architectural

There are no buildings on the site.

Mechanical, Electrical, Plumbing and Fire (MEPF)

There are no MEPF assets identified on the site.

Recommended Additional Studies

No additional studies are recommended.

B. Amenities and General Site

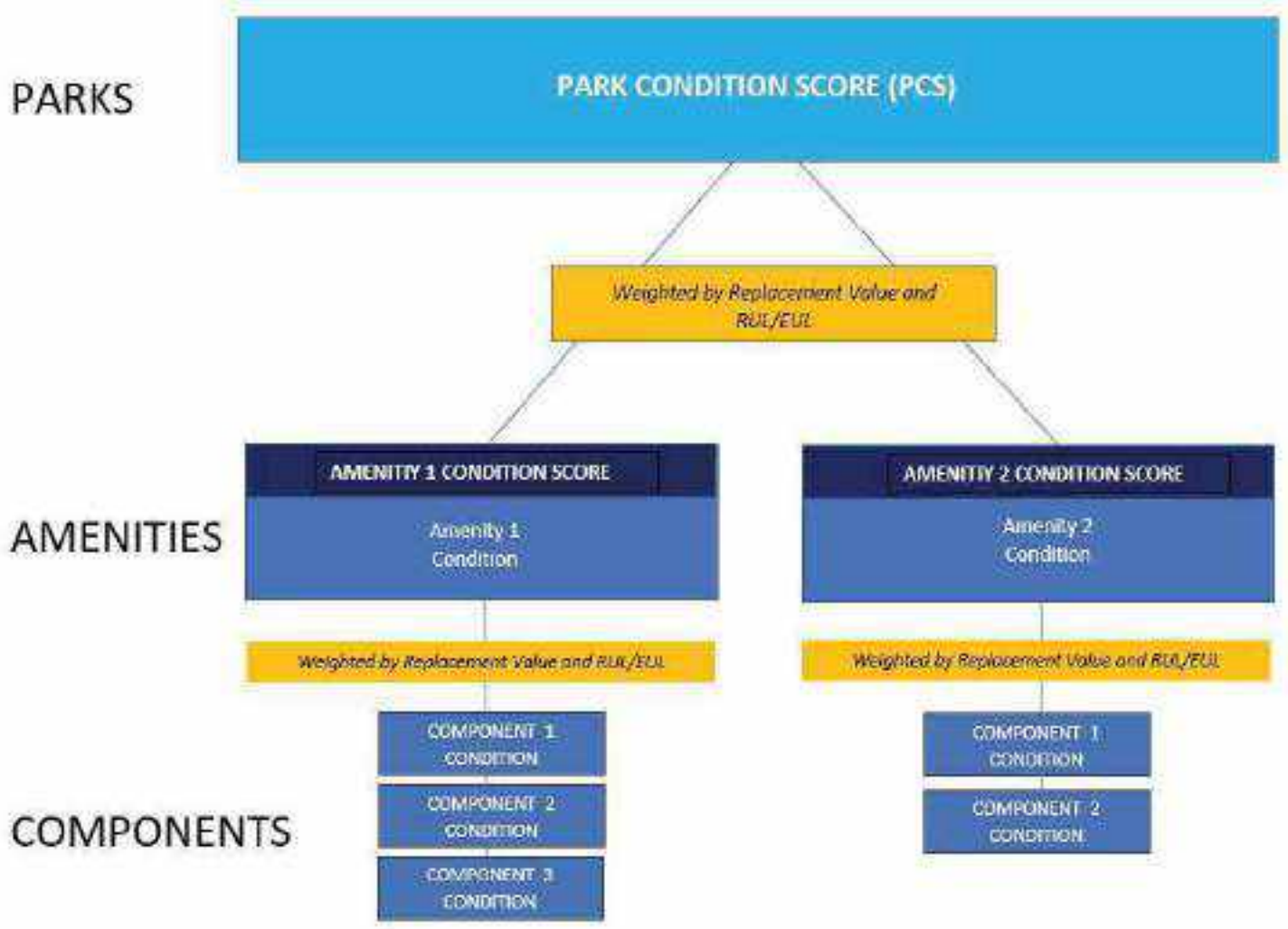
B-1. Prioritization Methodology

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

To assist in the overall prioritization effort, the following terms are used at the Component and Amenity level:

- **Component:** individual elements of the amenity or park that are evaluated and assigned conditions and GPS coordinates. Examples of components include benches, trash receptacles, tennis nets, playground surfaces, or split-rail fencing.
- **Amenity:** defined as a group of components that constitute a major feature of the park, logically grouped together by purpose and/or proximity. Examples of an amenity include a basketball court, a softball field, a dog park, picnic area, or playground.
- **Current Renewal Value (CRV):** the cost in today's dollars of the major constituent parts that make up the whole:
  - for Parks: CRV = renewal cost of all **developed** amenities within it (land value is excluded)
  - for Amenities: CRV = renewal cost of all significant components within it



The Amenity Condition Score (ACS) is a score calculated from an algorithm comprising a weighted average of the conditions of all the components within it.

AMENITY CONDITION SCORE (ACS) FORMULA = SUM [Remaining Value / Renewal Value (RenV) of combined components]

Remaining value = RenV multiplied by RUL/EUL

The Park Condition Score (PCS) is the total score for a single park property calculated from the sum of the Amenity Condition Scores (ACSs) for each amenity within the park.

PARK CONDITION SCORE FORMULA = SUM [Remaining Value]/ SUM [Renewal Value]

B-2. Park Prioritization Metrics

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

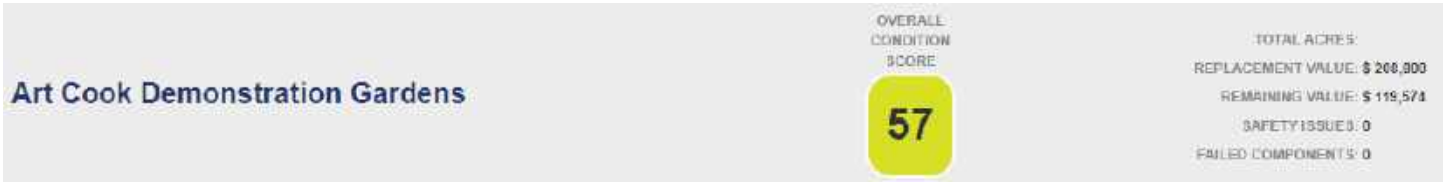
The PCS and ACS metrics have been developed so that the higher the score, the less the park or amenity needs short term financial attention, due to its relative condition. The lower the score, the more attention is needed. An increasingly low score indicates an increased need to address deficiencies, provide replacements or make essential repairs. The lower the score, the more the amenity or park requires renewal or replacement. Both PCS and ACS scores range from 0 to 100.

The color coding reflects the score definition. Higher scores are assigned a sliding scale of green, with 100 assigned the deepest green. Yellow indicates a condition in the middle of the range, with yellow green in the high mid ranges, and yellow red in the low mid ranges. Scores in the low range are assigned a sliding scale of red, with 0 assigned the deepest red.



FAILED CONDITION - 0 _____ EXCELLENT CONDITION -100

The table on the following page shows the PCS condition score of this park, along with the ACS condition score of each amenity within the park:

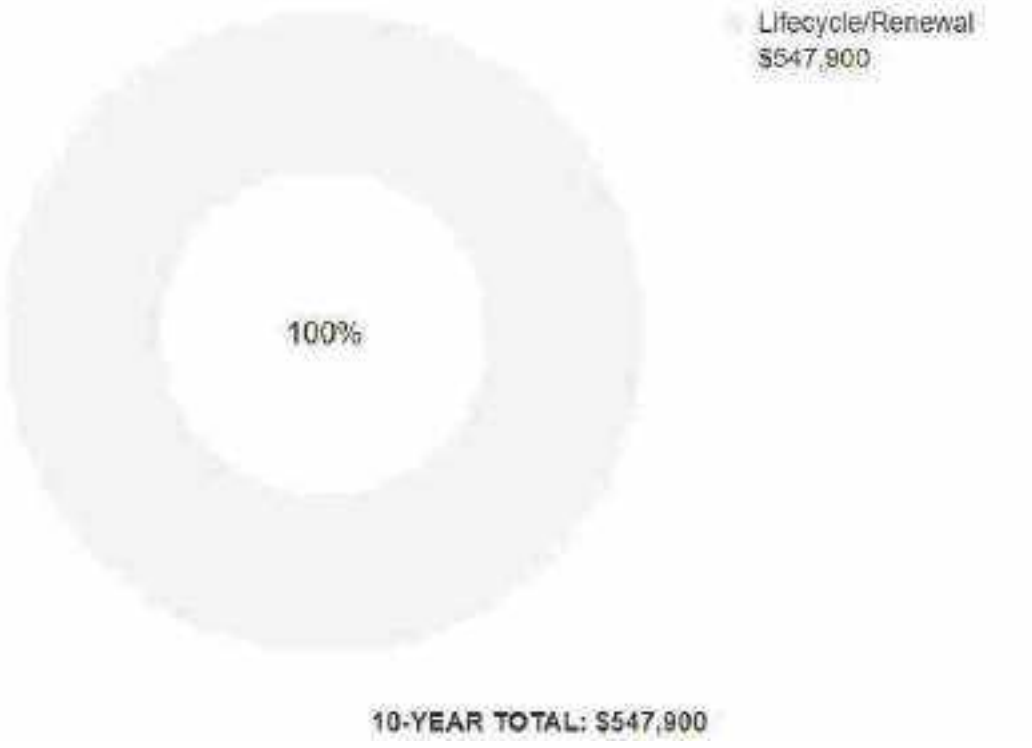


B-3. Plan Types (Amenities and General Site)

Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the best fit, typically the one with the greatest significance. See the *Purpose* description in the *Purpose and Scope* section for an explanation of Component Type.

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

Plan Type Distribution (by Cost) – Timeframe 10 Years



B-4. Immediate Needs (Amenities and General Site)

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

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

BV did not identify any immediate needs associated with the amenities or general park areas at this site.

B-5. Key Findings (Amenities and General Site)

Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

The numerical scoring of condition as shown in the Key Findings is based on a 0-100 scale, as illustrated below:

- 0 - Replacement has none or very low impact on park operations
- 33 – Replacement has low impact on park operations
- 66 - Replacement has medium impact on park operation
- 100 - Failing, safety or code requirement component with high impact on park operations

BV did not identify any key findings associated with the amenities or general park areas at this site.

B-6. General Site





General Site			
Amenity Type	General Site		
Amenity Location	Throughout park		
Overall Condition	Fair		
Component	*Description*	*Quantity*	*Condition*
Trash Receptacle	Heavy-Duty Fixed Concrete	1 EA	Good
Park Bench	Precast Concrete	2 EA	Fair/Good
Signage	Property, Building or Pole-Mounted	1 EA	Fair
Backflow Preventer	Domestic Water	1 EA	Fair
Irrigation System	Control Panel	1 EA	Fair
Fences & Gates	Fence, Chain Link 6'	300 LF	Fair
Sidewalk	Concrete, Large Areas	1000 SF	Fair
Irrigation System	Controllers & Valves, Repairs & Adjustments	10000 SF	Fair

General Site			
Landscaping	Planting Beds, Shrubs and Perennials, Basic	10000 SF	Fair
Landscaping and Topography	None		
Storm Water Management	Surface drainage to developed and undeveloped surroundings		
Key Issues and Findings	Lack of site lighting		

C. Property Space Use and Observed Areas

Areas Observed

All the site areas were observed in order to gain a clear understanding of the facility's overall condition.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

D. ADA Accessibility

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

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

However, this does not:

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

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

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

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

- The park was originally constructed in 2017. The park has not since been substantially renovated.
- The following table summarizes the accessibility conditions of the exterior amenities in the park:

Art Cook Demonstration Gardens: Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
General Site	2017	No	No

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues within the park were reported.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the park amenities and facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

E. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

F. Opinions of Probable Costs

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

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

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

G. Methodology

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

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

H. Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

I. Energy Audit

The purpose of this Energy Audit is to provide Art Cook Demonstration Gardens with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The site contains no energy-consuming features, therefore no energy conservation analysis was able to be performed.

J. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Art Cook Demonstration Gardens, 1021 East Sierra Madre Avenue, Glendora, California 91741, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Arezou Masoumi,
Project Manager

Reviewed by:



Mary Venable, RA, CEM,
Program Manager
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800.733.0660 x7292719

K. Appendices

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

Appendix A:
Photographic Record

Photographic Overview



1 - PARK FRONT ELEVATION



2 - PARK RIGHT ELEVATION



3 - IRRIGATION SYSTEM



4 - BACKFLOW PREVENTER



5 - SIDEWALK



6 - PARK SIGNAGE

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-003.379	Art Cook Demonstration Gardens
Source	**On-Site Date**
Google	January 5, 2024

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Art Cook Demonstration Gardens

Name of person completing form: Michael Sledd

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: 1/5/2024

Phone Number: 6269148248

Method of Completion:

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

Data Overview		Response		
1	Year(s) constructed	Constructed	Renovated	
2	Building size in SF	15,000 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	NA	
		Roof	NA	
		Interiors	NA	
		HVAC	NA	
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

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

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Art Cook Demonstration Gardens

BV Project Number: 158691.23R000-003.379

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



SITE WALKWAYS



ACCESS AT PUBLIC WAY

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

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

Appendix E:
Component Condition Report

Component Condition Report | Art Cook Demonstration Gardens

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Park Left Elevation	Fair	Backflow Preventer, Domestic Water	1	16	7199000
Pedestrian Plazas & Walkways						
G2030	Sidewalks throughout Park	Fair	Sidewalk, Concrete, Large Areas	4,000 SF	25	7222431
Sitework						
G2060	Park Front elevation	Good	Trash Receptacle, Heavy-Duty Fixed Concrete	1	20	7198998
G2060	Park Left elevation	Good	Park Bench, Precast Concrete	1	20	7198996
G2060	Park Center	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	11	7198997
G2060	Front Elevation	Fair	Park Bench, Precast Concrete	1	6	7198993
G2060	Park Rear and Left Elevations	Fair	Fences & Gates, Fence, Chain Link 6'	300 LF	20	7216347
G2080	Throughout Park	Fair	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	10,000 SF	6	7198992
G2080	Park Left Elevation	Fair	Irrigation System, Control Panel	1	8	7198995
G2080	Throughout Park	Fair	Landscaping, Planting Beds, Shrubs and Perennials, Basic	10,000 SF	3	7222437
G4050	Park Front elevation	Fair	Walkway Lighting, Bollard Style, Concrete-Based	1	10	7222647

Appendix F:
Replacement Reserves

Replacement Reserves Report

Art Cook Demonstration Gardens

2/18/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Art Cook Demonstration Gardens	$0	$0	$0	$243,847	$0	$0	$8,882	$0	$292,109	$0	$2,999	$3,089	$0	$327,711	$0	$0	$12,175	$0	$379,906	$0	$23,376	**$1,294,095**
Grand Total	**$0**	**$0**	**$0**	**$243,847**	**$0**	**$0**	**$8,882**	**$0**	**$292,109**	**$0**	**$2,999**	**$3,089**	**$0**	**$327,711**	**$0**	**$0**	**$12,175**	**$0**	**$379,906**	**$0**	**$23,376**	**$1,294,095**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Park Left Elevation	7199000	Backflow Preventer, Domestic Water, Replace	30	14	16	1	EA	$1,100.00	$1,636.47	$1,636																	$1,636					**$1,636**
G2060	Front Elevation	7198993	Park Bench, Precast Concrete, Replace	25	19	6	1	EA	$1,000.00	$1,487.70	$1,488							$1,488															**$1,488**
G2060	Park Front elevation	7198998	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	5	20	1	EA	$1,400.00	$2,082.78	$2,083																					$2,083	**$2,083**
G2060	Park Left elevation	7198996	Park Bench, Precast Concrete, Replace	25	5	20	1	EA	$1,000.00	$1,487.70	$1,488																					$1,488	**$1,488**
G2060	Park Rear and Left Elevations	7216347	Fences & Gates, Fence, Chain Link 6', Replace	40	20	20	300	LF	$21.00	$31.24	$9,373																					$9,373	**$9,373**
G2060	Park Center	7198997	Signage, Property, Building or Pole-Mounted, Replace/Install	20	9	11	1	EA	$1,500.00	$2,231.55	$2,232												$2,232										**$2,232**
G2080	Throughout Park	7198992	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	10	4	6	10000	SF	$0.40	$0.60	$5,951							$5,951										$5,951					**$11,902**
G2080	Park Left Elevation	7198995	Irrigation System, Control Panel, Replace	15	7	8	1	EA	$5,000.00	$7,438.50	$7,439									$7,439													**$7,439**
G2080	Throughout Park	7222437	Landscaping, Planting Beds, Shrubs and Perennials, Basic, Replace	5	2	3	10000	SF	$15.00	$22.32	$223,155				$223,155					$223,155					$223,155						$223,155		**$892,620**
G4050	Park Front elevation	7222647	Walkway Lighting, Bollard Style, Concrete-Based, Replace	20	10	10	1	EA	$1,500.00	$2,231.55	$2,232											$2,232											**$2,232**
Totals, Unescalated												**$0**	**$0**	**$0**	**$223,155**	**$0**	**$0**	**$7,439**	**$0**	**$230,594**	**$0**	**$2,232**	**$2,232**	**$0**	**$223,155**	**$0**	**$0**	**$7,587**	**$0**	**$223,155**	**$0**	**$12,943**	**$932,490**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$243,847**	**$0**	**$0**	**$8,882**	**$0**	**$292,109**	**$0**	**$2,999**	**$3,089**	**$0**	**$327,711**	**$0**	**$0**	**$12,175**	**$0**	**$379,906**	**$0**	**$23,376**	**$1,294,095**

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepared for

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



Sierra Madre Avenue Water Yard
1051 East Sierra Madre Avenue
Glendora, California 91741

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BV PROJECT #:
158691.23R000-005.379

DATE OF REPORT:
January 9, 2024

ON SITE DATE:
November 9, 2023

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Water Yard
Number of Buildings	Three
Main Address	1051 East Sierra Madre Avenue, Glendora, California 91741
Site Developed	1916
Current Occupants	City of Glendora
Date(s) of Visit	November 9, 2023
Management Point of Contact	City of Glendora, Ryan Hacecky, Facilities Maintenance Supervisor 626.672.6306 rhacecky@cityofglendora.org
On-site Point of Contact (POC)	Ron Nichka
Assessment and Report Prepared By	Carl Alejandro
Reviewed By	Usama Anwar Technical Reviewer For Mary Venable Program Manager Mary.Venable@bureauveritas.com 800.733.0660 x7292719
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Sierra Madre Avenue Water Yard property was originally constructed in 1916. The Warehouse was one of the original buildings at the property. The Chemical Building was estimated to have been built in 2004, and the Water Department Office was built in 2009.

Architectural

The roofs on the Chemical Building and Water Department Office appear to be original. There is some minor roof edge deterioration on the Chemical Building that are recommended for repair. Some roof leaks have occurred in the Water Department Office causing a few ceiling leaks in the office area. The roof leaks are reportedly repaired as they occur. Roof leaks have been an on-going problem at the Warehouse causing wood ceiling damage in various location in the garage. Repair of the roof leaks and damaged wood ceiling is recommended. Isolated locations of exterior concrete wall cracking was observed on the Chemical Building and Warehouse. The exterior walls on the Water Department Office are in good condition with little to no areas of deterioration. According to the point of contact, there are no issues with building movement or settlement at the property. However, due to the age of the buildings, routine maintenance checks on the foundation are recommended.

The interior finishes are replaced on an as needed basis. Typical lifecycle based replacements for the interior and exterior finishes are budgeted and anticipated during the reserve term.

Mechanical, Electrical, Plumbing and Fire (MEPF)

HVAC components at the Warehouse involve a split system and suspended unit heater. The point of contact reported inadequate heating in the building. A cost allowance to upgrade the HVAC system at the Warehouse has been included in the online capital planning database. Heating and cooling at the Water Department Office are provided by rooftop mounted packaged units. The rooftop units are original and in adequate working condition. There is no HVAC system at the Chemical Building.

The electrical system at the Chemical Building and Water Department Offices are controlled by switchboards that are likely original. The electrical wiring at the Warehouse is reportedly outdated and recommended for replacement. LED lighting was installed at the Warehouse within the past year.

Domestic hot water is supplied by storage tank water heaters at the Warehouse and Water Department Office. Typical commercial plumbing fixtures are utilized in the restrooms. There is no plumbing system at the Chemical Building.

Fire suppression at the Water Department Office consists of a fire sprinkler system. Fire extinguishers are used at the other buildings.

Site

The site consists of the asphalt and concrete paved lots, the ancillary buildings that house the water facility’s booster pumps, and the reservoir structures. Asphalt and concrete pavement cracking was observed in the rear lot of the property. Crack sealing is recommended during the reserve term. Exterior building mounted lights were installed within the last year. Site lighting appears to be adequate for the facility’s needs.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

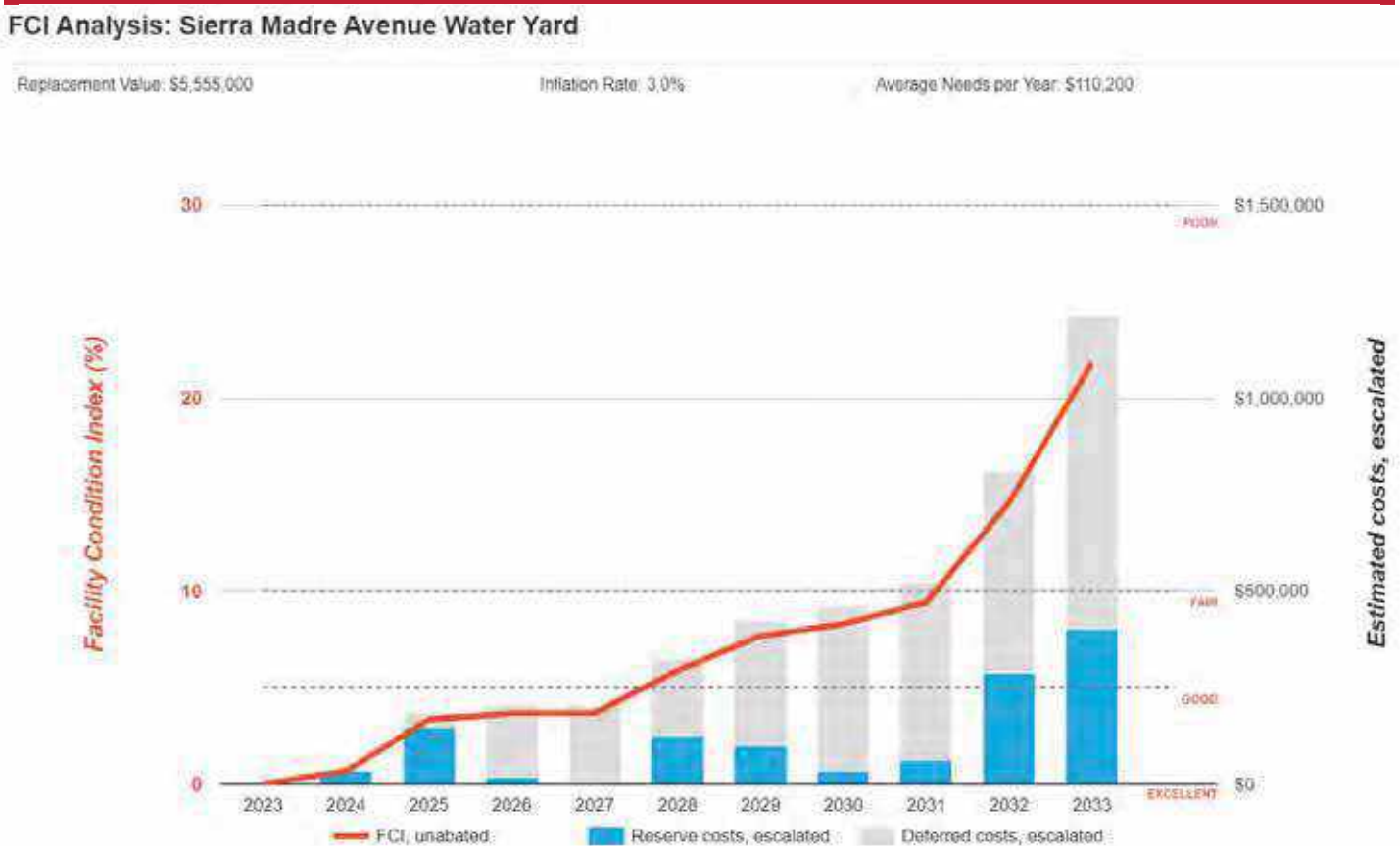
FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable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

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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Sierra Madre Avenue Water Yard / Chemical Building (2004)	$700	700	$490,000	0.3%	0.8%	1.8%	2.6%
Sierra Madre Avenue Water Yard / Warehouse (1916)	$375	2,400	$900,000	0.0%	14.4%	19.3%	23.9%
Sierra Madre Avenue Water Yard / Water Department Office (2009)	$700	5,950	$4,165,000	0.0%	0.2%	1.9%	7.5%

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

Facility/Building	Total Items	Total Cost
Sierra Madre Avenue Water Yard / Chemical Building	1	$1,600
Total	**1**	**$1,600**

Chemical Building

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7045812	Sierra Madre Avenue Water Yard / Chemical Building	Building Exterior	B3010	Roofing, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	$1,600
Total (1 items)							**$1,600**

Key Findings



Roofing in Poor Condition.

Any Type, Repairs per Man-Day
Sierra Madre Avenue Water Yard Chemical Building - Building Exterior

Uniformat Code: B3010
Recommendation: **Repair in 2023**

Priority Score: **88.9**

Plan Type: Performance/Integrity

Cost Estimate: $1,600

**$$**$$

Roof edges along overhead door side are deteriorating likely from weather - AssetCALC ID: 7045812



Exterior Walls in Poor Condition.

Concrete
Sierra Madre Avenue Water Yard Chemical Building - Building Exterior

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

Priority Score: **88.7**

Plan Type: Performance/Integrity

Cost Estimate: $2,200

**$$**$$

Wall cracking along rear wall - AssetCALC ID: 7045799



Roofing in Poor Condition.

Built-Up
Sierra Madre Avenue Water Yard Warehouse Roof

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

Priority Score: **88.7**

Plan Type: Performance/Integrity

Cost Estimate: $50,000

$$$$

Roof leaks have caused extensive interior wood damage - AssetCALC ID: 7045835



Exterior Walls in Poor Condition.

Concrete
Sierra Madre Avenue Water Yard Warehouse Building Exterior

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

Priority Score: **88.7**

Plan Type: Performance/Integrity

Cost Estimate: $8,600

**$$**$$

Concrete wall cracking along front and left elevations - AssetCALC ID: 7045832



Exterior Walls in Poor Condition.

Concrete
Sierra Madre Avenue Water Yard Site
Reservoir Pump Housing

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

Priority Score: **88.7**

Plan Type:
Performance/Integrity

Cost Estimate: $2,200

**$$**$$

Concrete cracking observed on rear wall - AssetCALC ID: 7165005



Parking Lots in Poor Condition.

Pavement, Concrete
Sierra Madre Avenue Water Yard Site

Uniformat Code: G2020
Recommendation: **Replace in 2025**

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: $1,600

**$$**$$

Concrete pavement cracking in rear lot - AssetCALC ID: 7045814



Parking Lots in Poor Condition.

Pavement, Asphalt
Sierra Madre Avenue Water Yard Site Rear Lot

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

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: $28,100

**$$$**$

Areas of cracking observed throughout - AssetCALC ID: 7045796



Motor Control Center in Poor Condition.

With Main Breaker
Sierra Madre Avenue Water Yard Well #13E

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

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $22,300

**$$$**$

Breaker is currently not working and needs repair/replacement - AssetCALC ID: 7165014



Ceiling Finishes in Poor Condition.

Wood Paneling
Sierra Madre Avenue Water Yard Warehouse Area

Uniformat Code: C2050
Recommendation: **Replace in 2024**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $12,500

**$$$**$

Many areas of ceiling leak damage observed in garage storage area - AssetCALC ID: 7045818



Electrical System in Poor Condition.

Full System Renovation/Upgrade, Low Density/Complexity
Sierra Madre Avenue Water Yard Warehouse Throughout Building

Uniformat Code: D5020
Recommendation: **Replace in 2025**

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $46,400

**$$$**$

Reportedly outdated according to POC - AssetCALC ID: 7045819

HVAC System

Full System Renovation/Upgrade, Low Complexity
Sierra Madre Avenue Water Yard Warehouse

Uniformat Code: D3050
Recommendation: **Replace in 2028**

Priority Score: **54.5**

Plan Type: Retrofit/Adaptation

Cost Estimate: $15,600

**$$$**$

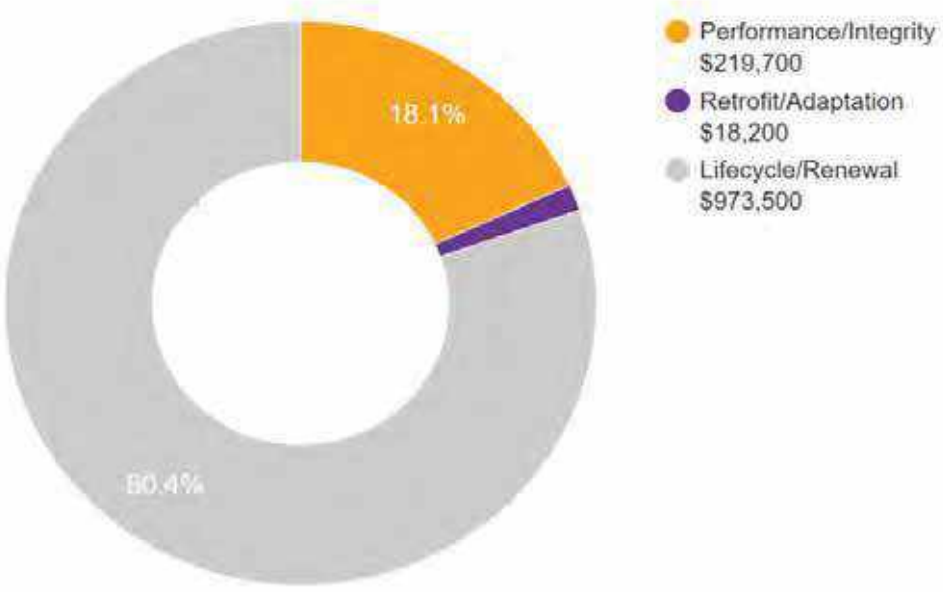
The POC reported that there is inadequate heating at the Warehouse. - AssetCALC ID: 7153264

Plan Types

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

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $1,211,400

2. Chemical Building





Chemical Building: Systems Summary

Address	1051 East Sierra Madre Avenue; Glendora, California 91741	
Constructed/Renovated	2004	
Building Size	700 square feet	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Masonry bearing walls and wood framed roof	Good
Façade	Concrete integral to superstructure	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Unfinished Floors: Unfinished Ceilings: Unfinished	--
Elevators	None	--
Plumbing	None	--
HVAC	None	--

Chemical Building: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency: none	Fair
Fire Alarm	Smoke detectors	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Roof edge damage, exterior concrete wall cracking	

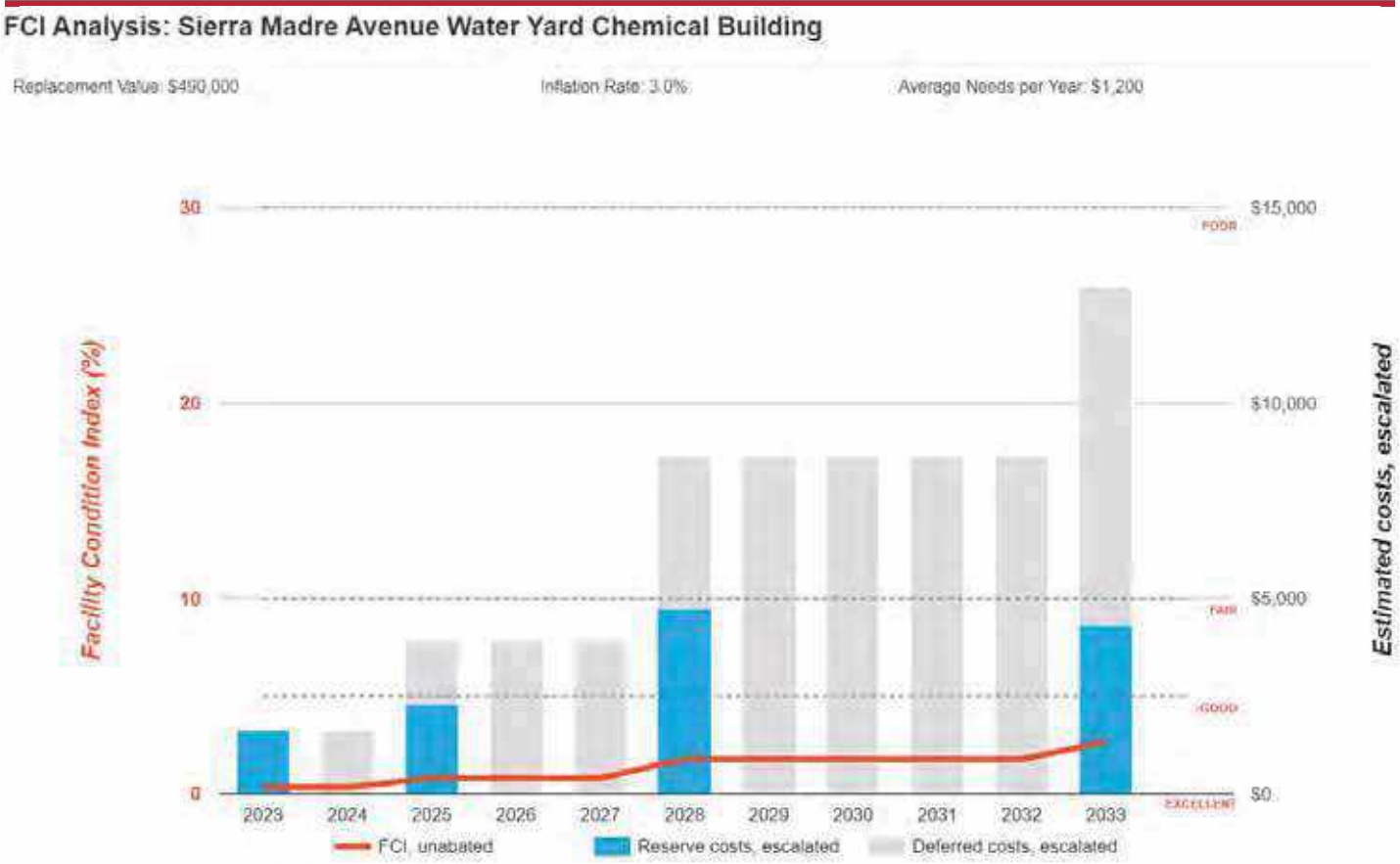
Chemical Building: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$2,300	-	-	$7,400	$9,700
Roofing	$1,600	-	$4,700	-	$5,400	$11,700
HVAC	-	-	-	$1,400	-	$1,400
Electrical	-	-	-	$2,900	-	$2,900
Site Utilities	-	-	-	-	$3,100	$3,100
TOTALS (3% inflation)	**$1,600**	**$2,300**	**$4,700**	**$4,300**	**$15,900**	**$28,800**

*Totals have been rounded to the nearest $100.

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

Needs by Year with Unaddressed FCI Over Time



3. Warehouse





Warehouse: Systems Summary

Address	1051 East Sierra Madre Avenue; Glendora, California 91741	
Constructed/Renovated	1916	
Building Size	2,400 square feet	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Masonry bearing walls with wood framed roof	Good
Façade	Exposed CMU and pre-cast concrete wall siding	Fair
Roof	Flat construction with built-up finish	Poor
Interiors	Walls: Painted drywall and CMU Floors: Carpet, vinyl sheeting Ceilings: Suspended ACT, fiberglass	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste and venting Electric water heater Toilets and sinks in all restrooms	Fair
HVAC	Individual split system Supplemental components: suspended gas unit heater	Fair

Warehouse: Systems Summary

Fire Suppression	Fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency: none	Fair
Fire Alarm	Smoke detectors only	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Roof leaks, interior wood damage, exterior concrete cracking, outdated electrical system	

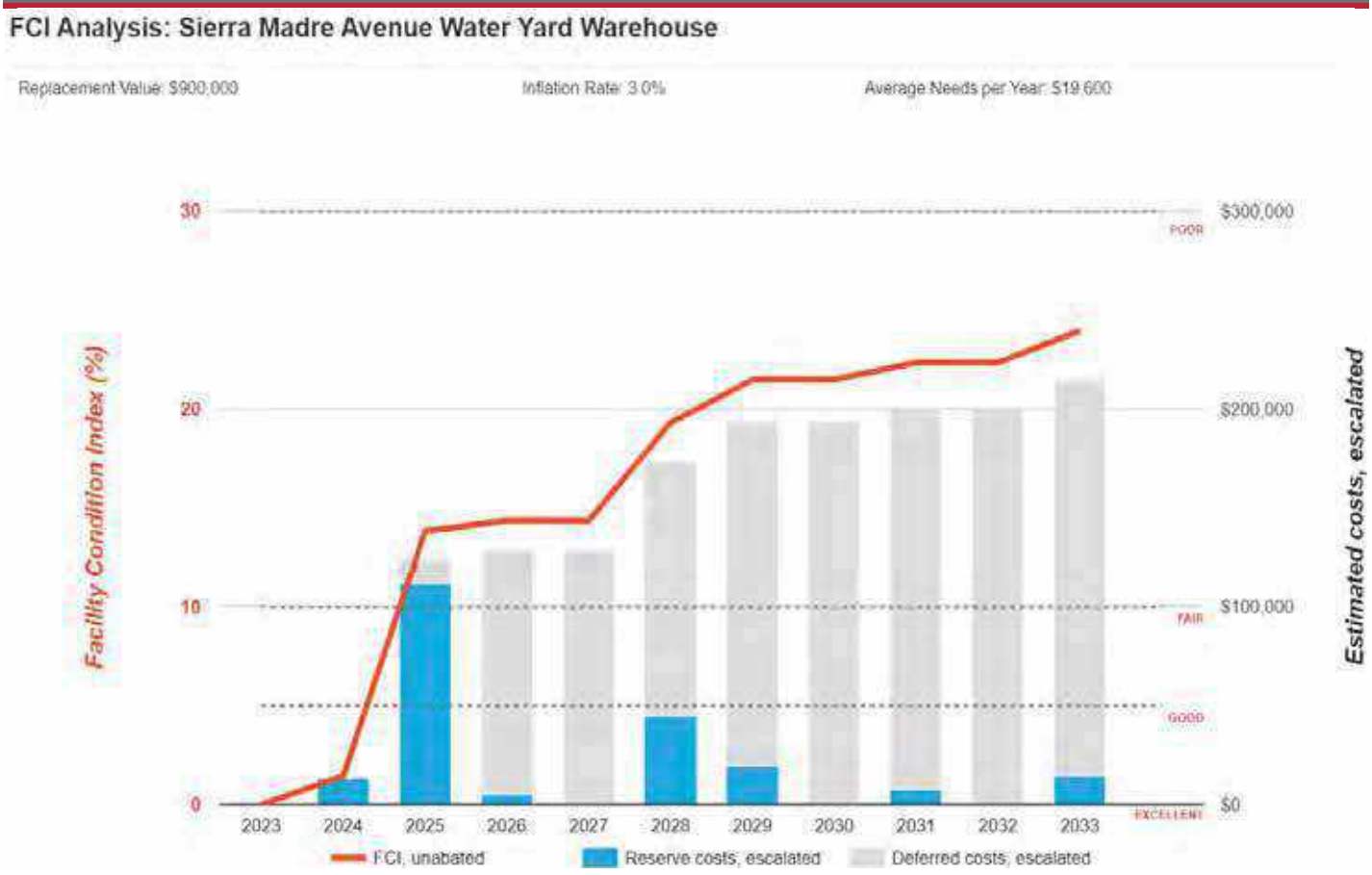
Warehouse: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$9,200	$17,100	-	$58,600	$84,800
Roofing	-	$53,000	-	-	-	$53,000
Interiors	-	$12,900	$9,500	$1,300	$20,700	$44,400
Plumbing	-	-	$900	$14,500	$23,900	$39,400
HVAC	-	-	$21,900	$14,000	$16,200	$52,200
Electrical	-	$49,200	-	-	$30,700	$80,000
Equipment & Furnishings	-	-	-	$11,900	-	$11,900
Site Utilities	-	-	-	-	$4,700	$4,700
TOTALS (3% inflation)	**-**	**$124,300**	**$49,500**	**$41,800**	**$154,900**	**$370,500**

*Totals have been rounded to the nearest $100.

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

Needs by Year with Unaddressed FCI Over Time



4. Water Department Office





Water Department Office: Systems Summary

Address	1051 East Sierra Madre Avenue; Glendora, California 91471	
Constructed/Renovated	2009	
Building Size	5,950 square feet	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Concrete tilt-up bearing walls with wood roof deck supported by wood joists and concrete slab-on grade foundation	Good
Façade	Metal panels with vinyl windows	Good
Roof	Primary: Gable construction with metal finish Secondary: Gable construction with clay/concrete tiles	Good
Interiors	Walls: Painted drywall, ceramic tile Floors: Carpet, sealed concrete Ceilings: Painted drywall, suspended ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste and venting Gas water heater Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Individual rooftop packaged units Supplementary components: ductless split system	Fair

Water Department Office: Systems Summary

Fire Suppression	Wet-pipe sprinkler system; hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: T-8, CFL Emergency: none	Good
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	No key issues observed	

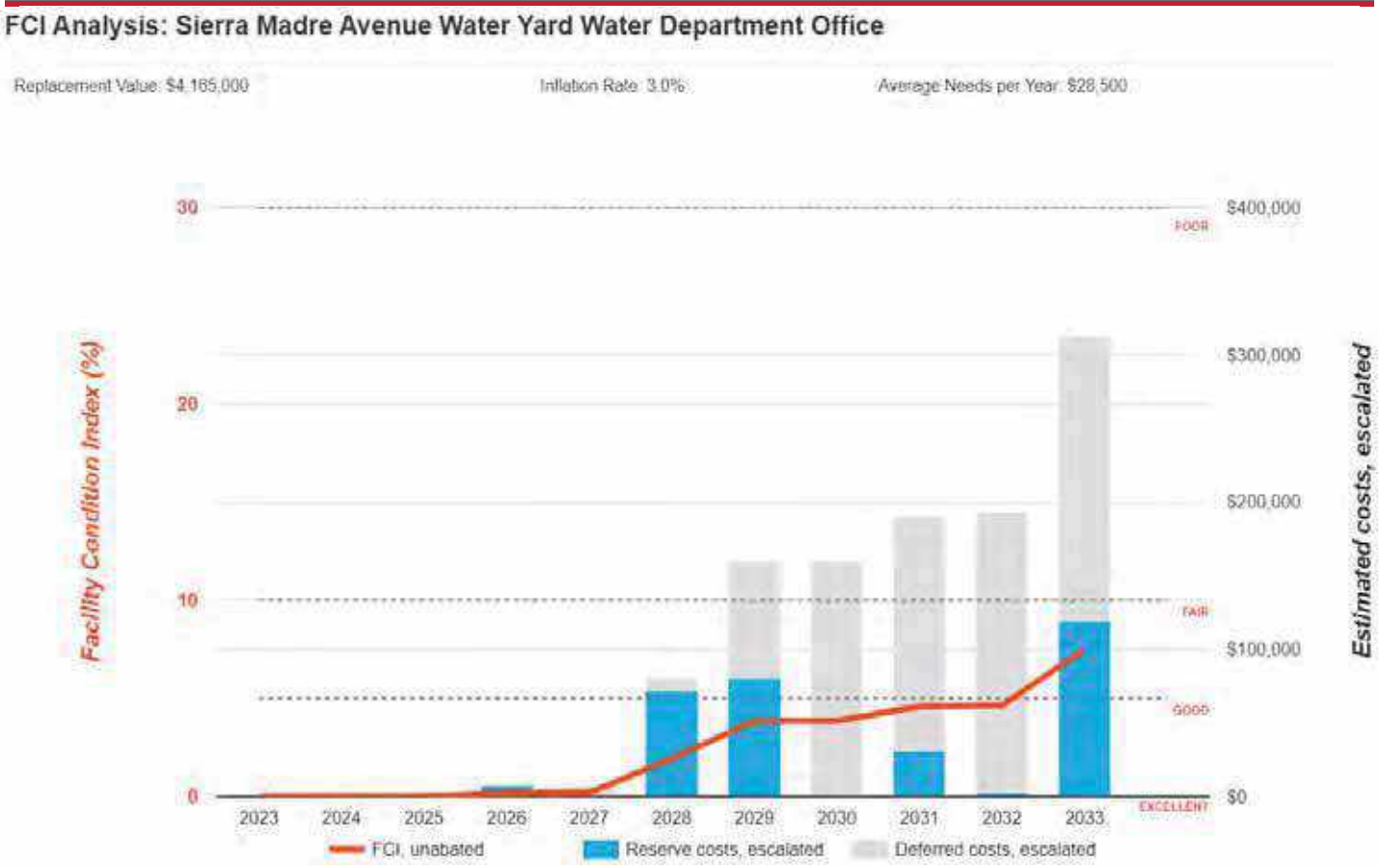
Water Department Office: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	-	$54,200	$54,200
Roofing	-	-	-	-	-	-
Interiors	-	-	$69,500	$30,000	$125,500	$225,000
Plumbing	-	-	-	$4,800	$64,200	$69,000
HVAC	-	-	$7,800	$80,300	$69,000	$157,100
Fire Protection	-	-	-	-	$13,100	$13,100
Electrical	-	-	-	$53,500	$38,200	$91,700
Fire Alarm & Electronic Systems	-	-	-	$64,000	-	$64,000
Equipment & Furnishings	-	-	$2,600	-	$3,500	$6,100
Site Utilities	-	-	-	-	$18,800	$18,800
TOTALS (3% inflation)	-	-	**$79,900**	**$232,500**	**$386,400**	**$698,800**

*Totals have been rounded to the nearest $100.

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

Needs by Year with Unaddressed FCI Over Time



5. Site Summary





Site Information

Lot Size	4.40 acres (estimated)	
Parking Spaces	44 total spaces all in open lots; two of which are accessible	
System	*Description*	*Condition*
Pavement/Flatwork	Asphalt lots with areas of concrete and concrete sidewalks and curbs	Fair
Site Development	Building-mounted signage, CMU wall, chain link, and metal tube fencing Limited picnic tables	Fair
Landscaping and Topography	Limited landscaping features Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Building-mounted: LED	Good
Ancillary Structures	Booster Pump Housing, Reservoir Pump Housing, Well #13E, Reservoir Structures	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
Key Issues and Findings	Asphalt pavement cracking, concrete pavement cracking	

Site: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	$2,300	$1,300	-	$1,800	$5,400
Roofing	-	-	-	-	$25,500	$25,500
Electrical	-	-	-	$227,900	$346,000	$573,900
Fire Alarm & Electronic Systems	-	-	-	$17,000	-	$17,000
Special Construction & Demo	-	-	-	-	$324,500	$324,500
Site Development	-	-	-	$34,600	$11,800	$46,400
Site Utilities	-	-	-	-	$14,100	$14,100
Site Pavement	-	$31,500	$5,900	$326,700	$170,400	$534,500
TOTALS (3% inflation)	**-**	**$33,800**	**$7,200**	**$606,200**	**$894,100**	**$1,541,300**

*Totals have been rounded to the nearest $100.

6. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

7. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 1916. The facility has not since been substantially renovated.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues was reported. The facility was substantially renovated in 2004 and 2009 and some accessibility improvements appear to have been implemented at that time.

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

8. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

9. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

10. Energy Audit

The purpose of this Energy Audit is to provide Sierra Madre Avenue Water Yard with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation and special use areas. Where we anticipated significant losses, we utilized infrared thermographs to analyze heat loss across the envelope.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

11. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

The baseline utility consumption data for the proper has been developed by aggregating the consumption from one electric meter, one gas meter, and one water meter.

Data Limitation:

No assumptions were made in tabulation of the utility data for the purposes of the audit.

The cost associated with the utility consumption at the building was not made available to Bureau Veritas at the time of report compilation. As a result, Bureau Veritas has modeled the approximate rate based on the utility company published tariff for commercial institutions. Bureau Veritas will update the report on receipt of the actual data from the client.

Utilities Metering at Glance	
Number of electric meters observed	One
Number of gas meters observed	One
Number of domestic water meter observed	One

Average Utility Rates		
Electricity	Natural Gas	Water and Sewer
$0.30/kWh	$2.24/therm	$8.36/CCF

Electricity

Note: No utility data was received by Bureau Veritas from the housing authority at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the housing authority.

Natural Gas

Note: No utility data was received by Bureau Veritas from the housing authority at the time of report compilation. As a result, Bureau Veritas has used the natural gas rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

End Use Energy Distribution

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete end use energy distribution on receipt of the actual data from the client.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete energy benchmarking on receipt of the actual data from the client.

12. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Sierra Madre Avenue Water Yard. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated five Energy Conservation Measures (ECMs) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

The following table summarizes the recommended ECMs in terms of description, investment cost, energy consumption reduction, and cost savings.

Recommended Non-Renewable Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$5,073 *(In Current Dollars)*
Estimated Annual Cost Savings Related to ECMs	$2,963 *(In Current Dollars)*
Net Effective ECM Payback	1.71 years

Key Metrics to Benchmark the Subject Property's Energy Usage Profile

- Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.
- Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.
- Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.
- Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

Energy Conservation Measures Screening:

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified five Energy Conservation Measures (ECMs) for this property.

List of Recommended Energy Conservation Measures For Sierra Madre Avenue Water Yard

		Description of ECM	Location	Labor Cost	Material Cost	Projected Initial Investment	Utility Company Incentive	Net Projected Initial Investment	Estimated Annual Energy & Water Savings				Total Energy Savings	Total Green House Gas Savings	Estimated Utility Cost Savings	Estimated Annual O&M Savings	Total Estimated Annual Cost Savings	Simple Payback	S.I.R.	Life Cycle Savings	Expected Useful Life (EUL)
						(a)	(b)	C=(a-b)	Natural Gas	Electricity	Demand Reduction	Water									
				($)	($)	($)	($)	($)	(Therms)	(kWh)	(KW)	(kGal)	(Mmbtu)	($MtCO$_2$/Yr)	($)	($)	($)	(Yrs.)		($)	(Yrs.)
1	Title:	Install Timers On Exhaust Fans	Location: Water Department Office	$171	$169	$341	$0	$341	39	949	0	0	7	0.42	$371	$0	$371	0.92	12.99	$4,086	15.00
	Attribute:	Install (1x) timer(s) on (1x) Rooftop Exhaust Fans																			
2	Title:	Install Low Flow Faucet Aerators	Location: Restrooms and Break Room	$85	$88	$173	$0	$173	50	0	0	10	5	0.27	$113	$0	$201	0.86	9.92	$1,540	10.00
	Attribute:	Replace 2x 1.5GPM rated kitchen aerators with 1GPM WaterSense certified aerators Replace 9x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators																			
3	Title:	Upgrade Building Lighting to LED and Install Automatic Lighting Controls	Location: Building Interior and Exterior - Sierra Madre Avenue Water Yard	$1,128	$1,521	$2,648	$0	$2,648	0	6,794	4	0	23	1.53	$2,027	$185	$2,213	1.20	9.98	$23,768	15.00
	Attribute:	Replace CFL (43x) ;Linear Fluorescent (33x) ;																			
4	Title:	Retrofit Flush Tank Toilets to Dual Flush	Location: Warehouse	$229	$48	$277	$0	$277	0	0	0	16	0	0.00	$0	$0	$134	2.08	7.17	$1,710	20.00
	Attribute:	Retrofit 2x 1.6GPF toilets to dual-flush																			
5	Title:	Install Low Flow Tankless Restroom Fixtures	Location: Water Department Office	$573	$400	$973	$0	$973	0	0	0	45	0	0.00	$0	$0	$374	2.60	4.59	$3,491	15.00
	Attribute:	Retrofit 5x; 1.28 GPF toilets with dual-flush flush vales																			
		Totals for No/Low Cost Items		**$1,058**	**$705**	**$1,763**	**$0**	**$1,763**	**90**	**949**	**0**	**0**	**71**	**0.69**	**$484**	**$0**	**$1,079**	**1.63**			
		Total For Capital Cost		**$1,128**	**$1,521**	**$2,648**	**$0**	**$2,648**	**0**	**6,794**	**4**	**4**	**0**	**1.53**	**$2,027**	**$185**	**$2,213**	**1.20**			
		Interactive Savings Discount @ 10%							-9	-774	0	0	-7	-0.22	-$251	-$19	-$329				
		Total Contingency Expenses @ 15%				$662		$662													
Total for Improvements						**$5,073**	**$0**	**$5,073**	**81**	**6,969**	**4**	**4**	**64**	**2.00**	**$2,260**	**$167**	**$2,963**	**1.71**			

13. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property.

Building Envelope

- ✓ Ensure that the building envelope has proper caulking and weather stripping.
- ✓ Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
- ✓ Inspect building vents semiannually for bird infestation
- ✓ Inspect windows monthly for damaged panes and failed thermal seals
- ✓ Repair and adjust automatic door closing mechanisms as needed.

Heating and Cooling

- ✓ All preventive maintenance should be performed on all furnaces and boilers, which would include cleaning of burners and heat exchanger tubes.
- ✓ Ensure that the combustion vents exhaust outside the conditioned space and the vent dampers are functional
- ✓ Ensure that the control valves are functioning properly before start of every season
- ✗ Ensure steam traps are functional before start of each heating season
- ✗ Ensure use of chemical treatment for boiler make up water
- ✗ Ensure boiler outside temperature re-set is set to 55F
- ✗ Ensure use of chemical treatment for Cooling tower water to prevent corrosion
- ✓ Ensure the duct work in unconditioned space is un-compromised and well insulated
- ✓ Duct cleaning is recommended every 10 years. This should include sealing of ducts using products similar to 'aero-seal'
- ✓ Ensure use of economizer mode is functional and used
- ✓ Ensure that the outside air dampers actuators are operating correctly
- ✗ Ensure air coils in the AHU and FCA's are pressure washed annually
- ✓ Return vents should remain un-obstructed and be located centrally
- ✓ Temperature settings reduced in unoccupied areas and set points seasonally adjusted.
- ✓ Evaporator coils and condenser coils should be regularly cleaned to improve heat transfer
- ✓ Refrigerant pipes should be insulated with a minimum of ¾" thick Elastomeric Rubber Pipe Insulation
- ✓ Ensure refrigerant pressure is maintained in the condensers
- ✓ Change air filters on return vents seasonally. Use only filters with 'Minimum Efficiency Rating Value'(MERV) of 8

Central Domestic Hot Water Heater

- ✓ Never place gas fired water heaters adjacent to return vents so as to prevent flame roll outs
- ✓ Ensure the circulation system is on timer to reduce the losses through re-circulation
- ✓ Ensure all hot water pipes are insulated with fiberglass insulation at all times
- ✓ Replacement water heater should have Energy Factor (EF)>0.9
- ✓ Tank-type water heaters flushed annually.

Lighting Improvements

- ✓ Utilize bi-level lighting controls in stairwells and hallways.
- ✓ Use LED replacement lamps
- ✓ Clean lighting fixture reflective surfaces and translucent covers.
- ✓ Ensure that timers and/or photocells are operating correctly on exterior lighting
- ✓ Use occupancy sensors for offices and other rooms with infrequent occupancy

Existing Equipment and Replacements

- ✓ Ensure that refrigerator and freezer doors close and seal correctly
- ✓ Ensure kitchen and bathroom exhaust outside the building and the internal damper operates properly
- ✓ Ensure that bathroom vents exhaust out
- ✓ Office/computer equipment either in the “sleep” or “off” mode when not used

Key

✗	Maintenance Measure is Not Applicable For the Given Facility
✓	Maintenance Measure is Applicable For the Given Facility

14. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Sierra Madre Avenue Water Yard, 1051 East Sierra Madre Avenue, Glendora, California 91741, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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15. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Lighting System Schedule
Appendix J: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview



1 - CHEMICAL BUILDING FRONT ELEVATION



2 - CHEMICAL BUILDING LEFT ELEVATION



3 - CHEMICAL BUILDING REAR ELEVATION



4 - CHEMICAL BUILDING RIGHT ELEVATION



5 - WAREHOUSE BUILDING FRONT ELEVATION



6 - WAREHOUSE BUILDING LEFT ELEVATION

Photographic Overview



7 - WAREHOUSE BUILDING REAR ELEVATION



8 - WAREHOUSE BUILDING RIGHT ELEVATION



9 - WATER DEPARTMENT OFFICE FRONT ELEVATION



10 - WATER DEPARTMENT OFFICE LEFT ELEVATION



11 - WATER DEPARTMENT OFFICE REAR ELEVATION



12 - WATER DEPARTMENT OFFICE RIGHT ELEVATION

Photographic Overview



13 - WATER DEPARTMENT METAL ROOFING



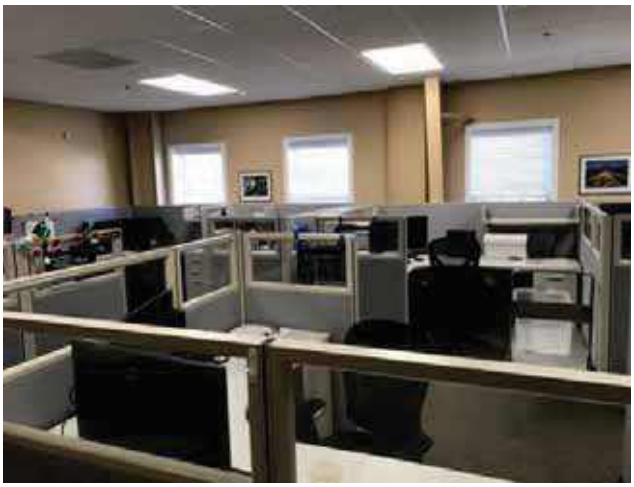
14 - CHEMICAL BUILDING INTERIOR AREA



15 - WAREHOUSE BUILDING INTERIOR AREA



16 - STORAGE AND MAINTENANCE ROOM



17 - WATER DEPARTMENT OPEN OFFICE



18 - BREAK ROOM AND KITCHEN

Photographic Overview



19 - WATER DEPARTMENT CONFERENCE ROOM



20 - LOCKER ROOM AND RESTROOM



21 - STORAGE TANK WATER HEATER



22 - ROOF MOUNTED PACKAGED UNIT



23 - ROOF MOUNTED EXHAUST FAN



24 - MAIN BUILDING ELECTRICAL SWITCHBOARD

Photographic Overview



25 - MAIN ELECTRICAL DISTRIBUTION PANEL



26 - STEP DOWN SECONDARY TRANSFORMER



27 - FIRE ALARM CONTROL PANEL



28 - ASPHALT PAVED PARKING LOT



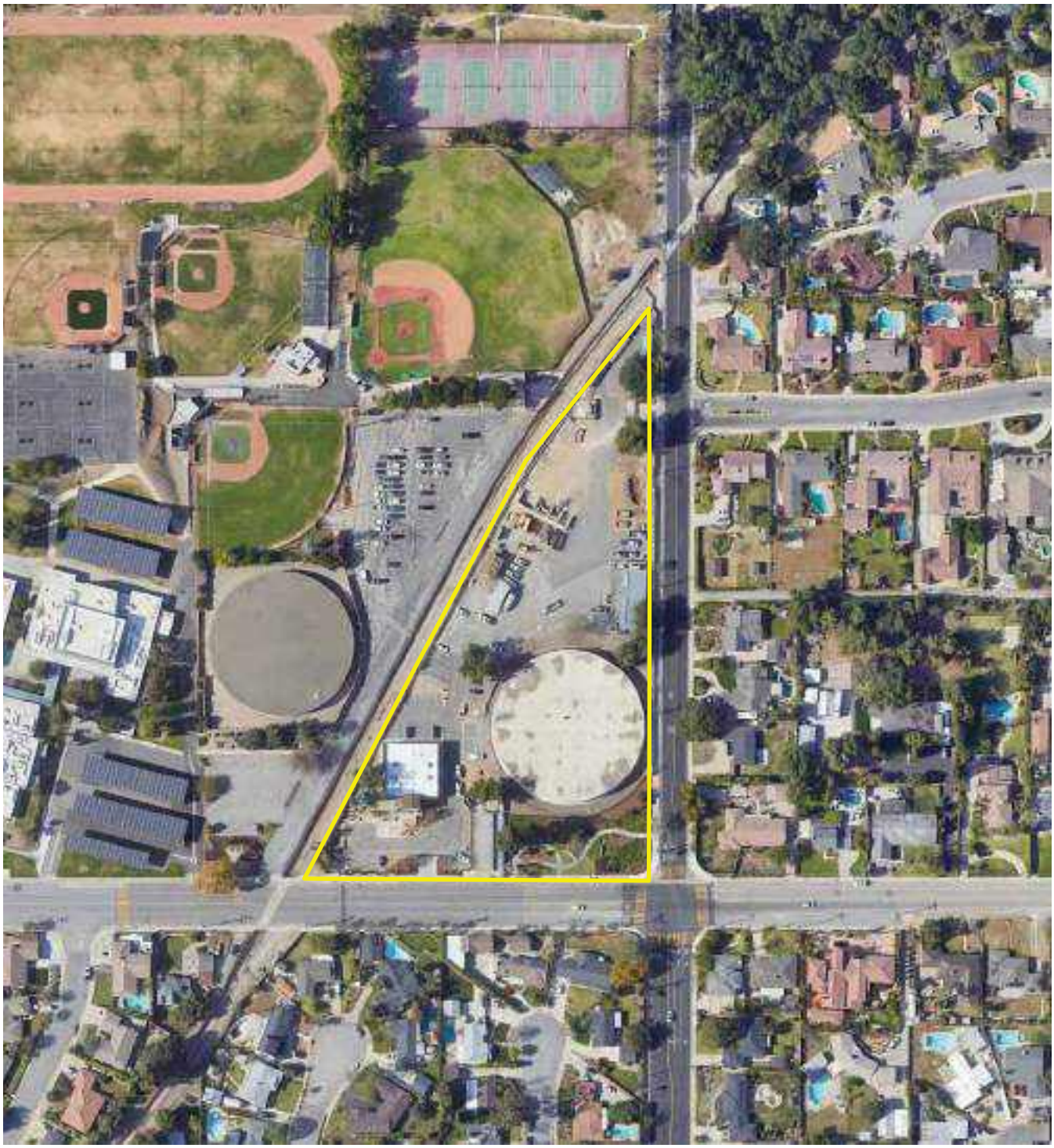
29 – BOOSTER PUMP HOUSING AREA



30 – WATER RESERVOIR CONCRETE STRUCTURE

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-005.379	Sierra Madre Avenue Water Yard
Source	**On-Site Date**
Google	November 9, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Sierra Madre Avenue Water Yard

Name of person completing form: Ron Nichka

Title / Association w/ property: Water Production Supervisor

Length of time associated w/ property: 24 years

Date Completed: November 9, 2023

Phone Number: 626.852.4838

Method of Completion: INTERVIEW - verbally completed during interview

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

	Data Overview	Response		
1	Year(s) constructed	Constructed: 0	Renovated: 0	Water department office is estimated 11 years old
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	None		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Roof leaks in warehouse and office		

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

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



Signature of Assessor



Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Sierra Madre Avenue Water Yard

BV Project Number: 158691.23R000-005.379

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



SECOND AREA OF ACCESSIBLE PARKING

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE RAMP



CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



KITCHEN OVERVIEW



OVEN WITH CONTROLS

	Question	Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?	X			Not accessible to public
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?	X			
3	Is there an accessible countertop/preparation space of proper width and height ?		X		
4	Is there an accessible sink space of proper width and height ?		X		
5	Does the sink faucet have compliant handles ?	X			
6	Is the plumbing piping under the sink configured to protect against contact ?	X			

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

Appendix E:
Component Condition Report

Component Condition Report | Sierra Madre Avenue Water Yard / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	Reservoir 1	Good	Building Structure	36,000 SF	50	7165666
B1010	Reservoir 2	Good	Building Structure	36,000 SF	50	7165668
Facade						
B2010	Reservoir Pump Housing	Poor	Exterior Walls, Concrete	50 SF	2	7165005
B2010	Reservoir Pump Housing	Fair	Exterior Walls, any painted surface, Prep & Paint	260 SF	5	7165000
Roofing						
B3010	Reservoir Pump Housing	Fair	Roofing, Metal	730 SF	20	7165009
Electrical						
D5010	Booster Housing	Fair	Safety Switch, 600 Volts, 600 Amps	1	15	7165001
D5010	Booster Housing	Fair	Generator, Diesel	1	10	7164992
D5020	Booster Housing	Fair	Switchboard, 120/208 V	1	15	7165003
D5020	Reservoir Pump Housing	Fair	Motor Control Center, w/ Main Breaker	1	15	7165004
D5020	Reservoir Pump Housing	Fair	Motor Control Center, w/ Main Breaker	1	15	7165002
D5020	Booster Housing	Fair	Motor Control Center, w/ Main Breaker	1	10	7164998
D5020	Booster Housing	Fair	Switchboard, 277/480 V	1	20	7164996
D5040	Reservoir Pump Housing	Good	Standard Fixture w/ Lamp, LED, Basic, 11 W	8	19	7164997
D5040	Booster Housing	Good	Standard Fixture w/ Lamp, LED, Basic, 11 W	18	19	7165007
Fire Alarm & Electronic Systems						
D7010	Site	Fair	Vehicular Access Devices, Gate w/ Controller	1	8	7045804
Special Construction & Demo						
F1020	Booster Housing	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	2,800 SF	15	7164993
Pedestrian Plazas & Walkways						
G2020	Rear Lot	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	42,000 SF	2	7045796

Component Condition Report | Sierra Madre Avenue Water Yard / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	Front Lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	8,000 SF	16	7152898
G2020	Front Lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	8,000 SF	3	7152899
G2020	Rear Lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	42,000 SF	9	7045803
G2020	Site	Poor	Parking Lots, Pavement, Concrete	120 SF	2	7045814
Sitework						
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	10	7045800
G2060	Booster Pump Housing	Fair	Fences & Gates, Fence, Chain Link 6'	120 LF	20	7045795
G2060	Site	Fair	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	1	10	7045823
G2060	Reservoir Pump Housing	Fair	Fences & Gates, Fence, Chain Link 6'	90 LF	20	7165661
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 6'	180 LF	21	7045808
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,200 LF	21	7045802
G2060	Site	Fair	Retaining Wall, Concrete Masonry Unit (CMU)	600 SF	25	7045811
G2080	Site	Fair	Irrigation System, Drip System, Replace/Install	5,000 SF	10	7045797
G4050	Reservoir Pump Housing	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	19	7164999
G4050	Booster Housing	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	3	19	7165006

Component Condition Report | Sierra Madre Avenue Water Yard / Chemical Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, Concrete	50 SF	2	7045799
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	15	7045806
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	1	21	7045794
Roofing						
B3010	Building Exterior	Poor	Roofing, any type, Repairs per Man-Day, Repair	1	0	7045812
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	720 SF	5	7045801

Component Condition Report | Sierra Madre Avenue Water Yard / Chemical Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	2	11	7045805
HVAC						
D3060		Fair	Exhaust Fan, Propeller, 0.25 HP Motor	1	10	7045810
Electrical						
D5020		Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	700 SF	21	7045813
D5020		Fair	Switchboard, 277/480 V	1	21	7045809
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	700 SF	10	7045807
Sitework						
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	19	7045798

Component Condition Report | Sierra Madre Avenue Water Yard / Warehouse

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, Concrete	200 SF	2	7045832
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	3,300 SF	5	7045817
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 20'x14' (280 SF)	2	12	7045831
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	1	18	7045820
B2050	Building Exterior	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	15	7045816
Roofing						
B3010	Roof	Poor	Roofing, Built-Up	2,400 SF	2	7045835
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	2	20	7045833
C1070	Maintenance Office	Fair	Suspended Ceilings, Acoustical Tile (ACT)	400 SF	13	7045837
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	1,800 SF	5	7045838
C2030	Maintenance Office	Fair	Flooring, Carpet, Commercial Standard	400 SF	3	7045829

Component Condition Report | Sierra Madre Avenue Water Yard / Warehouse

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	100 SF	8	7045825
C2050	Warehouse Area	Poor	Ceiling Finishes, Wood Paneling	600 SF	1	7045818
C2050	Restrooms	Fair	Ceiling Finishes, Plastic Fiberglass-Reinforced	100 SF	15	7045821
Plumbing						
D2010	Warehouse Area	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	12	7045834
D2010	Restrooms	Fair	Toilet, Residential Water Closet	2	15	7045828
D2010	Restrooms	Fair	Water Heater, Electric, Residential	1	5	7045836
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	15	7045827
D2010		Fair	Backflow Preventer, Domestic Water	1	15	7045840
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	2,400 SF	15	7152901
D2060	Warehouse Area	Fair	Air Compressor, Tank-Style	1	10	7045841
HVAC						
D3020	Warehouse Area	Fair	Unit Heater, Natural Gas	1	6	7045822
D3030	Building exterior	Fair	Air Conditioner, Window/Thru-Wall	1	5	7045830
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	8	7045815
D3050	Throughout	Fair	HVAC System, Ductwork, Low Density	2,400 SF	15	7152903
D3050	Warehouse	NA	HVAC System, Full System Renovation/Upgrade, Low Complexity	750 SF	5	7153264
Electrical						
D5020	Throughout building	Poor	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	2,400 SF	2	7045819
D5020	Warehouse Area	Fair	Distribution Panel, 120/240 V, Residential Style	1	15	7045839
D5040	Throughout	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,400 SF	19	7152900
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	6	7045820
Sitework						
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	3	19	7045824

Component Condition Report | Sierra Madre Avenue Water Yard / Water Department Office

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, Metal/Insulated Sandwich Panels	4,950 SF	31	7045863
B2020	Building Exterior	Fair	Window, Vinyl-Clad Double-Glazed, up to 15 SF	29	16	7045857
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	2	16	7045883
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	20	7045862
Roofing						
B3010	Roof	Good	Roofing, Metal	5,500 SF	26	7045849
B3010	Roof	Good	Roofing, Clay/Concrete Tile	450 SF	36	7045858
Interiors						
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	22	26	7045854
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,450 SF	11	7045845
C1090	Locker Room	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	30	10	7045864
C2010		Fair	Wall Finishes, any surface, Prep & Paint	8,925 SF	5	7045873
C2010	Restrooms	Good	Wall Finishes, Ceramic Tile	1,200 SF	26	7045868
C2030	Throughout building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	3,450 SF	5	7045855
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	2,500 SF	5	7045880
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,500 SF	5	7045887
Plumbing						
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	21	7045846
D2010	Throughout	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	5,950 SF	26	7152906
D2010	Restrooms	Fair	Shower, Ceramic Tile	2	16	7045867
D2010	Restrooms	Fair	Urinal, Standard	1	16	7045877
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	16	7045885
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	7	16	7045874
D2010	Women's Locker Room	Fair	Water Heater, Gas, Residential	1	9	7045871

Component Condition Report | Sierra Madre Avenue Water Yard / Water Department Office

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	5	16	7045878
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	8	7045890
HVAC						
D3030	Roof	Fair	Split System Ductless, Single Zone	1	3	7045888
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	5,950 SF	16	7045843
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	6	7045848
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	6	7045859
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	6	7045866
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	6	7045860
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	6	7045886
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	5,950 SF	11	7045879
Electrical						
D5020		Fair	Secondary Transformer, Dry, Stepdown	1	16	7045889
D5020	Building exterior	Good	Switchboard, 277/480 V	1	26	7045850
D5020	Throughout	Good	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	5,950 SF	26	7152905
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,950 SF	10	7152904
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	5,950 SF	10	7045870
D7050	FACP Room	Fair	Fire Alarm Panel, Fully Addressable	1	8	7045891
Equipment & Furnishings						
E1040	Break Room	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	7045851
Sitework						
G4050	Building exterior	Good	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	12	19	7045844

Component Condition Report | Sierra Madre Avenue Water Yard / Well #13E

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5020	Well	Poor	Motor Control Center, w/ Main Breaker	1	1	7165014
Special Construction & Demo						
F1020	Roof	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	170 SF	15	7165013
Sitework						
G2060	Well	Fair	Fences & Gates, Fence, Chain Link 6'	80 LF	20	7165227
G2060	Well	Fair	Retaining Wall, Concrete Masonry Unit (CMU)	140 SF	20	7165229

Appendix F:
Replacement Reserves

Replacement Reserves Report



1/9/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Sierra Madre Avenue Water Yard	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Sierra Madre Avenue Water Yard / Chemical Building	$1,636	$0	$2,289	$0	$0	$4,719	$0	$0	$0	$0	$4,339	$5,354	$0	$0	$0	$7,417	$0	$0	$0	$3,130	$0	**$28,884**
Sierra Madre Avenue Water Yard / Country Club Booster Station 22E, 23E & 26E	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Sierra Madre Avenue Water Yard / Englewild Boosters #10E, 13E & 14E	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Sierra Madre Avenue Water Yard / Hidden Springs Boosters #11E & 12E	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Sierra Madre Avenue Water Yard / Site	$0	$0	$33,823	$5,852	$0	$1,345	$0	$34,581	$23,746	$285,343	$262,514	$0	$40,089	$7,865	$0	$518,988	$66,845	$46,474	$9,118	$27,652	$177,070	**$1,541,305**
Sierra Madre Avenue Water Yard / Warehouse	$0	$12,872	$111,428	$4,877	$0	$44,582	$19,540	$0	$7,727	$0	$14,535	$0	$29,271	$9,613	$0	$76,371	$0	$0	$1,520	$32,870	$5,240	**$370,445**
Sierra Madre Avenue Water Yard / Water Department Office	$0	$0	$0	$7,803	$0	$72,112	$80,293	$0	$30,530	$2,523	$119,211	$45,185	$0	$0	$0	$96,913	$206,981	$0	$12,157	$18,783	$6,449	**$698,939**
Sierra Madre Avenue Water Yard / Well #13E	$0	$22,985	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$9,851	$0	$0	$0	$0	$27,084	**$59,920**
Grand Total	**$1,636**	**$35,857**	**$147,540**	**$18,532**	**$0**	**$122,758**	**$99,833**	**$34,581**	**$62,002**	**$287,867**	**$400,599**	**$50,539**	**$69,360**	**$17,478**	**$0**	**$709,539**	**$273,826**	**$46,474**	**$22,794**	**$82,435**	**$215,843**	**$2,699,493**

Sierra Madre Avenue Water Yard

Sierra Madre Avenue Water Yard / Chemical Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building Exterior	7045799	Exterior Walls, Concrete, Replace	50	48	2	50	SF	$29.00	$43.14	$2,157			$2,157																			**$2,157**
B2050	Building Exterior	7045806	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	30	15	15	1	EA	$3,200.00	$4,760.64	$4,761																$4,761						**$4,761**
B3010	Roof	7045801	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	15	5	720	SF	$3.80	$5.65	$4,070						$4,070																**$4,070**
B3010	Building Exterior	7045812	Roofing, any type, Repairs per Man-Day, Repair	0	0	0	1	EA	$1,100.00	$1,636.47	$1,636	$1,636																					**$1,636**
B3060	Roof	7045805	Roof Skylight, per unit, up to 20 SF, Replace	30	19	11	2	EA	$1,300.00	$1,934.01	$3,868												$3,868										**$3,868**
D3060	Chemical Building	7045810	Exhaust Fan, Propeller, 0.25 HP Motor, Replace	20	10	10	1	EA	$700.00	$1,041.39	$1,041											$1,041											**$1,041**
D5040	Throughout	7045807	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	700	SF	$2.10	$3.12	$2,187											$2,187											**$2,187**
G4050	Building exterior	7045798	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	1	19	2	EA	$600.00	$892.62	$1,785																				$1,785			**$1,785**
Totals, Unescalated												**$1,636**	**$0**	**$2,157**	**$0**	**$0**	**$4,070**	**$0**	**$0**	**$0**	**$0**	**$3,228**	**$3,868**	**$0**	**$0**	**$0**	**$4,761**	**$0**	**$0**	**$0**	**$1,785**	**$0**	**$21,506**
Totals, Escalated (3.0% inflation, compounded annually)												**$1,636**	**$0**	**$2,289**	**$0**	**$0**	**$4,719**	**$0**	**$0**	**$0**	**$0**	**$4,339**	**$5,354**	**$0**	**$0**	**$0**	**$7,417**	**$0**	**$0**	**$0**	**$3,130**	**$0**	**$28,884**

Sierra Madre Avenue Water Yard / Country Club Booster Station 22E, 23E & 26E

Sierra Madre Avenue Water Yard / Englewild Boosters #10E, 13E & 14E

Sierra Madre Avenue Water Yard / Hidden Springs Boosters #11E & 12E

Sierra Madre Avenue Water Yard / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Reservoir Pump Housing	7165000	Exterior Walls, any painted surface, Prep & Paint	10	5	5	260	SF	$3.00	$4.46	$1,160						$1,160										$1,160						**$2,321**
B2010	Reservoir Pump Housing	7165005	Exterior Walls, Concrete, Replace	50	48	2	50	SF	$29.00	$43.14	$2,157			$2,157																			**$2,157**
B3010	Reservoir Pump Housing	7165009	Roofing, Metal, Replace	40	20	20	730	SF	$13.00	$19.34	$14,118																					$14,118	**$14,118**
D5010	Booster Housing	7164992	Generator, Diesel, Replace	25	15	10	1	EA	$86,000.00	$127,942.20	$127,942											$127,942											**$127,942**
D5010	Booster Housing	7165001	Safety Switch, 600 Volts, 600 Amps, Replace	30	15	15	1	EA	$3,135.00	$4,663.94	$4,664																$4,664						**$4,664**
D5020	Booster Housing	7165003	Switchboard, 120/208 V, Replace	40	25	15	1	EA	$50,000.00	$74,385.00	$74,385																$74,385						**$74,385**
D5020	Booster Housing	7164996	Switchboard, 277/480 V, Replace	40	20	20	1	EA	$52,000.00	$77,360.40	$77,360																					$77,360	**$77,360**
D5020	Booster Housing	7164998	Motor Control Center, w/ Main Breaker, Replace	30	20	10	1	EA	$28,000.00	$41,655.60	$41,656											$41,656											**$41,656**
D5020	Reservoir Pump Housing	7165004	Motor Control Center, w/ Main Breaker, Replace	30	15	15	1	EA	$15,000.00	$22,315.50	$22,316																$22,316						**$22,316**
D5020	Reservoir Pump Housing	7165002	Motor Control Center, w/ Main Breaker, Replace	30	15	15	1	EA	$15,000.00	$22,315.50	$22,316																$22,316						**$22,316**
D5040	Booster Housing	7165007	Standard Fixture w/ Lamp, LED, Basic, 11 W, Replace	20	1	19	18	EA	$200.00	$297.54	$5,356																				$5,356		**$5,356**
D5040	Reservoir Pump Housing	7164997	Standard Fixture w/ Lamp, LED, Basic, 11 W, Replace	20	1	19	8	EA	$200.00	$297.54	$2,380																				$2,380		**$2,380**
D7010	Site	7045804	Vehicular Access Devices, Gate w/ Controller, Replace	15	7	8	1	EA	$9,000.00	$13,389.30	$13,389									$13,389													**$13,389**
F1020	Booster Housing	7164993	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	15	15	2800	SF	$50.00	$74.39	$208,278																$208,278						**$208,278**
G2020	Site	7045814	Parking Lots, Pavement, Concrete, Replace	50	48	2	120	SF	$9.00	$13.39	$1,607			$1,607																			**$1,607**
G2020	Rear Lot	7045796	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	42000	SF	$0.45	$0.67	$28,118			$28,118					$28,118					$28,118					$28,118				**$112,470**
G2020	Front Lot	7152899	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	8000	SF	$0.45	$0.67	$5,356				$5,356					$5,356					$5,356					$5,356			**$21,423**
G2020	Rear Lot	7045803	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	16	9	42000	SF	$3.50	$5.21	$218,692										$218,692												**$218,692**
G2020	Front Lot	7152898	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	9	16	8000	SF	$3.50	$5.21	$41,656																	$41,656					**$41,656**
G2060	Site	7045800	Picnic Table, Wood/Composite/Fiberglass, Replace	20	10	10	1	EA	$600.00	$892.62	$893											$893											**$893**
G2060	Booster Pump Housing	7045795	Fences & Gates, Fence, Chain Link 6', Replace	40	20	20	120	LF	$21.00	$31.24	$3,749																					$3,749	**$3,749**
G2060	Reservoir Pump Housing	7165661	Fences & Gates, Fence, Chain Link 6', Replace	40	20	20	90	LF	$21.00	$31.24	$2,812																					$2,812	**$2,812**

Replacement Reserves Report



1/9/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2060	Site	7045823	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	20	10	10	1	EA	$1,700.00	$2,529.09	$2,529											$2,529												**$2,529**
G2080	Site	7045797	Irrigation System, Drip System, Replace/Install	20	10	10	5000	SF	$3.00	$4.46	$22,316											$22,316												**$22,316**
G4050	Reservoir Pump Housing	7164999	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	1	19	6	EA	$600.00	$892.62	$5,356																				$5,356			**$5,356**
G4050	Booster Housing	7165006	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	1	19	3	EA	$600.00	$892.62	$2,678																				$2,678			**$2,678**
Totals, Unescalated												**$0**	**$0**	**$31,881**	**$5,356**	**$0**	**$1,160**	**$0**	**$28,118**	**$18,745**	**$218,692**	**$195,335**	**$0**	**$28,118**	**$5,356**	**$0**	**$333,118**	**$41,656**	**$28,118**	**$5,356**	**$15,770**	**$98,039**	**$1,054,816**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$33,823**	**$5,852**	**$0**	**$1,345**	**$0**	**$34,581**	**$23,746**	**$285,343**	**$262,514**	**$0**	**$40,089**	**$7,865**	**$0**	**$518,988**	**$66,845**	**$46,474**	**$9,118**	**$27,652**	**$177,070**	**$1,541,305**

Sierra Madre Avenue Water Yard / Warehouse

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building Exterior	7045817	Exterior Walls, any painted surface, Prep & Paint	10	5	5	3300	SF	$3.00	$4.46	$14,728						$14,728										$14,728							**$29,456**
B2010	Building Exterior	7045832	Exterior Walls, Concrete, Replace	50	48	2	200	SF	$29.00	$43.14	$8,629			$8,629																			**$8,629**
B2050	Building Exterior	7045826	Exterior Door, Steel, Standard, Replace	40	22	18	1	EA	$600.00	$892.62	$893																			$893			**$893**
B2050	Building Exterior	7045831	Overhead/Dock Door, Steel, 20'x14' (280 SF), Replace	30	18	12	2	EA	$6,300.00	$9,372.51	$18,745													$18,745										**$18,745**
B2050	Building Exterior	7045816	Overhead/Dock Door, Steel, 12'x12' (144 SF), Replace	30	15	15	1	EA	$3,200.00	$4,760.64	$4,761																$4,761							**$4,761**
B3010	Roof	7045835	Roofing, Built-Up, Replace	25	23	2	2400	SF	$14.00	$20.83	$49,987			$49,987																			**$49,987**
C1030	Throughout building	7045833	Interior Door, Wood, Solid-Core, Replace	40	20	20	2	EA	$700.00	$1,041.39	$2,083																					$2,083		**$2,083**
C1070	Maintenance Office	7045837	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	12	13	400	SF	$3.50	$5.21	$2,083															$2,083								**$2,083**
C2010	Throughout building	7045838	Wall Finishes, any surface, Prep & Paint	10	5	5	1800	SF	$1.50	$2.23	$4,017						$4,017										$4,017							**$8,034**
C2030	Restrooms	7045825	Flooring, Vinyl Sheeting, Replace	15	7	8	100	SF	$7.00	$10.41	$1,041									$1,041														**$1,041**
C2030	Maintenance Office	7045829	Flooring, Carpet, Commercial Standard, Replace	10	7	3	400	SF	$7.50	$11.16	$4,463				$4,463											$4,463								**$8,926**
C2050	Warehouse Area	7045818	Ceiling Finishes, Wood Paneling, Replace	30	29	1	600	SF	$14.00	$20.83	$12,497		$12,497																					**$12,497**
C2050	Restrooms	7045821	Ceiling Finishes, Plastic Fiberglass-Reinforced, Replace	30	15	15	100	SF	$4.50	$6.69	$669																$669							**$669**
D2010	Restrooms	7045836	Water Heater, Electric, Residential, Replace	15	10	5	1	EA	$550.00	$818.24	$818						$818																$818	**$1,636**
D2010	Warehouse	7045840	Backflow Preventer, Domestic Water, Replace	30	15	15	1	EA	$1,400.00	$2,082.78	$2,083																$2,083							**$2,083**
D2010	Throughout	7152901	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures), Replace	40	25	15	2400	SF	$1.00	$1.49	$3,570																$3,570							**$3,570**
D2010	Warehouse Area	7045834	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	18	12	1	EA	$1,200.00	$1,785.24	$1,785													$1,785										**$1,785**
D2010	Restrooms	7045828	Toilet, Residential Water Closet, Replace	30	15	15	2	EA	$700.00	$1,041.39	$2,083																$2,083							**$2,083**
D2010	Restrooms	7045827	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	15	15	2	EA	$1,700.00	$2,529.09	$5,058																$5,058							**$5,058**
D2060	Warehouse Area	7045841	Air Compressor, Tank-Style, Replace	20	10	10	1	EA	$7,270.00	$10,815.58	$10,816											$10,816												**$10,816**
D3020	Warehouse Area	7045822	Unit Heater, Natural Gas, Replace	20	14	6	1	EA	$4,300.00	$6,397.11	$6,397							$6,397																**$6,397**
D3030	Building exterior	7045830	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	$2,200.00	$3,272.94	$3,273						$3,273										$3,273							**$6,546**
D3030	Roof	7045815	Split System, Condensing Unit/Heat Pump, Replace	15	7	8	1	EA	$3,400.00	$5,058.18	$5,058									$5,058														**$5,058**
D3050	Warehouse	7153264	HVAC System, Full System Renovation/Upgrade, Low Complexity, Replace	40	35	5	750	SF	$14.00	$20.83	$15,621						$15,621																	**$15,621**
D3050	Throughout	7152903	HVAC System, Ductwork, Low Density, Replace	30	15	15	2400	SF	$2.00	$2.98	$7,141																$7,141							**$7,141**
D5020	Throughout building	7045819	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	38	2	2400	SF	$13.00	$19.34	$46,416			$46,416																				**$46,416**
D5020	Warehouse Area	7045839	Distribution Panel, 120/240 V, Residential Style, Replace	30	15	15	1	EA	$1,100.00	$1,636.47	$1,636																$1,636							**$1,636**
D5040	Throughout	7152900	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	1	19	2400	SF	$4.50	$6.69	$16,067																				$16,067			**$16,067**
E1030	Kitchen	7045820	Foodservice Equipment, Icemaker, Freestanding, Replace	15	9	6	1	EA	$6,700.00	$9,967.59	$9,968							$9,968																**$9,968**
G4050	Building exterior	7045824	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	1	19	3	EA	$600.00	$892.62	$2,678																				$2,678			**$2,678**
Totals, Unescalated												**$0**	**$12,497**	**$105,032**	**$4,463**	**$0**	**$38,457**	**$16,365**	**$0**	**$6,100**	**$0**	**$10,816**	**$0**	**$20,530**	**$6,546**	**$0**	**$49,020**	**$0**	**$0**	**$893**	**$18,745**	**$2,901**	**$292,363**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$12,872**	**$111,428**	**$4,877**	**$0**	**$44,582**	**$19,540**	**$0**	**$7,727**	**$0**	**$14,535**	**$0**	**$29,271**	**$9,613**	**$0**	**$76,371**	**$0**	**$0**	**$1,520**	**$32,870**	**$5,240**	**$370,445**

Sierra Madre Avenue Water Yard / Water Department Office

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2020	Building Exterior	7045857	Window, Vinyl-Clad Double-Glazed, up to 15 SF, Replace	30	14	16	29	EA	$600.00	$892.62	$25,886																	$25,886						**$25,886**
B2050	Building Exterior	7045883	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	14	16	2	EA	$1,300.00	$1,934.01	$3,868																	$3,868						**$3,868**
B2050	Building Exterior	7045862	Exterior Door, Steel, Standard, Replace	40	20	20	4	EA	$600.00	$892.62	$3,570																					$3,570	**$3,570**
C1070	Throughout building	7045845	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	14	11	4450	SF	$3.50	$5.21	$23,171													$23,171										**$23,171**
C1090	Locker Room	7045864	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	10	10	30	EA	$500.00	$743.85	$22,316												$22,316											**$22,316**
C2010	Water Department Office	7045873	Wall Finishes, any surface, Prep & Paint	10	5	5	8925	SF	$1.50	$2.23	$19,917						$19,917										$19,917							**$39,833**
C2030	Throughout building	7045855	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	5	5	3450	SF	$1.50	$2.23	$7,699						$7,699										$7,699							**$15,398**
C2030	Throughout building	7045880	Flooring, Carpet, Commercial Standard, Replace	10	5	5	2500	SF	$7.50	$11.16	$27,894						$27,894										$27,894							**$55,789**
C2050	Throughout building	7045887	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	1500	SF	$2.00	$2.98	$4,463						$4,463										$4,463							**$8,926**
D2010	Women's Locker Room	7045871	Water Heater, Gas, Residential, Replace	15	6	9	1	EA	$1,300.00	$1,934.01	$1,934										$1,934													**$1,934**
D2010	Throughout building	7045890	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	7	8	1	EA	$1,200.00	$1,785.24	$1,785									$1,785														**$1,785**
D2010	Restrooms	7045878	Toilet, Commercial Water Closet, Replace	30	14	16	5	EA	$1,300.00	$1,934.01	$9,670																	$9,670						**$9,670**
D2010	Restrooms	7045874	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	14	16	7	EA	$1,700.00	$2,529.09	$17,704																	$17,704						**$17,704**

Replacement Reserves Report



1/9/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Restrooms	7045867	Shower, Ceramic Tile, Replace	30	14	16	2	EA	$2,500.00	$3,719.25	$7,439																	$7,439					**$7,439**
D2010	Restrooms	7045877	Urinal, Standard, Replace	30	14	16	1	EA	$1,100.00	$1,636.47	$1,636																	$1,636					**$1,636**
D2010	Throughout building	7045885	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	14	16	2	EA	$1,200.00	$1,785.24	$3,570																	$3,570					**$3,570**
D3030	Roof	7045888	Split System Ductless, Single Zone, Replace	15	12	3	1	EA	$4,800.00	$7,140.96	$7,141				$7,141															$7,141			**$14,282**
D3050	Roof	7045859	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	$11,000.00	$16,364.70	$16,365							$16,365															**$16,365**
D3050	Roof	7045866	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	$11,000.00	$16,364.70	$16,365							$16,365															**$16,365**
D3050	Roof	7045848	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	$11,000.00	$16,364.70	$16,365							$16,365															**$16,365**
D3050	Roof	7045860	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	14	6	1	EA	$11,000.00	$16,364.70	$16,365							$16,365															**$16,365**
D3050	Throughout building	7045843	HVAC System, Ductwork, Medium Density, Replace	30	14	16	5950	SF	$4.00	$5.95	$35,407																	$35,407					**$35,407**
D3060	Roof	7045886	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	14	6	1	EA	$1,200.00	$1,785.24	$1,785							$1,785															**$1,785**
D4010	Throughout building	7045879	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	14	11	5950	SF	$1.07	$1.59	$9,471												$9,471										**$9,471**
D5020	Water Department Office	7045889	Secondary Transformer, Dry, Stepdown, Replace	30	14	16	1	EA	$16,000.00	$23,803.20	$23,803																	$23,803					**$23,803**
D5040	Throughout	7152904	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	5950	SF	$4.50	$6.69	$39,833											$39,833											**$39,833**
D7050	FACP Room	7045891	Fire Alarm Panel, Fully Addressable, Replace	15	7	8	1	EA	$15,000.00	$22,315.50	$22,316									$22,316													**$22,316**
D7050	Throughout building	7045870	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	5950	SF	$3.00	$4.46	$26,555											$26,555											**$26,555**
E1040	Break Room	7045851	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	$1,500.00	$2,231.55	$2,232						$2,232										$2,232						**$4,463**
G4050	Building exterior	7045844	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	1	19	12	EA	$600.00	$892.62	$10,711																				$10,711		**$10,711**
Totals, Unescalated												**$0**	**$0**	**$0**	**$7,141**	**$0**	**$62,204**	**$67,244**	**$0**	**$24,101**	**$1,934**	**$88,704**	**$32,642**	**$0**	**$0**	**$0**	**$62,204**	**$128,984**	**$0**	**$7,141**	**$10,711**	**$3,570**	**$496,582**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$7,803**	**$0**	**$72,112**	**$80,293**	**$0**	**$30,530**	**$2,523**	**$119,211**	**$45,185**	**$0**	**$0**	**$0**	**$96,913**	**$206,981**	**$0**	**$12,157**	**$18,783**	**$6,449**	**$698,939**

Sierra Madre Avenue Water Yard / Well #13E

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D5020	Well	7165014	Motor Control Center, w/ Main Breaker, Replace	30	29	1	1	EA	$15,000.00	$22,315.50	$22,316		$22,316																				**$22,316**
F1020	Roof	7165013	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	15	15	170	SF	$25.00	$37.19	$6,323																$6,323						**$6,323**
G2060	Well	7165227	Fences & Gates, Fence, Chain Link 6', Replace	40	20	20	80	LF	$21.00	$31.24	$2,499																				$2,499		**$2,499**
G2060	Well	7165229	Retaining Wall, Concrete Masonry Unit (CMU), Replace	40	20	20	140	SF	$60.00	$89.26	$12,497																				$12,497		**$12,497**
Totals, Unescalated												**$0**	**$22,316**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$6,323**	**$0**	**$0**	**$0**	**$0**	**$14,996**	**$43,634**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$22,985**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$9,851**	**$0**	**$0**	**$0**	**$0**	**$27,084**	**$59,920**

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7045836	D2010	**Water Heater**	Electric, Residential	Inaccessible GAL	Sierra Madre Avenue Water Yard / Warehouse	Restrooms	Inaccessible	Inaccessible	Inaccessible			
2	7045871	D2010	**Water Heater**	Gas, Residential	50 GAL	Sierra Madre Avenue Water Yard / Water Department Office	Women's Locker Room	A. O. Smith	G6N-UT5040NV 400	1747108305411	2017	002363	
3	7045840	D2010	**Backflow Preventer**	Domestic Water	1 IN	Sierra Madre Avenue Water Yard / Warehouse							
4	7045841	D2060	**Air Compressor**	Tank-Style	.75 HP	Sierra Madre Avenue Water Yard / Warehouse	Warehouse Area	Ingersoll Rand	No dataplate	CBV670628		002494	

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7045822	D3020	**Unit Heater**	Natural Gas	Inaccessible MBH	Sierra Madre Avenue Water Yard / Warehouse	Warehouse Area	Inaccessible	Inaccessible	Inaccessible			
2	7045830	D3030	**Air Conditioner**	Window/Thru-Wall	1 TON	Sierra Madre Avenue Water Yard / Warehouse	Building exterior	No dataplate	No dataplate	No dataplate		002336	
3	7045815	D3030	**Split System**	Condensing Unit/Heat Pump	2 TON	Sierra Madre Avenue Water Yard / Warehouse	Roof	Inaccessible	Inaccessible	Inaccessible			
4	7045888	D3030	**Split System Ductless**	Single Zone	1.5 TON	Sierra Madre Avenue Water Yard / Water Department Office	Roof	Sanyo	C1872	01105 93	2009	002348	

5	7045848	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	5 TON	Sierra Madre Avenue Water Yard / Water Department Office	Roof	Carrier	48TCLA06A2A5A0ACA0	3339620336	2009	002317	
6	7045859	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	5 TON	Sierra Madre Avenue Water Yard / Water Department Office	Roof	Carrier	48TCLA06A2A5A0A0A0	3309G20299	2009	002475	
7	7045866	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	5 TON	Sierra Madre Avenue Water Yard / Water Department Office	Roof	Carrier	48TCLA06A2A5A0A0A0	3309G20335	2009	002408	
8	7045860	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	5 TON	Sierra Madre Avenue Water Yard / Water Department Office	Roof	Carrier	48TCLA06A2A5A0A0A0	3309G60105	2009	002305	
9	7045810	D3060	**Exhaust Fan**	Propeller, 0.25 HP Motor	2000 CFM	Sierra Madre Avenue Water Yard / Chemical Building		Inaccessible	Inaccessible	Inaccessible			
10	7045886	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	500 CFM	Sierra Madre Avenue Water Yard / Water Department Office	Roof	Greenheck	G-10 1-AX-00	11900262 09 10	2009	002476	

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7164992	D5010	**Generator**	Diesel	300 KW	Sierra Madre Avenue Water Yard / Site	Booster Housing	Caterpillar	3406	No dataplate		000088	
2	7045889	D5020	**Secondary Transformer**	Dry, Stepdown	112.5 KVA	Sierra Madre Avenue Water Yard / Water Department Office		MGM Transformer Company	HT112A3B2SH	112YS-1208-1-9	2009	002364	
3	7165003	D5020	**Switchboard**	120/208 V	800 AMP	Sierra Madre Avenue Water Yard / Site	Booster Housing	Illegible	Illegible	Illegible		000008	

4	7045850	D5020	**Switchboard**	277/480 V	800 AMP	Sierra Madre Avenue Water Yard / Water Department Office	Building exterior	Eaton Cutler-Hammer	No dataplate	No dataplate	2009	002362	
5	7045809	D5020	**Switchboard**	277/480 V	1200 AMP	Sierra Madre Avenue Water Yard / Chemical Building		Square D	3R	No dataplate	2004	002304	
6	7164996	D5020	**Switchboard**	277/480 V	1000 AMP	Sierra Madre Avenue Water Yard / Site	Booster Housing	Square D	No dataplate	No dataplate		000100	
7	7045839	D5020	**Distribution Panel**	120/240 V, Residential Style	100 AMP	Sierra Madre Avenue Water Yard / Warehouse	Warehouse Area	Square D	No dataplate	No dataplate		002403	
8	7165004	D5020	**Motor Control Center**	w/ Main Breaker	800 AMP	Sierra Madre Avenue Water Yard / Site	Reservoir Pump Housing	Square D	No dataplate	No dataplate		000122	
9	7165002	D5020	**Motor Control Center**	w/ Main Breaker	800 AMP	Sierra Madre Avenue Water Yard / Site	Reservoir Pump Housing	Square D	No dataplate	No dataplate		000010	
10	7165014	D5020	**Motor Control Center**	w/ Main Breaker	800 AMP	Sierra Madre Avenue Water Yard / Well #13E	Well	Keller Equipment Company	No dataplate	No dataplate		000142	
11	7164998	D5020	**Motor Control Center**	w/ Main Breaker	1200 AMP	Sierra Madre Avenue Water Yard / Site	Booster Housing	Square D	No dataplate	No dataplate		000039	

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7045891	D7050	**Fire Alarm Panel**	Fully Addressable		Sierra Madre Avenue Water Yard / Water Department Office	FACP Room	Honeywell	No dataplate	No dataplate		002361	

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7045820	E1030	**Foodservice Equipment**	Icemaker, Freestanding		Sierra Madre Avenue Water Yard / Warehouse	Kitchen	Scotsman	N0422A-1A	14061320012732	2014	002495	

2	7045851	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted		Sierra Madre Avenue Water Yard / Water Department Office	Break Room

Mechanical Inventory - Sierra Madre Avenue Water Yard								
Equipment Location	Equipment	Capacity	Quantity	Asset Tag	Year	Make	Model	Serial
Inaccessible	Water Heater	Inaccessible GAL	1	No tag found	Unknown	Inaccessible	Inaccessible	Inaccessible
A. O. Smith	Water Heater	50 GAL	1	No tag found	2017	A. O. Smith	G6N-UT5040NV 400	1747108305411
Ingersoll Rand	Air Compressor	.75 HP	1	No tag found	Unknown	Ingersoll Rand	No dataplate	CBV670628
Inaccessible	Unit Heater	Inaccessible MBH	1	No tag found	Unknown	Inaccessible	Inaccessible	Inaccessible
No dataplate	Air Conditioner	1 TON	1	No tag found	Unknown	No dataplate	No dataplate	No dataplate
Inaccessible	Split System	2 TON	1	No tag found	Unknown	Inaccessible	Inaccessible	Inaccessible
Sanyo	Split System Ductless	1.5 TON	1	No tag found	2009	Sanyo	C1872	01105 93
Carrier	Packaged Unit	5 TON	1	No tag found	2009	Carrier	48TCLA06A2A5A0ACA0	3339620336
Carrier	Packaged Unit	5 TON	1	No tag found	2009	Carrier	48TCLA06A2A5A0A0A0	3309G20299
Carrier	Packaged Unit	5 TON	1	No tag found	2009	Carrier	48TCLA06A2A5A0A0A0	3309G20335
Carrier	Packaged Unit	5 TON	1	No tag found	2009	Carrier	48TCLA06A2A5A0A0A0	3309G60105

Appendix H:
Energy Conservation Measures Calculations

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UIC	Install Timers On Exhaust Fans
EAC7A	Location: Water Department Office
Attributes:	Install (1x) timer(s) on (1x) Rooftop Exhaust Fans

Type of Exhaust Fan: Rooftop Exhaust Fans

EXISTING CONDITION

No. of Timers to Be Installed:	1	Qty	HP of Individual Fan Motor:	0.50	HP
No. of Exhaust Fans:	1		Total kW:	0.37	kW
Existing Daily Hours of Operation/Exhaust Fan:	9.00	Hrs/Day	Annual kWh For All Fans:	1,225	kWh

PROPOSED CONDITION

New Daily Hours With Timers/Exhaust Fan:	5.00	Hrs/Day	New Annual kWh For All Fans:	681	kWh
Type of Heating Fuel:	Natural Gas		Is The Property Cooled?	Yes	

Only For Apt. Bathroom Exhaust Fans			Only For Roof Top Exhaust Fans- Commerical Spaces		
CFM for Individual Bathroom Exhaust Fans *(For bathrooms<100Sqft)*	90	CFM	No. of Water Closets In Building	7	
			No. of Urinals In Building	1	
Total Exhuast CFM From All Fans	90	CFM	Total CFM for All Restroom Exhaust	400	CFM
Annual Heating Energy Savings	0	kbtu	Annual Heating Energy Savings	2,955	kbtu
Annual Cooling Energy Savings	0	kbtu	Annual Cooling Energy Savings	3,897	kbtu

Energy & Cost Savings

Estimated Annual Heating Plant Efficiency	75.51	%	Estimated Annual Cooling Plant Efficiency	9.64	EER
Annual Heating Energy Savings	39	Therms	Annual Cooling Energy Savings	404	kWh
Annual Electric Fan Motor Savings	545	kWh			

COST ANALYSIS

Electric Rate:	$0.30	$/kWh	Total Annual Electric Savings	949	kWh
Material Cost For Timers:	$169	$	Total Annual Non Electric Savings	39	Therms
Total Cost for Installing Timers	$341	$	Annual Cost savings:	$371	$
Simple Payback:	0.92	Yrs			

Type of Recommendation No/Low Cost ECM Recommendation

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ECM DESCRIPTION:

Exhaust fans are generally used in areas with high concentrations of pollutants generated from occupants' activities. These exhaust requirements are rarely continuous, and the fans should operate only as needed. Continuous operations of bathroom exhaust fans results in exhausting conditioned air out. This causes low pressures in the conditioned space, which is filled up by infiltrated air from unconditioned spaces. Air infiltration leads to increase loads on heating and cooling system increasing the energy consumed to condition the space. In addition to this the fan motor is also consumes energy to operate, though insignificant as compared to the HVAC losses. In case of the residential properties with individual exhaust fans in the bathrooms, BV recommends installing timer switches on each bathroom fan to control the fan operations. Bathroom fans are essential to exhaust out the excess humidity and odor control. The timer switch will limit the operation time to 20 mins.

In case of central exhaust systems that have roof top or side wall mounted exhaust fans, BV recommends a single electronic timer control to restrict the exhaust fan operations to typical building occupancy hours +/- 2 hrs. A single electronic timer would be able to control all the exhaust fans.

Summary:

Initial Investment:	$341	Simple Payback:	0.92	Years
Energy Cost Savings:	$371			

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UIC	Install Low Flow Faucet Aerators
EAP2-b	**Location**: Restrooms and Break Room
Attributes:	Replace 2x 1.5GPM rated kitchen aerators with 1GPM WaterSense certified aerators Replace 9x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators

Property Type:	Commercial	Estimated No. of Operational Weeks	52
		Number of Occupied Days/Week (Max 7)	5

KITCHEN FAUCETS			BATHROOM FAUCETS		
Number of Occupants Affected By Retrofit	60		Number of Occupants Affected by Retrofit	60	
Do You Want To Replace Kitchen Faucets Aerators	Yes	*(Select)*	Do You Want To Replace Bathroom Faucets Aerators	Yes	*(Select)*
Total Number of Faucet Aerators To Be Replaced	2		Total Number of Faucet Aerators To Be Replaced	9	
Total Number of Faucets To Be Replaced:	0		Total Number of Faucets To Be Replaced:	0	
GPM of Existing Faucet Aerators	1.5	GPM	GPM of Existing Faucet Aerators	1.5	GPM
GPM of Proposed Faucet Aerator	1	GPM	GPM of Proposed Faucet Aerator	0.5	GPM
Estimated Number of Uses Per Day	4		Estimated Number of Uses Per Day	5	

Annual Water Savings From Installing Low Flow Aerators: 10.48 kGal

WATER & ENERGY SAVING CALCULATION			COST SAVING CALCULATION		
Select Type of Water Heater Fuel:	Natural Gas	(Select)	Property Location in United States	Southern Localities	
Energy Factor of Domestic Hot Water Heater:	0.53	EF	Heating Fuel Tariff	$2.24	$/Therm
Hot Water Discharge Temperature at Faucet	106.00	°F	Water Tariff ($/1000 Gal)	$8.36	$/kGal
Equivalent Heating Fuel Savings:	50	Therms	Annual Cost Savings In Form of Water	$88	$
Savings Discounted by 15% to Account For Cold Water Use					
Annual Water Savings	10.48	kGal	Annual Energy Savings From Water Heater	$113	$

COST BENEFIT ANALYSIS					
Estimated Material Cost	$88		Estiamted Labor Cost	$85	
Estimated Total Annual Cost Savings	$201	$$	Estimated Total Installation Cost	$173	$$
Simple Payback Period	0.86	Years	*Type of Recommendation*	No/Low Cost ECM Recommendation	

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ECM EXPLANATION:

By reducing the flow of water coming from the restroom faucets, aerators can generate energy savings at low cost and with easy installation. The savings generated would be in the form of reduced water and sewer costs and at the same time aerators would save energy by reducing the demand for hot water. The average faucet has a flow rate of about 2 to 4 GPM. Adding a screw-in faucet aerator reduces the flow to 0.5 to 1.5 GPM in the bathroom and 2.2 GPM in the kitchen. In addition to saving energy and water, the "foamier" water that comes from faucet aerators wets objects better than water from a faucet with no aerator, which tends to bounce off the object rather than thoroughly wetting it.

BV recommends replacing the proposed faucet aerators with new low flow aerators as mentioned above. The proposed ECM shall also result in an annual energy saving in form of reduction in water heating bills.

Summary:

Initial Investment: $173 Estimated Annual Cost Savings: $201 Simple Payback Period (Yrs): 0.86

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UIC	**Upgrade Building Lighting to LED and Install Automatic Lighting Controls**
EAL10	**Location: Building Interior and Exterior - Sierra Madre Avenue Water Yard**
Attributes:	**Replace CFL (43x) ;Linear Fluorescent (33x) ;**

	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
Upgrade Lighting to LED	15	76	133	6,794	$2,038.23	$185.44

Existing Technology	**Sub-Technology**	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
CFL	CFL - 2 Pin	0	0	0	0	$0	$0
CFL	CFL - 4 Pin	5	39	39	2,259	$678	$82
CFL	CFL - Screw-in	1	4	4	280	$84	$6
Circiline	T9	0	0	0	0	$0	$0
Incan/H/MR	H	0	0	0	0	$0	$0
Incan/H/MR	Incan	0	0	0	0	$0	$0
Incan/H/MR	MR	0	0	0	0	$0	$0
HID	HPS	0	0	0	0	$0	$0
HID	MH	0	0	0	0	$0	$0
HID	MV	0	0	0	0	$0	$0
HID	QL	0	0	0	0	$0	$0
Linear Fluorescent	T8	9	33	33	4,256	$1,277	$97
Linear Fluorescent	T12	0	0	0	0	$0	$0
Linear Fluorescent	T8 U	0	0	0	0	$0	$0
Linear Fluorescent	T12 U	0	0	0	0	$0	$0
Linear Fluorescent	T5	0	0	0	0	$0	$0
Linear Fluorescent	T6	0	0	0	0	$0	$0
Linear Fluorescent	T10	0	0	0	0	$0	$0

Proposed Controls	**No. of Controls**		**No. of Controls**
Photo Sensor	0	Ceiling Mounted	0
Wall Mounted	9		

Initial Investment			**Equipment Rentals**	
Material Cost	$1,520.64		Scissor Lift 26' - Interior Spaces	$0.00
Labor Cost	$1,127.58		Bucket Truck - Exterior Spaces	$0.00
Local Electric Rate:	$0.30	$/kWh	Estimated Annual Energy Savings:	6,794
			Estimated Demand Savings:	4
Hourly Labor Rate For Electrician:	$72.05		Estimated Annual Energy Cost Savings:	$2,038
Budgeted Initial Investment:	$2,648		Estimated Annual O&M Cost Savings:	$185
Estimated Return on Investment:	1.19	Years	Estimated Annual Cost Savings:	$2,224
(Including O&M Savings)				

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UIC	Retrofit Flush Tank Toilets to Dual Flush
EAP3	Location: Warehouse
Attribute:	Retrofit 2x 1.6GPF toilets to dual-flush

EXISTING CONDITION

Total Occupants:	60	
Number of Water Closets To Be Replaced	2	
Number of Occupied Days Per Week (Max 7)	5	
Number of Occupied Weeks/Year (Max 52)	52	
Estimated Restroom Usage/Individual/Day *5.05 flushes/person/day@American Water Works Association (AWWA)*	4	(Select)

PROPOSED RETROFIT/REPLACEMENT

Existing Gallons Per Flush Ratings For Water Closet Flushes	1.60	GPF
Replace or Retrofit Toilets With Dual Flush Toilets	Retrofit	
Replace		
Proposed Toilet	-	
GPF of Proposed New Low Flow Water Closet Fixture*	-	GPF
Retrofit		
Dual Flush - Retrofit Setup Valve for Flush Tank Toilet **(Federal Law Requires All Flushes Not To Exceed 1.6 GPF)*	*Solid Waste (20%)* 1.60 *Liquid Waste (80%)* 1.28	GPF GPF

Water & Cost Saving Calculations

Water Savings By The Use of Low Flow Water Closet Flush Valves/Day			61.44	gal
Total Annual Water Savings in gallons			15.97	kgal
Cost Savings Calculations				
Enter Water Tariff Rate ($/1000Gal)			$8.36	$
Estimated Cost Savings From Water			$134	$
Estimated Cost of Retrofit				
Estimated Total Cost For Retrofit	*Material* $48 *Labor* $229	Total	$277	$
Simple Pay Back Period			2.08	Yrs
Type of Recommendation	No/Low Cost ECM Recommendation			

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ECM EXPLANATION:

The highest water utilization at any home/office occurs in the restrooms. It is estimated that on an average a normal human being uses the restroom at least four times a day. Keeping with the global water conservation objectives, federal law prohibits use of any new water closet flushes over 1.6 GPF.

Existing toilets can be retrofitted with pressure-assisted flush technology to reduce the flush rate to 1.0 GPF or less. Though water efficient these toilets make considerable amount of noise as this involves release of pressurized air during the course of flushing. Thus making them unpopular among residential properties.

Thus BV recommends replacing the existing high flow toilets with new low flow 1.28GPF rated flush tank toilets, which are comparatively more water efficient at the same time considerably quiter as compared to the pressure assisted technology retrofitted toilets.

Summary:

Initial Investment:	$277			
		Simple Payback:	2.08	Years
Annual Cost Savings:	$134			

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UIC	Install Low Flow Tankless Restroom Fixtures
EAP4	Location: Water Department Office
Attribute:	Retrofit 5x; 1.28 GPF toilets with dual-flush flush vales

ECM FOR DETERMINING WATER SAVINGS IN COMMERCIAL PROPERTIES

Number of Males	30	
Number of Females	30	
Number of Occupied Days Per Week (Max 7)	5	
Number of Occupied Weeks/Year (Max 52)	52	
Number of Urinals To Be Retrofitted	0	
Number of Water Closets To Be Retrofitted	5	
No. of Water Closets With Separate Flush Tank *(Typical Residential Type)*	0	
Estimated Restroom Usage/Individual/Day *Default is 4 Uses/Day For Residential/Office*	4	(Select)

Urinal Water Savings

Do you want to make any changes to the Urinals?	No	
Estimated Existing Use of Urinal/Day/Man	80%	
Existing Gallons Per Flush Ratings For Urinal Flushes	0.00	GPF
Proposed Urinal	-	
GPF of Proposed Urinal Flush Valve**	0.000	GPF

***(1992 EpACT Energy Act Mandates 1.0GPF Max on Urinals)*

Water Closet Water Savings

Tankless Water Closets

Do you want to make any changes to the Water Closets?		Yes	
Existing Gallons Per Flush Ratings For Water Closet Flushes		1.28	GPF
Are The Existing Water Closet Being Replaced? *(If No; Then Only The Flush Valve Would Be Replaced With Dual Flush Retrofit Kit)*		No	
No. of Tankless Water Closets		5	
GPF of Proposed Dual Flush- Water Closet Valve* **(Federal Law Requires All Flushes Not To Exceed 1.6 GPF)*	*Solid Waste (20%)*	1.28	GPF
	Liquid Waste (80%)	0.38	GPF
Estimated Annual Water Savings From Male Users		22.36	kGal
Estimated Annual Water Savings From Female Users		22.36	kGal

Water & Cost Saving Calculations

Water Savings Calculation

Water Savings By The Use of Low Flow Water Closet Flush Valves/Yr	44.73	kgal
Water Savings By The Use of Low Flow Urinal Flush Valves/ Yr	0.00	kgal
Total Annual Water Savings in kgal	44.73	kgal

Cost Savings Calculations

Enter Water Tariff Rate ($/1000Gal)	$8.36	
Estimated Cost Savings From Water	$374	

Estimated Cost of Retrofit

Material Cost for Low Flow Urinal(s)	$0	
Labor Cost for Installing New Urinal(s)	$0	
Material Cost For Replacing Existing Flush Valves With Low Flow - Dual Flush Valves	$400	
Labor Cost For Water Closet *(Up For Liquid Waste And Down For Solid Waste)*	$573	
Estimated Total Cost For Retrofit	$973	
Simple Pay Back Period	2.60	Yrs
Type of Recommendation	No/Low Cost ECM Recommendation	

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ECM EXPLANATION:

The highest water utilization at any home/office occurs in the restrooms. It is estimated that on an average a normal human being uses the restroom at least four times a day. Keeping with the global water conservation objectives, federal law prohibits use of any new water closet flushes over 1.6 GPF. At the same time the '1992 EpACT' mandates all new Urinals to have a maximum 1.0 GPF flush valves on urinals.

BV recommends replacing all urinals above 1.0 GPF with a new 0.5 GPF or lesser urinals. At the same time BV also recommends replacing all the water closets having a GPF rating of 1.6 and over with low flow water closet fixtures equipped with dual flush valves.

In case the property doesn't wish to replace the entire water closet fixtures, BV recommends retrofitting all the tankless water closet flush fixtures with new dual flush fixtures that would result in a 30% water savings per flush for liquid wastes, while retaining the same flush rate for solid wastes.

SUMMARY:

Initial Investment:	$973	Simple Payback Period:	2.60 Yrs
Annual Cost Savings:	$374		

Appendix I:
Lighting System Schedule

Lighting Schedule - Existing

							Lamp Details				Fixture Details						Existing Consumption	
Line No.	Interior/ Exterior	Space Type	Room No.	LUX	Control Quantity	Existing Control	Technology	Sub-Technology	Lamp Type	Total Lamps	Fixture Type	Linear Fluorescent Fixture Lens	Fixture Mounting	Fixture Quantity	24x7 Fixture Count	Fixture Height	Annual Hours	Existing Annual kWh
1	Interior	Restroom - Female	Locker Rooms	-	4	Light Switch	CFL	CFL - 4 Pin	CFL26	10	Can - Recessed Vertical 6"	None	Recessed	10	No	≥ 9	4,368	1,136
2	Interior	Restroom - Female	Locker Rooms	-	4	Light Switch	CFL	CFL - Screw-in	CFL26	4	Sconce Vertical	Translucent White		4	No	≥ 9	4,368	454
3	Interior	Restroom - Female	Locker Rooms	-	4	Light Switch	Linear Fluorescent	T8	4' 32W T8	4	Troffer - Recessed Indirect 2'x4'	Prism	Recessed	2	No	≥ 9	4,368	559
4	Interior	Break Room	Break Room	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	15	Troffer - Recessed Indirect 2'x4'	Prism	Recessed	5	No	≥ 9	3,120	1,498
5	Interior	Office- Support Staff	Office	-	3	Light Switch	Linear Fluorescent	T8	4' 32W T8	6	Troffer - Recessed Indirect 2'x4'	Prism	Recessed	3	No	≥ 9	3,120	599
6	Interior	Circulation-Hallway	Hallway	-	1	Light Switch	CFL	CFL - 4 Pin	CFL26	15	Can - Recessed Vertical 6"	None	Recessed	15	No	≥ 9	3,120	1,217
7	Interior	Office- Support Staff	Office	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	6	Troffer - Recessed Indirect 2'x4'	Prism	Recessed	2	No	≥ 9	3,120	599
8	Interior	Office- Support Staff	Office	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	2	Troffer - Recessed Indirect 2'x4'	Prism	Recessed	1	No	≥ 9	3,120	200
9	Interior	Circulation-Hallway	Hallway	-	1	Light Switch	CFL	CFL - 4 Pin	CFL32	6	Can - Recessed Vertical 6"	None	Recessed	6	No	≥ 9	3,120	599
10	Interior	Utility	Closet	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	2	Troffer - Recessed Indirect 2'x4'	Prism	Recessed	1	No	≥ 9	2,080	133
11	Interior	Office- Support Staff	Open Office	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	4	Troffer - Recessed Indirect 2'x4'	Prism	Recessed	2	No	≥ 9	3,120	399
12	Interior	Office- Support Staff	Open Office	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	39	Troffer - Recessed Indirect 2'x4'	Prism	Recessed	13	No	≥ 9	3,120	3,894
13	Interior	Office- Support Staff	Open Office	-	1	Light Switch	CFL	CFL - 4 Pin	CFL26	4	Can - Recessed Vertical 6"	None	Recessed	4	No	≥ 9	3,120	324
14	Interior	Office- Support Staff	Office	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	12	Troffer - Recessed Indirect 2'x4'	Prism	Recessed	4	No	≥ 9	3,120	1,198
15	Interior	Office- Support Staff	Office	-	1	Light Switch	CFL	CFL - 4 Pin	CFL26	4	Can - Recessed Vertical 6"	None	Recessed	4	No	≥ 9	3,120	324
										133				76			49,504	13,134

Lighting Solutions - Proposed

Line No.	Building Name	Interior/ Exterior	Space Type	Room No.	Existing Condition	Control Quantity	Fixture Details: Technology	Fixture Details: Sub-Technology	Fixture Details: Lamp- Fixture	Fixture Details: Fixture Quantity	Fixture Details: Total Lamps	Fixture Details: Fixture Height	Existing Consumption: Annual Hours	Existing Consumption: Existing Annual kWh	KW Reduction	ECM	ECM Type	Proposed- Post Retrofit: Recommended Sensor	Proposed- Post Retrofit: LED Lamp Retrofit	Proposed- Post Retrofit: Annual Hours of Operation	Proposed- Post Retrofit: Proposed Annual kWh	Annual Savings From LED Retrofit
																						kWh
1	Sierra Madre Avenue Water Yard	Interior	Restroom - Female	Locker Rooms	Light	4	CFL	CFL - 4 Pin	CFL - 4 Pin - CFL26	10	10	≥ 9	4,368	1,136	0.26	ECM	RB - Replace Bulb	Retain Existing Controls	4 Pin-LED10	4,368	437	699
2	Sierra Madre Avenue Water Yard	Interior	Restroom - Female	Locker Rooms	Light	4	CFL	CFL - Screw-in	CFL - 4 Pin - CFL26	4	4	≥ 9	4,368	454	0.10	ECM	RB - Replace Bulb	Retain Existing Controls	4 Pin-LED10	4,368	175	280
3	Sierra Madre Avenue Water Yard	Interior	Restroom - Female	Locker Rooms	Light	4	Linear Fluorescent	T8	4' 32W T8; Troffer - Recessed Indirect 2'x4'	2	4	≥ 9	4,368	559	0.13	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	4,368	297	262
4	Sierra Madre Avenue Water Yard	Interior	Break Room	Break Room	Light	1	Linear Fluorescent	T8	4' 32W T8; Troffer - Recessed Indirect 2'x4'	5	15	≥ 9	3,120	1,498	0.48	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	3,120	796	702
5	Sierra Madre Avenue Water Yard	Interior	Office- Support Staff	Office	Light	3	Linear Fluorescent	T8	4' 32W T8; Troffer - Recessed Indirect 2'x4'	3	6	≥ 9	3,120	599	0.19	ECM	RB - Replace Bulb	Wall Mounted	4' 17W LED T8	3,120	318	281
6	Sierra Madre Avenue Water Yard	Interior	Circulation-Hallway	Hallway	Light	1	CFL	CFL - 4 Pin	CFL - 4 Pin - CFL26	15	15	≥ 9	3,120	1,217	0.39	ECM	RB - Replace Bulb	Wall Mounted	4 Pin-LED10	3,120	468	749
7	Sierra Madre Avenue Water Yard	Interior	Office- Support Staff	Office	Light	1	Linear Fluorescent	T8	4' 32W T8; Troffer - Recessed Indirect 2'x4'	2	6	≥ 9	3,120	599	0.19	ECM	RB - Replace Bulb	Wall Mounted	4' 17W LED T8	3,120	318	281
8	Sierra Madre Avenue Water Yard	Interior	Office- Support Staff	Office	Light	1	Linear Fluorescent	T8	4' 32W T8; Troffer - Recessed Indirect 2'x4'	1	2	≥ 9	3,120	200	0.06	ECM	RB - Replace Bulb	Wall Mounted	4' 17W LED T8	3,120	106	94
9	Sierra Madre Avenue Water Yard	Interior	Circulation-Hallway	Hallway	Light	1	CFL	CFL - 4 Pin	CFL - 4 Pin - CFL32	6	6	≥ 9	3,120	599	0.19	ECM	RB - Replace Bulb	Wall Mounted	4 Pin-LED10	3,120	187	412
10	Sierra Madre Avenue Water Yard	Interior	Utility	Closet	Light	1	Linear Fluorescent	T8	4' 32W T8; Troffer - Recessed Indirect 2'x4'	1	2	≥ 9	2,080	133	0.06	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	2,080	71	62
11	Sierra Madre Avenue Water Yard	Interior	Office- Support Staff	Open Office	Light	1	Linear Fluorescent	T8	4' 32W T8; Troffer - Recessed Indirect 2'x4'	2	4	≥ 9	3,120	399	0.13	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	3,120	212	187
12	Sierra Madre Avenue Water Yard	Interior	Office- Support Staff	Open Office	Light	1	Linear Fluorescent	T8	4' 32W T8; Troffer - Recessed Indirect 2'x4'	13	39	≥ 9	3,120	3,894	1.25	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	3,120	2,069	1,825
13	Sierra Madre Avenue Water Yard	Interior	Office- Support Staff	Open Office	Light	1	CFL	CFL - 4 Pin	CFL - 4 Pin - CFL26	4	4	≥ 9	3,120	324	0.10	ECM	RB - Replace Bulb	Retain Existing Controls	4 Pin-LED10	3,120	125	200
14	Sierra Madre Avenue Water Yard	Interior	Office- Support Staff	Office	Light	1	Linear Fluorescent	T8	4' 32W T8; Troffer - Recessed Indirect 2'x4'	4	12	≥ 9	3,120	1,198	0.38	ECM	RB - Replace Bulb	Wall Mounted	4' 17W LED T8	3,120	636	562
15	Sierra Madre Avenue Water Yard	Interior	Office- Support Staff	Office	Light	1	CFL	CFL - 4 Pin	CFL - 4 Pin - CFL26	4	4	≥ 9	3,120	324	0.10	ECM	RB - Replace Bulb	Wall Mounted	4 Pin-LED10	3,120	125	200
	Totals										133				4						6,339	6,794

Appendix J:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) Investment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepare for

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



Louie Pompei Memorial Sports Park Facilities
1099 South Valley Center Avenue
Glendora, California 91741

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BV PROJECT #:

DATE OF REPORT:
ece ber

ON SITE DATE:
No e ber

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1. Park Executive Summary

Park Overview and Assessment Details

General Information	
Park Type	Sports Park
Number of Buildings	Two
Main Address	1099 South Valley Center Avenue, Glendora, California 91741
Site Developed	2007 Renovated 2023
Site Area	20.01 acres (estimated)
Outside Occupants/Leased Spaces	None
Date(s) of Visit	November 7, 2023
Management Point of Contact	City of Glendora, Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Hugo Soltero 626.672.6311
Assessment and Report Prepared By	Usama Anwar
Reviewed By	Carl Alejandro Program Manager Carl.Alejandro@bureauveritas.com 800.733.0660 x7296236
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Park Findings and Deficiencies

Historical Summary

Louie Pompei Memorial Sports Park Facilities was developed in 2007. It is a large sports complex that covers an estimated land area of twenty acres. The present renovation project at the facility includes artificial turf replacement in sports fields 1,2,4 and 5 that previously had natural turf and required landscape removal for installation of new turf.

Amenities and General Site

The existing amenities at the park include four baseball fields, a soccer field, children's play area, pump house, a snack bar, restroom buildings, and a maintenance shed. Site lighting at the roadways, parking lots, and sidewalks is provided by pole mounted metal halide and LED fixtures. Sports fields are illuminated by 40-foot-high HID lamp-based pole lights. Site area is furnished by precast concrete benches and picnic tables while other elements of the playfields include backstops, electronic scoreboards, foul poles, precast spectator risers, artificial turf, aluminum bleachers and goal posts. Every site element is well maintained, and each asset is budgeted for replacement over the reserve term.

Architectural

Two major park buildings are Snack Bar and Maintenance Shed with attached restrooms. Both the buildings are structurally sound with no issues of foundation displacement either reported or observed. However, they were not directly accessible, but based on google imagery and POC's interview about the existing roofs condition, the replacement reserves for the roofs are projected. The exterior and interior finishes appear good in shape and typical lifecycle-based finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The maintenance office in the maintenance shed building is conditioned by a ductless mini-split system, and the snack bar building has a split system for heating and cooling. The domestic hot water is provided by commercial-grade electric water heaters. Electrical distribution network is adequate according to load requirements. Interior lighting comprises of recessed and suspended troffers with fewer fluorescent lights and a majority of LED lights. Fire suppression components at both buildings consist of sprinkler risers and fire extinguishers mounted on the walls. No issues with existing MEPF infrastructure were reported or identified during inspection. Typical lifecycle-based replacement costs are budgeted for the reserve period.

Recommended Additional Studies

No additional studies recommended at this time.

2. Amenities and General Site

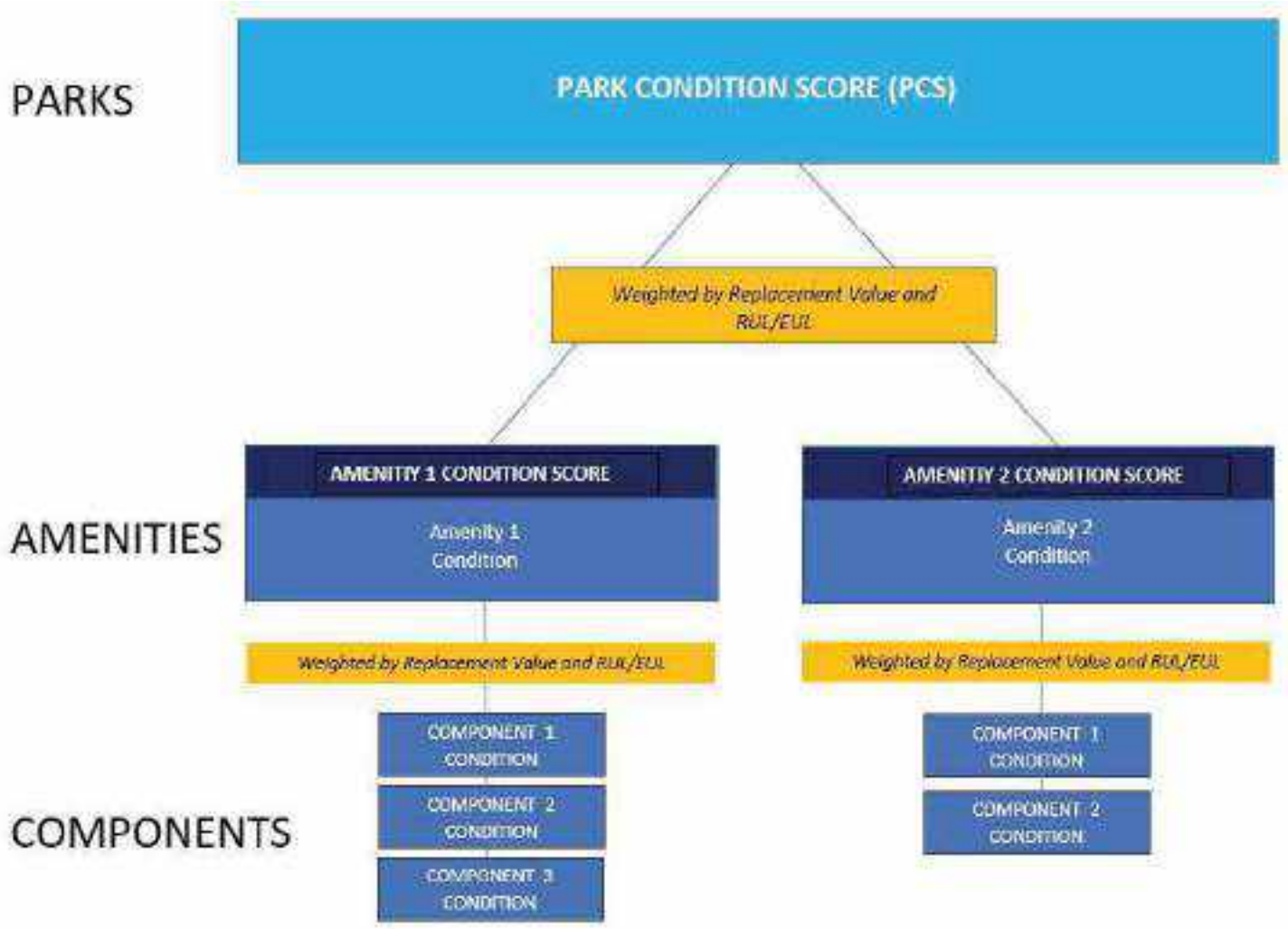
Prioritization Methodology

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

To assist in the overall prioritization effort, the following terms are used at the Component and Amenity level:

- **Component:** individual elements of the amenity or park that are evaluated and assigned conditions and GPS coordinates. Examples of components include benches, trash receptacles, tennis nets, playground surfaces, or split-rail fencing.
- **Amenity:** defined as a group of components that constitute a major feature of the park, logically grouped together by purpose and/or proximity. Examples of an amenity include a basketball court, a softball field, a dog park, picnic area, or playground.
- **Current Renewal Value (CRV):** the cost in today's dollars of the major constituent parts that make up the whole:
  - for Parks: CRV = renewal cost of all **developed** amenities within it (land value is excluded)
  - for Amenities: CRV = renewal cost of all significant components within it



The Amenity Condition Score (ACS) is a score calculated from an algorithm comprising a weighted average of the conditions of all the components within it.

AMENITY CONDITION SCORE (ACS) FORMULA = SUM [Remaining Value/Renewal Value (RenV) of combined components]

Remaining value = RenV multiplied by RUL/EUL

The Park Condition Score (PCS) is the total score for a single park property calculated from the sum of the Amenity Condition Scores (ACSs) for each amenity within the park.

PARK CONDITION SCORE FORMULA = SUM [Remaining Value]/SUM [Renewal Value]

Park Prioritization Metrics

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

The PCS and ACS metrics have been developed so that the higher the score, the less the park or amenity needs short term financial attention, due to its relative condition. The lower the score, the more attention is needed. An increasingly low score indicates an increased need to address deficiencies, provide replacements or make essential repairs. The lower the score, the more the amenity or park requires renewal or replacement. Both PCS and ACS scores range from 0 to 100.

The color coding reflects the score definition. Higher scores are assigned a sliding scale of green, with 100 assigned the deepest green. Yellow indicates a condition in the middle of the range, with yellow green in the high mid ranges, and yellow red in the low mid ranges. Scores in the low range are assigned a sliding scale of red, with 0 assigned the deepest red.



FAILED CONDITION - 0 _____ EXCELLENT CONDITION -100

The table on the following page shows the PCS condition score of this park, along with the ACS condition score of each amenity within the park:

Louie Pompei Memorial Sports Park Facilities	OVERALL CONDITION SCORE: 83	TOTAL ACRES: REPLACEMENT VALUE: $ 9,152,225 REMAINING VALUE: $ 7,588,078 SAFETY ISSUES: 0 FAILED COMPONENTS: 0
Baseball Field 2	COND. SCORE: 91	REPLACEMENT VALUE: $ 1,681,380 REMAINING VALUE: $ 1,833,105
Baseball Field 4	COND. SCORE: 90	REPLACEMENT VALUE: $ 1,420,080 REMAINING VALUE: $ 1,274,742
Baseball Field 5	COND. SCORE: 89	REPLACEMENT VALUE: $ 2,067,780 REMAINING VALUE: $ 1,837,642
Baseball Field 1	COND. SCORE: 89	REPLACEMENT VALUE: $ 1,864,730 REMAINING VALUE: $ 1,654,455
Soccer Field 3	COND. SCORE: 85	REPLACEMENT VALUE: $ 629,150 REMAINING VALUE: $ 533,790
General Site	COND. SCORE: 55	REPLACEMENT VALUE: $ 876,750 REMAINING VALUE: $ 481,535
Parking Lot - Maintenance Shed	COND. SCORE: 45	REPLACEMENT VALUE: $ 268,615 REMAINING VALUE: $ 119,569
Parking Lot - Northwest	COND. SCORE: 45	REPLACEMENT VALUE: $ 343,740 REMAINING VALUE: $ 153,240

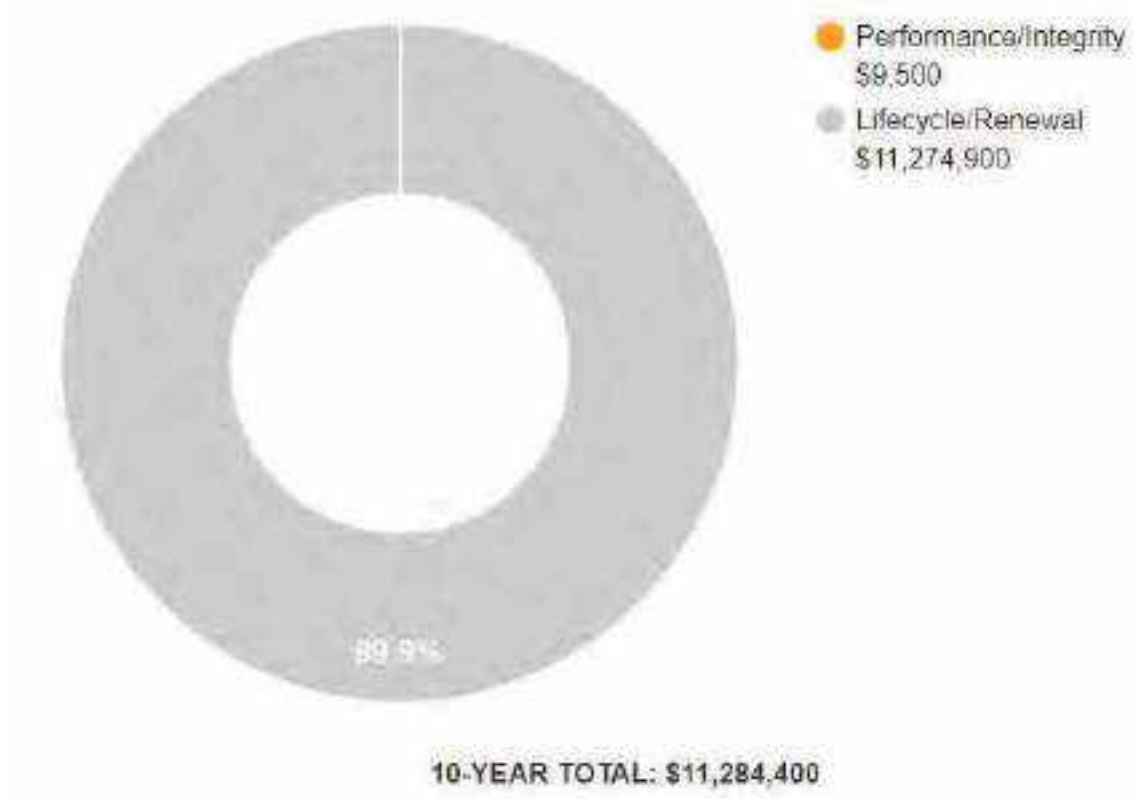
Plan Types (Amenities and General Site)

Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the best fit, typically the one with the greatest significance. See the *Purpose* description in the *Purpose an Scope* section for an explanation of Component Type.

Plan Type Descriptions

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

Plan Type Distribution (by Cost) – Timeframe 10 Years



Immediate Needs (Amenities and General Site)

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

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

BV did not identify any immediate needs associated with the amenities or general park areas at this site.

Key Findings (Amenities and General Site)

Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

The numerical scoring of condition as shown in the Key Findings is based on a 0-100 scale, as illustrated below:

- 0 - Replacement has none or very low impact on park operations
- 33 – Replacement has low impact on park operations
- 66 - Replacement has medium impact on park operation
- 100 - Failing, safety or code requirement component with high impact on park operations



Roadways in Poor Condition.

Pavement, Asphalt
Louie Pompei Memorial Sports Park Facilities
Main Parking Lot

Uniformat Code: G2010
Recommendation: **Seal and Stripe in 2025**

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: $700

**$$**$$

Repair is recommended at longitudinal cracks - AssetCALC ID: 7051968



Roadways in Poor Condition.

Pavement, Asphalt
Louie Pompei Memorial Sports Park Facilities
Roadways

Uniformat Code: G2010
Recommendation: **Seal and Stripe in 2025**

Priority Score: **84.7**

Plan Type:
Performance/Integrity

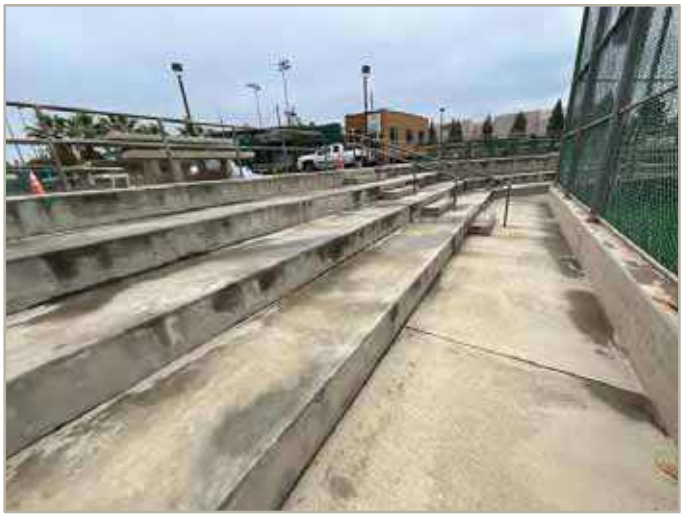
Cost Estimate: $700

**$$**$$

Repair of longitudinal cracks is recommended - AssetCALC ID: 7051962

Baseball Field 1





Baseball Field 1			
Amenity Type	Athletic Field – Diamond		
Amenity Location	Northwest		
Overall Condition	Excellent		
Co ponent	*escription*	*uantit*	*Con ition*
Sports Lighting	Field Lighting, Pole Light Fixture with Lamps, Replace	6 EA	Fair
Bleachers	Fixed Steel Frame, Aluminum Benches (per Seat), Replace	24 EA	Fair
Sports Apparatus	Scoreboard, Electronic Standard, Replace	1 EA	Excellent
Sports Apparatus	Baseball, Backstop Chain-Link, Replace	1 EA	Fair
Athletic Surfaces and Courts	Baseball/Football, Artificial Turf, Replace	82250 SF	Excellent
Stairs	Concrete, Exterior, Replace	820 SF	Fair
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.		
Key Issues and Findings	No key issues observed		

Baseball Field 2





Baseball Field 2			
Amenity Type	Athletic Field – Diamond		
Amenity Location	North		
Overall Condition	Excellent		
Co ponent	*escription*	*uantit*	*Con ition*
Bleachers	Fixed Steel Frame, Aluminum Benches (per Seat), Replace	24 EA	Fair
Sports Field Lighting	Pole Light Fixture with Lamps, Replace	3 EA	Fair
Stairs	Concrete, Exterior, Replace	820 SF	Fair
Pole Light Fixture with Lamps	Any type 20' High, with LED Replacement, Replace/Install	2 EA	Fair
Sports Lighting	Field Lighting, Pole Light Fixture with Lamps, Replace	1 EA	Fair
Sports Apparatus	Scoreboard, Electronic Standard, Replace	1 EA	Excellent
Athletic Surfaces and Courts	Baseball/Football, Artificial Turf, Replace	82160 SF	Excellent
Sports Apparatus	Baseball, Backstop Chain-Link, Replace	1 EA	Fair

Baseball Field 2

Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.
Key Issues and Findings	No key issues observed

Baseball Field 4





Baseball Field 4			
Amenity Type	Athletic Field – Diamond		
Amenity Location	South		
Overall Condition	Excellent		
Co ponent	*escription*	*uantit*	*Con ition*
Pole Light Fixture with Lamps	Any type 20' High, with LED Replacement, Replace/Install	2 EA	Fair
Sports Field Lighting	Field Lighting, Pole Light Fixture with Lamps, Replace	2 EA	Fair
Outdoor Spectator Seating	Bleachers, Aluminum Benches (per Seat), Replace	24 EA	Fair
Stairs	Concrete, Exterior, Replace	2400 SF	Fair
Sports Apparatus	Scoreboard, Electronic Standard, Replace	1 EA	Excellent
Athletic Surfaces and Courts	Baseball/Football, Artificial Turf, Replace	65280 SF	Excellent
Sports Lighting	Field Lighting, Pole Light Fixture with Lamps, Replace	1 EA	Fair
Sports Apparatus	Baseball, Backstop Chain-Link, Replace	1 EA	Fair

Baseball Field 4

Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.
Key Issues and Findings	No key issues observed

Baseball Field 5





Baseball Field 5			
Amenity Type	Athletic Field – Diamond		
Amenity Location	Southwest		
Overall Condition	Excellent		
Co ponent	*escription*	*uantit*	*Con ition*
Athletic Surfaces and Courts	Baseball/Football, Artificial Turf, Replace	89460 SF	Excellent
Sports Lighting	Field Lighting, Pole Light Fixture with Lamps, Replace	5 EA	Fair
Sports Field Lighting	Field Lighting, Pole Light Fixture with Lamps, Replace	1 EA	Fair
Stairs	Concrete, Exterior, Replace	2400 SF	Fair
Sports Apparatus	Baseball, Backstop Chain-Link, Replace	1 EA	Fair
Outdoor Spectator Seating	Bleachers, Aluminum Benches (per Seat), Replace	24 EA	Fair
Sports Apparatus	Scoreboard, Electronic Standard, Replace	2 EA	Excellent
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.		

Baseball Field 5

Key Issues and Findings	No key issues observed

Soccer Field 3





Soccer Field 3			
Amenity Type	Soccer Field		
Amenity Location	Northeast		
Overall Condition	Excellent		
Co ponent	*escription*	*uantit*	*Con ition*
Sports Field Lighting	Pole Light Fixture with Lamps, Replace	2 EA	Fair
Stairs	Concrete, Exterior, Replace	1600 SF	Fair
Athletic Surfaces and Courts	Baseball/Football, Artificial Turf, Replace	22210 SF	Excellent
Sports Apparatus	Football, Goal Post, Replace	2 EA	Excellent
Sports Apparatus	Scoreboard, Electronic Standard, Replace	1 EA	Excellent
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.		
Key Issues and Findings	No key issues observed		

Parking Lot – Maintenance Shed





Parking Lot – Maintenance Shed			
Amenity Type	Parking area		
Amenity Location	Northeast		
Overall Condition	Fair		
Parking Spaces	109 spaces in asphalt; four of which are accessible		
Co ponent	*escription*	*uantit*	*Con ition*
Pole Light Fixture with Lamps	Any type 20' High, with LED Replacement, Replace/Install	26 EA	Fair
Parking Lots	Pavement, Asphalt, Seal and Stripe	12000 SF	Fair
Parking Lots	Pavement, Asphalt, Mill and Overlay	45490 SF	Fair
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.		
Key Issues and Findings	Longitudinal cracks in asphalt lot		

Parking Lot – Northwest





Parking Lot – Northwest			
Amenity Type	Parking area		
Amenity Location	Northwest		
Overall Condition	Fair		
Parking Spaces	168 spaces in asphalt; six of which are accessible		
Co ponent	*escription*	*uantit*	*Con ition*
Pole Light Fixture with Lamps	any type 20' High, with LED Replacement, Replace/Install	33 EA	Fair
Fences and Gates	Fence, Metal Tube 6', Replace	80 LF	Good
Parking Lots	Pavement, Asphalt, Mill and Overlay	57200 SF	Fair
Picnic Table	Precast Concrete, Replace	2 EA	Fair
Parking Lots	Pavement, Asphalt, Seal and Stripe	12000 SF	Fair
Roadways	Pavement, Asphalt, Seal and Stripe	1200 SF	Poor
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.		

Parking Lot – Northwest

Key Issues and Findings	Longitudinal cracks in asphalt lot

General Site





General Site

Amenity Type	General Site		
Amenity Location	Throughout park		
Overall Condition	Fair		
Co ponent	*escription*	*uantit*	*Con ition*
Pole Light Fixture with Lamps	Any type 20' High, with LED Replacement, Replace/Install	25 EA	Fair
Pump	Sump, Replace	2 EA	Fair
Stair/Ramp Rails	Metal, Refinish	540 LF	Fair
Overhead/Dock Door	Aluminum, 12'x12' (144 SF), Replace	2 EA	Fair
Backflow Preventer	Domestic Water, 2 IN, Replace	1 EA	Fair
Park Bench	Wood/Composite/Fiberglass, Replace	1 EA	Fair
Fences and Gates	Fence, Chain Link 4', Replace	1600 LF	Fair
Park Bench	Precast Concrete, Replace	1 EA	Fair

General Site

Signage	Property, Building-Mounted Individual Letters, Replace/Install	30 EA	Fair
Sidewalk	Concrete, Large Areas, Replace	35000 SF	Fair
Playground Surfaces	Engineered Wood Fiber, Chips 3" Depth, Replace	300 SF	Excellent
Fences and Gates	Fence, Chain Link 8', Replace	800 LF	Fair
Play Structure	Multipurpose, Medium, Replace	1 EA	Fair
Backflow Preventer	Domestic Water, Replace	1 EA	Fair
Picnic Table	Precast Concrete, Replace	2 EA	Fair
Play Structure	Swing Set, 4 Seats, Replace	1 EA	Fair
Ancillary Building	Wood-Framed or CMU, Basic/Minimal, Replace	50 SF	Fair
Dumpster Enclosure	Masonry (CMU) Walls, 8' High (per LF), Replace	32 LF	Fair
Roadways	Pavement, Asphalt, Seal and Stripe	1200 SF	Poor
Roofing	Modified Bitumen, Replace	2400 SF	Fair
Fences and Gates	Vehicle Gate, Chain Link Manual, Replace	4 EA	Fair
Trash Receptacle	Medium-Duty Metal or Precast, Replace	1 EA	Fair
Roadways	Pavement, Asphalt, Mill and Overlay	59280 SF	Fair
Play Structure	Multipurpose, Large, Replace	1 EA	Fair

General Site

Fences and Gates	Fence, Chain Link 6', Replace	1400 LF	Fair
Landscaping and Topography	Heavy landscaping features; irrigation present Low to moderate site slopes throughout		
Storm Water Management	Retention pond		
Key Issues and Findings	Longitudinal cracks on roadway pavement		

3. Buildings

Facility Condition Index (FCI)

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

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

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

FCI Analysis | Louie Pompei Memorial Sports Park Facilities / Maintenance Shed Restroom(2007)

Replacement Value	*Total SF*	*Cost/SF*
$ 753,000	*2,008*	*$ 375*

	Est Reserve Cost	FCI
Current	$ 0	0.0 %
3-Year	$ 21,400	2.8 %
5-Year	$ 46,200	6.1 %
10-Year	$ 50,400	6.7 %

FCI Analysis | Louie Pompei Memorial Sports Park Facilities / Snack Bar Restroom(2007)

Replacement Value	*Total SF*	*Cost/SF*
$ 496,900	*1,325*	*$ 375*

	Est Reserve Cost	FCI
Current	$ 0	**0.0 %**
3-Year	$ 45,200	9.1 %
5-Year	$ 83,700	16.8 %
10-Year	$ 86,400	17.4 %

Plan Types (Buildings)

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost) – Timeframe 10 Years



Immediate Needs (Buildings)

BV did not identify any immediate needs associated with the buildings at this site.

Key Findings (Buildings)



Flooring in Poor Condition.

Any Surface, with Epoxy Coating
Louie Pompei Memorial Sports Park Facilities - Snack Bar Restroom - Kitchen

Uniformat Code: C2030
Recommendation: **Prep and Paint in 2025**

Priority Score: **81.6**

Plan Type: Performance/Integrity

Cost Estimate: $5,800

**$$**$$

Very stained and deteriorated floor - AssetCALC ID: 7051918

Maintenance Shed Restroom





Maintenance Shed Restroom: Systems Summary		
Constructed/Renovated	2007	
Building Size	2,008 SF (estimated)	
Number of Stories	One above grade	
S ste	*escription*	*Con ition*
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete slab foundation	Good
Façade	Primary Wall Finish: CMU Secondary Wall Finish: Painted concrete	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, glazed CMU, ceramic tile Floors: Ceramic tile Ceilings: Painted gypsum board, wood paneling	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms	Fair

Maintenance Shed Restroom: Systems Summary

HVAC	Non-Central System: Ductless split-system	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Emergency Power: None	Fair
Fire Alarm	Smoke detectors, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	No key issues observed	

Maintenance Shed Restroom: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$3,600	-	$4,900	$8,500
Roofing	-	-	-	-	-	-
Interiors	-	-	$3,400	-	$39,100	$42,400
Plumbing	-	-	$4,000	-	$58,700	$62,700
HVAC	-	-	$13,500	-	$19,900	$33,400
Fire Protection	-	-	-	$4,200	-	$4,200
Electrical	-	-	$7,100	-	$18,000	$25,100
Fire Alarm & Electronic Systems	-	-	$6,500	-	$10,200	$16,700
Site Development	-	-	$8,100	-	$12,700	$20,800
TOTALS (3% inflation)	-	-	**$46,200**	**$4,200**	**$163,300**	**$213,700**

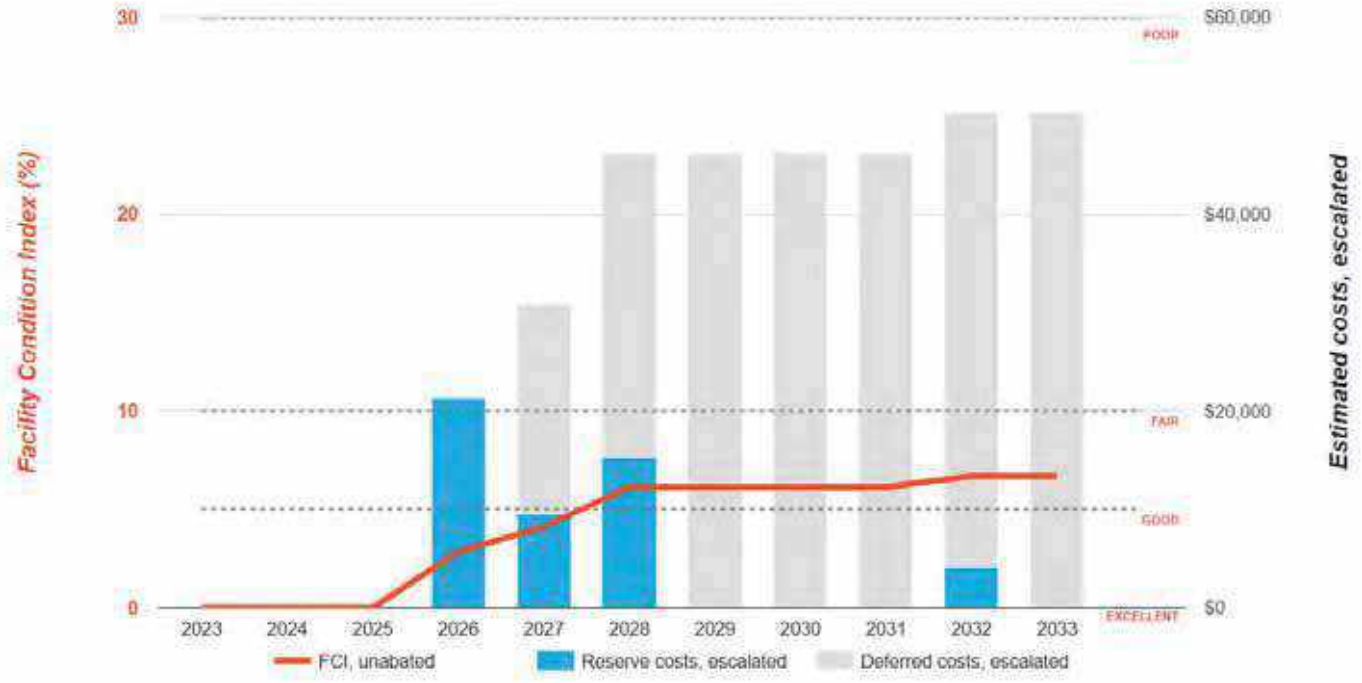
*Totals have been rounded to the nearest $100.

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Louie Pompei Memorial Sports Park Facilities Maintenance Shed Restroom

Replacement Value: $753,000 Inflation Rate: 3.0% Average Needs per Year: $4,600



Snack Bar Restroom





Snack Bar Restroom: Systems Summary		
Constructed/Renovated	2007	
Building/Group Size	1,325 SF (estimated)	
Number of Stories	One above grade	
S ste	*escription*	*Con ition*
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete slab foundation	Good
Façade	Primary Wall Finish: CMU Windows: Aluminum	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Ceramic tile, coated concrete Ceilings: Painted gypsum board, wood paneling	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms	Fair

Snack Bar Restroom: Systems Summary

HVAC	Non-Central System: Split-system heat pump	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Stained and deteriorated flooring	

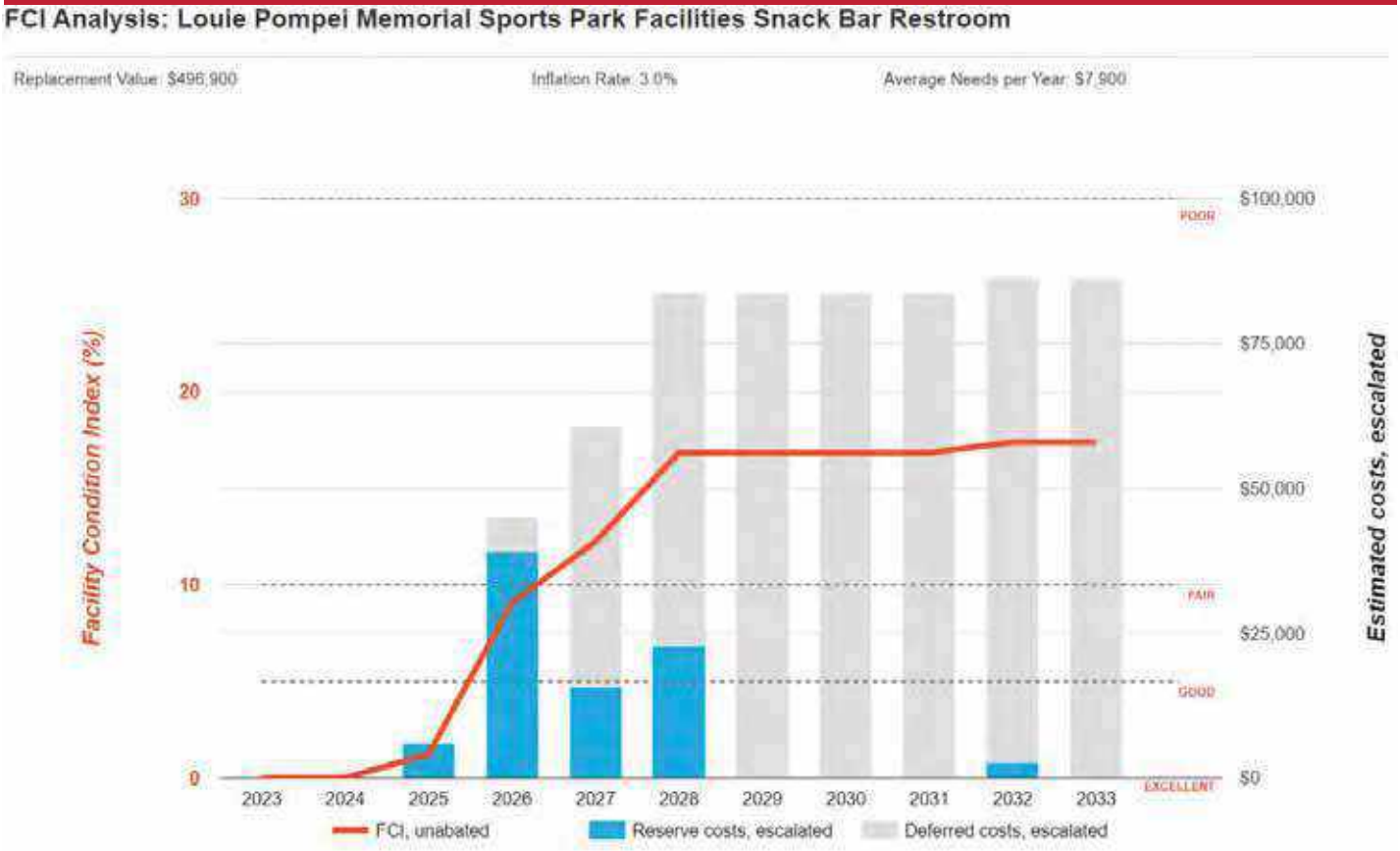
Snack Bar Restroom: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$7,100	-	$17,000	$24,100
Roofing	-	-	-	-	-	-
Interiors	-	$6,200	$15,100	-	$31,900	$53,100
Plumbing	-	-	$4,100	-	$55,400	$59,500
HVAC	-	-	$11,000	-	$32,200	$43,200
Fire Protection	-	-	-	$2,800	-	$2,800
Electrical	-	-	$4,700	-	$4,500	$9,200
Fire Alarm & Electronic Systems	-	-	$4,400	-	$6,900	$11,300
Equipment & Furnishings	-	-	$31,100	-	$48,500	$79,600
TOTALS (3% inflation)	-	**$6,200**	**$77,500**	**$2,800**	**$196,400**	**$282,900**

*Totals have been rounded to the nearest $100.

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

Needs by Year with Unaddressed FCI Over Time



4. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

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

- Roofs of Restroom Buildings; lack of ladder or other means of access

5. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The park was originally constructed in 2007 with additional amenities and buildings added and renovated in phases over time.

The following table summarizes the accessibility conditions of the exterior amenities and at each building in the park:

Louie Pompei Memorial Sports Park Facilities: Accessibility Summary

acilit	*ear uilt eno ate*	*Prior Stu Pro i e*	*a or o erate ssues Obser e*
Baseball Field 1	2007/2023	No	No
Baseball Field 2	2007/2023	No	No
Soccer Field 3	2007/2023	No	No
Baseball Field 4	2007/2023	No	No
Baseball Field 5	2007/2023	No	No
General Site	2007/2023	No	No
Snack Bar Restroom	2007/2023	No	No
Maintenance Shed Restroom	2007/2023	No	No

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues within the park were reported.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the park amenities and facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

6. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

7. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short-Term window but will not be pushed 'irresponsibly' (too far) into the future.

8. Energy Audit

The purpose of this Energy Audit is to provide Louie Pompei Memorial Sports Park Facilities with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation, and special use areas.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

9. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

Establishing the energy baseline begins with an analysis of the utility cost and consumption of the facility. Utilizing the historical energy data and local weather information, we evaluate the existing utility consumption and assign it to the various end-uses throughout the buildings. The Historical Data Analysis breaks down utilities by consumption, cost, and annual profile.

This data is analyzed using standard engineering assumptions and practices. The analysis serves the following functions:

- Allows our engineers to benchmark the energy and water consumption of the facilities against consumption of efficient buildings of similar construction, use and occupancy.
- Generates the historical and current unit costs for energy and water.
- Provides an indication of how well changes in energy consumption correlate to changes in weather.
- Reveals potential opportunities for energy consumption and/or cost reduction. For example, the analysis may indicate that there is excessive, simultaneous heating and cooling, which may mean that there is an opportunity to improve the control of the heating and cooling systems.

By performing this analysis and leveraging our experience, our engineers prioritize buildings and pinpoint systems for additional investigation during the site visit, thereby maximizing the benefit of their time spent on-site and minimizing time and effort by the customer's personnel.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the utility rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Estimated Utility Rates	
Electricity	Water and Sewer
$0.30/kWh	$8.36/CCF

The data analyzed provides the following information: 1) breakdown of utilities by consumption, 2) cost and annual profile, 3) baseline consumption in terms of energy/utility at the facility, 4) the Energy Use Index, or BTU/SF, and cost/SF. For multiple water meters, the utility data is combined to illustrate annual consumption for each utility type.

Electricity

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility. The billing for the water and sewer is monthly.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. Hence energy benchmarking for the facility cannot be evaluated at this time. Bureau Veritas will update the report on receipt of the actual data.

10. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Louie Pompei Memorial Sports Park Facilities. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated two Energy Conservation Measures (ECMs) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

The following table summarizes the recommended ECMs in terms of description, investment cost, energy consumption reduction, and cost savings.

Recommended Non-Renewable Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$504,932 *n Current ollars*
Estimated Annual Cost Savings Related to ECMs	$82,601 *n Current ollars*
Net Effective ECM Payback	6.11 years

Key Metrics to Benchmark the Subject Property's Energy Usage Profile

- Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.
- Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.
- Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.
- Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees, and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

Energy Conservation Measures Screening:

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified two Energy Conservation Measures (ECM) for this property.

List of Recommended Energy Conservation Measures For Louie Pompei Memorial Sports Park Facilities

		Description of ECM	Location	Labor Cost	Material Cost	Projected Initial Investment	Utility Company Incentive	Net Projected Initial Investment	Estimated Annual Energy & Water Savings			Total Energy Savings	Total Green House Gas Savings	Estimated Utility Cost Savings	Estimated Annual O&M Savings	Total Estimated Annual Cost Savings	Simple Payback	S.I.R.	Life Cycle Savings	Expected Useful Life (EUL)
						(a)	(b)	C=(a-b)	Electricity	Demand Reduction	Water									
				($)	($)	($)	($)	($)	(kWh)	(KW)	(kGal)	(Mmbtu)	($)	($)	($)	($)	(Yrs.)		($)	(Yrs.)
1	Title:	Install Low Flow Faucet Aerators	Location: Maintenance Shed and SnackBar Restrooms	$46	$48	$94	$0	$94	282	0	3	1	0.06	$84	$0	$119	0.79	10.78	$921	10.00
	Attribute:	Replace 6x 1GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators																		
2	Title:	Upgrade Building Lighting to LED and Install Automatic Lighting Controls	Location: Building Interior and Exterior - L. Pompei Memorial Sports Park Facilities	$45,392	$393,585	$438,977	$0	$438,977	288,909	129	0	986	64.98	$86,210	$5,450	$91,660	4.79	2.49	$655,259	15.00
	Attribute:	Replace HID (110x) ;																		
Totals for No/Low Cost Items				**$46**	**$48**	**$94**	**$0**	**$94**	**282**	**0**	**0**	**3**	**0.06**	**$84**	**$0**	**$119**	**0.79**			
Total For Capital Cost				**$45,392**	**$393,585**	**$438,977**	**$0**	**$438,977**	**288,909**	**129**	**129**	**0**	**64.98**	**$86,210**	**$5,450**	**$91,660**	**4.79**			
		nteracti e Sa ings iscount							-28,919	-13	-13	0	-6.50	-$8,629	-$545	-$9,178				
		otal Contingenc penses				$65,861		$65,861												
Total for Improvements						**$504,932**	**$0**	**$504,932**	**260,271**	**116**	**116**	**3**	**58.54**	**$77,665**	**$4,905**	**$82,601**	**6.11**			

11. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property. These actions will ensure that the energy conservation measures identified in this report will remain effective. The following general recommendations should be continued or implemented.

Building Envelope

- Ensure that the building envelope has proper caulking and weather stripping
- Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
- Inspect building vents semiannually for bird infestation
- Inspect windows monthly for damaged panes and failed thermal seals

Heating and Cooling

- Temperature settings reduced in unoccupied areas and set points seasonally adjusted.
- Evaporator coils and condenser coils should be regularly cleaned to improve heat transfer
- Refrigerant pipes should be insulated with a minimum of ¾" thick Elastometric Rubber Pipe Insulation
- Ensure refrigerant pressure is maintained in the condensers
- Change air filters on return vents seasonally. Use only filters with 'Minimum Efficiency Rating Value'(MERV) of 8

Central Domestic Hot Water

- Ensure all hot water pipes are insulated with fiberglass insulation at all times
- Replacement water heater should have Energy Factor (EF)>0.9
- Tank-type water heaters flushed annually

Lighting

- Use energy efficient replacement lamps (LEDs)
- Clean lighting fixture reflective surfaces and translucent covers.
- Ensure that timers and/or photocells are operating correctly on exterior lighting

Existing Equipment and Replacements

- Ensure that refrigerator and freezer doors close and seal correctly
- Ensure that bathroom vents exhaust out
- Office/computer equipment either in the "sleep" or "off" mode when not used

12. Certification

City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Louie Pompei Memorial Sports Park Facilities, 1099 South Valley Center Avenue, Glendora, California 91741, the “Property”. It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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800.733.0660 x7292719

13. Appendices

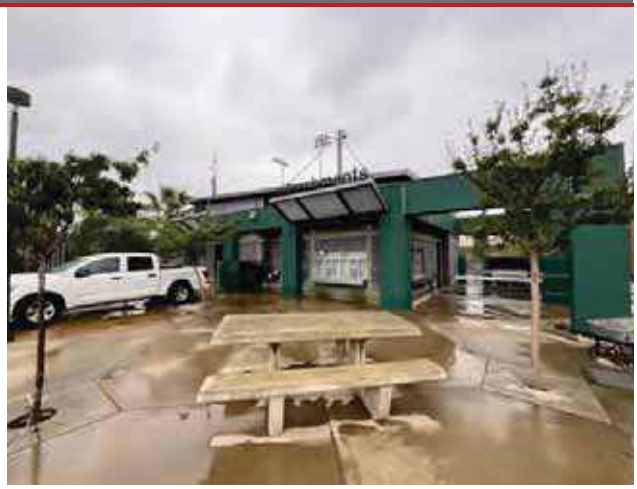
Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Observation GPS Map Links
Appendix H: Equipment Inventory
Appendix I: Energy Conservation Measures Calculations
Appendix J: Lighting System Schedule
Appendix K: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview



1 – SPORTS PARK MAIN ENTRANCE



2 - SNACK BAR RESTROOMS - FRONT ELEVATION



3 - SNACK BAR RESTROOMS - LEFT ELEVATION



4 - SNACK BAR RESTROOMS -REAR ELEVATION



5 - SNACK BAR RESTROOMS - RIGHT ELEVATION



6 - SNACK BAR - INTERIOR OVERVIEW

Photographic Overview



7 - RESTROOMS OVERVIEW



8 - TOILET



9 - STAINLESS STEEL SINK



10 - MAINTENANCE SHED RESTROOMS



11 - WATER HEATER



12 - BACKFLOW PREVENTER

Photographic Overview



13 - SUMP PUMP



14 - IRRIGATION CONTROL PANEL



15 - PUMP HOUSE



16 - SPORTS LIGHTING



17 - PLAY AREA



18 - SPORTS FIELD 1

Photographic Overview



19 - SPORTS FIELD 2



20 - SPORTS FIELD 3



21 - SPORTS FIELD 4 AND 5



22 - STORAGE SHED



23 - GARAGE

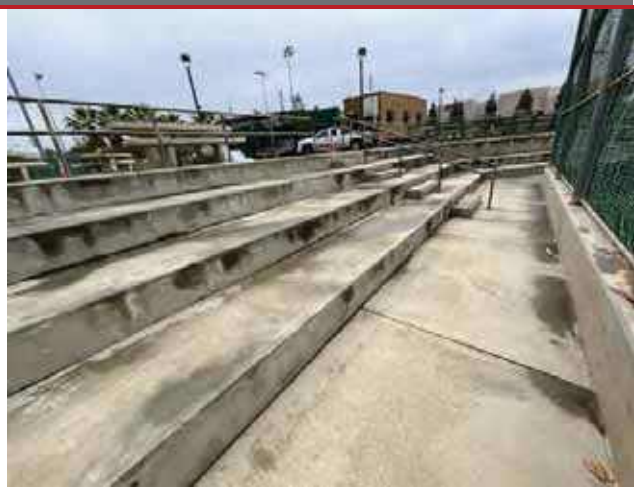


24 - BASEBALL BACKSTOP

Photographic Overview



25 - CHAIN LINK FENCING



26 - PRECAST CONCRETE STAIRS



27 - ALUMINUM BLEACHERS



28 - ROADWAYS



29 - MAIN PARKING LOT



30 - MAINTENANCE SHED PARKING LOT

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-006.379	Louie Pompei Memorial Sports Park Facilities
Source	**On-Site Date**
Google	November 7, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Louie Pompei Memorial Sports Park Facilities

Name of person completing form: Hugo Soltero

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: November 6, 2023

Phone Number: 626.672.6311

Method of Completion:

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

	Data Overview	Response		
1	Year(s) constructed	Constructed: 2007	Renovated:	2023. New turf and scoreboards being installed in all fields
2	Building size in SF	3,333 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	POC has no information about the CIP		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Unknown		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None		

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

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



Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Louie Pompei Memorial Sports Park Facilities

BV Project Number: 158691.23R000-006.468

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Appendix E:
Component Condition Report

Component Condition Report | Louie Pompei Memorial Sports Park Facilities

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site- All play fields	Fair	Stair/Ramp Rails, Metal, Refinish	540 LF	3	7051953
B1080	Site- Field 2	Good	Stairs, Concrete, Exterior	820 SF	34	7051974
B1080	Site- Field 5	Good	Stairs, Concrete, Exterior	2,400 SF	34	7051959
B1080	Site- Field 3	Good	Stairs, Concrete, Exterior	1,600 SF	34	7051956
B1080	Site- Field 4	Good	Stairs, Concrete, Exterior	2,400 SF	34	7130015
B1080	Site- Field 1	Good	Stairs, Concrete, Exterior	820 SF	34	7051976
Facade						
B2050	Building exterior - storage bldg	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	2	14	7051941
Roofing						
B3010	Site- seating sheds	Fair	Roofing, Modified Bitumen	2,400 SF	4	7051943
Plumbing						
D2010	Site- outside field 4	Fair	Backflow Preventer, Domestic Water, 2 IN	1	14	7051930
D2010	Site- outside field 4	Fair	Backflow Preventer, Domestic Water	1	14	7051924
D2030	Pump house	Fair	Pump, Sump	1	9	7051942
D2030	Pump house	Fair	Pump, Sump [2]	1	11	7051978
Equipment & Furnishings						
E2010	Site- Field 2	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	12	9	7051945
E2010	Site- Field 1	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	12	9	7051979
E2010	Site- Field 2	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	12	9	7051951
E2010	Site- Field 1	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	12	9	7051944
Special Construction & Demo						
F1020	Building Exterior- pump house	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	50 SF	19	7051982
Pedestrian Plazas & Walkways						

Component Condition Report | Louie Pompei Memorial Sports Park Facilities

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2010	Roadways	Poor	Roadways, Pavement, Asphalt, Seal & Stripe	1,200 SF	2	7051962
G2010	Parking lot- Main	Poor	Roadways, Pavement, Asphalt, Seal & Stripe	1,200 SF	2	7051968
G2010	Site- Roadways	Good	Roadways, Pavement, Asphalt, Mill & Overlay	59,280 SF	18	7051958
G2020	Parking lot- Main	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	57,200 SF	15	7051946
G2020	Parking Lot - Maintenance Shed	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	12,000 SF	3	7178021
G2020	Parking Lot - Maintenance Shed	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	45,490 SF	15	7177942
G2020	Parking lot- Main	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	12,000 SF	3	7051969
G2030	Site- To the snack bar	Good	Sidewalk, Concrete, Large Areas	35,000 SF	34	7051984
Athletic, Recreational & Playfield Areas						
G2050	Field 5	Excellent	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf	89,460 SF	10	7051948
G2050	Site- Field 3	Good	Sports Field Lighting, Pole Light Fixture w/ Lamps	1	34	7051782
G2050	Site- Field 2	Good	Sports Field Lighting, Pole Light Fixture w/ Lamps	1	34	7051895
G2050	Site- Field 5	Good	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps	1	34	7051885
G2050	Site- Field 5	Good	Sports Field Lighting, Field Lighting, Pole Light Fixture w/ Lamps	1	34	7051869
G2050	Site- Field 1	Good	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps	1	34	7051835
G2050	Site- Field 1	Excellent	Sports Apparatus, Scoreboard, Electronic Standard	1	25	7051901
G2050	Site- Field 4	Good	Sports Field Lighting, Field Lighting, Pole Light Fixture w/ Lamps	1	34	7051881
G2050	Site- Field 1	Good	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps	1	34	7051829
G2050	Site- Field 3	Good	Sports Field Lighting, Pole Light Fixture w/ Lamps	1	34	7051826
G2050	Site- Field 1	Good	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps	1	34	7051850
G2050	Site- Field 4	Good	Sports Field Lighting, Field Lighting, Pole Light Fixture w/ Lamps	1	34	7051847
G2050	Site- Field 4	Fair	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat)	12	12	7051975
G2050	Site- Field 4	Fair	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat)	12	12	7051973
G2050	Site- Field 2	Good	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps	1	34	7051801
G2050	Site- Field 2	Good	Sports Field Lighting, Pole Light Fixture w/ Lamps	1	34	7051876

Component Condition Report | Louie Pompei Memorial Sports Park Facilities

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
G2050	Site- Field 4	Excellent	Sports Apparatus, Scoreboard, Electronic Standard	1		25	7051898
G2050	Site- Play area in the middle	Excellent	Playground Surfaces, Engineered Wood Fiber, Chips 3" Depth	300	SF	3	7051983
G2050	Site- Field 5	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1		4	7051749
G2050	Site- Field 1	Good	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps	1		34	7051794
G2050	Site- Field 1	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1		4	7051748
G2050	Site- Field 2	Good	Sports Field Lighting, Pole Light Fixture w/ Lamps	1		34	7051807
G2050	Field 3	Excellent	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf	22,210	SF	10	7051972
G2050	Site- Play area in the middle	Fair	Play Structure, Multipurpose, Medium	1		4	7051970
G2050	Field 4	Excellent	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf	65,280	SF	10	7051949
G2050	Site- Field 2	Excellent	Sports Apparatus, Scoreboard, Electronic Standard	1		25	7051900
G2050	Site- Field 5	Fair	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat)	12		12	7051964
G2050	Site- Field 4	Good	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps	1		34	7051854
G2050	Field 1	Excellent	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf	82,250	SF	10	7051981
G2050	Site- Field 5	Good	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps	1		34	7051861
G2050	Sport Field 2	Excellent	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf	82,160	SF	10	7130014
G2050	Site- Field 5	Good	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps	1		34	7051781
G2050	Site- Play area in the middle	Fair	Play Structure, Swing Set, 4 Seats	1		4	7051954
G2050	Site- Field 5	Good	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps	1		34	7051816
G2050	Site- Field 4	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1		4	7051750
G2050	Site- Field 1	Fair	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps	1		30	7051892
G2050	Site- Field 3	Excellent	Sports Apparatus, Football, Goal Post	1		9	7051985
G2050	Site- Field 5	Excellent	Sports Apparatus, Scoreboard, Electronic Standard	1		25	7051899
G2050	Site- Field 5	Good	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps	1		34	7051862
G2050	Site- Field 5	Fair	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat)	12		12	7051957
G2050	Site- Field 2	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1		4	7051751

Component Condition Report | Louie Pompei Memorial Sports Park Facilities

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site- Field 3	Excellent	Sports Apparatus, Scoreboard, Electronic Standard	1	25	7051902
G2050	Site- Field 5	Excellent	Sports Apparatus, Scoreboard, Electronic Standard	1	25	7051897
G2050	Site- Field 3	Excellent	Sports Apparatus, Football, Goal Post	1	9	7051963
G2050	Site- Field 1	Good	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps	1	34	7051812
G2050	Site- Play area in the middle	Fair	Play Structure, Multipurpose, Large	1	4	7051966
Sitework						
G2060	Parking lot - main parking	Good	Fences & Gates, Fence, Metal Tube 6'	80 LF	30	7051894
G2060	Parking lot - main parking	Fair	Picnic Table, Precast Concrete	1	9	7051870
G2060	Site- Play area in the middle	Fair	Park Bench, Wood/Composite/Fiberglass	1	4	7051952
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	1,600 LF	18	7051977
G2060	site	Fair	Park Bench, Precast Concrete	1	13	7137574
G2060	Site- Main Entrance	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	15	3	7051980
G2060	Parking lot - main parking	Fair	Picnic Table, Precast Concrete	1	9	7051890
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	800 LF	24	7051955
G2060	Site	Fair	Picnic Table, Precast Concrete	2	15	7137573
G2060	Site- Main Entrance	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	15	3	7051967
G2060	Site	Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF)	32 LF	21	7137572
G2060	Site	Fair	Fences & Gates, Vehicle Gate, Chain Link Manual	4	9	7051960
G2060	Site- Field 1	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	4	7051947
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,400 LF	24	7051950
G2080	site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial	570,290 SF	10	7177782
G4050	Parking lot - main parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051821
G4050	Site- Pole lights	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136974
G4050	Site- Field 4	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136985
G4050	Site- Roadway to Main Parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136976

Component Condition Report | Louie Pompei Memorial Sports Park Facilities

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Parking lot - Maintenance Shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051802
G4050	Parking lot - Maintenance Shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051830
G4050	Site- Roadway to Main Parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136973
G4050	Parking lot - Maintenance Shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051803
G4050	Site- Roadway to Maintenance shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136962
G4050	Parking lot - main parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051855
G4050	Parking lot - main parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	4	7051891
G4050	Site- Pole lights	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136964
G4050	Site- Pole lights	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136983
G4050	Parking lot - main parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	4	7051849
G4050	Parking lot - main parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051833
G4050	Site- Field 2	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136961
G4050	Parking lot - Maintenance Shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051813
G4050	Parking lot - main parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	4	7051819
G4050	Parking lot - Maintenance Shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	4	7051873
G4050	Parking lot - Maintenance Shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051793
G4050	Site- Roadway to Maintenance shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136984
G4050	Parking lot - Maintenance Shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051823
G4050	Parking lot - main parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051851
G4050	Site- Pole lights	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136970
G4050	Site- Field 4	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136982
G4050	Site- Roadway to Maintenance shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136966
G4050	Parking lot - main parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	4	7051874
G4050	Parking lot - main parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051811
G4050	Site- Roadway to Maintenance shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136965

Component Condition Report | Louie Pompei Memorial Sports Park Facilities

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Site- Pole lights	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136968
G4050	Site- Roadway to Maintenance shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136977
G4050	Site- Pole lights	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136987
G4050	Site- Field 2	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136967
G4050	Parking lot - Maintenance Shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	4	7051790
G4050	Site- Pole lights	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136975
G4050	Site- Play area in the middle	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136980
G4050	Parking lot - main parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051843
G4050	Site- Play area in the middle	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136963
G4050	Parking lot - main parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	4	7051872
G4050	Parking lot - main parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	4	7051880
G4050	Parking lot - Maintenance Shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051860
G4050	Site- Roadway to Maintenance shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136979
G4050	Parking lot - Maintenance Shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051806
G4050	Parking lot - Maintenance Shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	4	7051792
G4050	Site- Roadway to Maintenance shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136960
G4050	Site- Roadway to Maintenance shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136981
G4050	Site- Pole lights	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136971
G4050	Parking lot - Maintenance Shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051886
G4050	Parking lot - main parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	4	7051852
G4050	Site- Pole lights	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136972
G4050	Parking lot - Maintenance Shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	4	7051896
G4050	Parking lot - Maintenance Shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051808
G4050	Parking lot - main parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	4	7051832
G4050	Parking lot - Maintenance Shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051818

Component Condition Report | Louie Pompei Memorial Sports Park Facilities

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Parking lot - main parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	4	7051889
G4050	Parking lot - main parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051787
G4050	Parking lot - Maintenance Shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051882
G4050	Parking lot - main parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	4	7051878
G4050	Parking lot - main parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	4	7051785
G4050	Parking lot - Maintenance Shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	4	7051834
G4050	Parking lot - Maintenance Shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051788
G4050	Site- Roadway to Maintenance shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136969
G4050	Parking lot - main parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051863
G4050	Parking lot - Maintenance Shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051798
G4050	Parking lot - Maintenance Shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	4	7051786
G4050	Parking lot - main parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	2	4	7051796
G4050	Site- Roadway to Maintenance shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136986
G4050	Site- Roadway to Maintenance shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136988
G4050	Parking lot - main parking	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7051814
G4050	Site- Roadway to Maintenance shed	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7136978

Component Condition Report | Louie Pompei Memorial Sports Park Facilities / Maintenance Shed Restroom

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	700 SF	5	7178023
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	24	7051753
Roofing						
B3010	Roof	Fair	Roofing, Metal	2,100 SF	24	7051761
Interiors						

Component Condition Report | Louie Pompei Memorial Sports Park Facilities / Maintenance Shed Restroom

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1030	Throughout building	Fair	Interior Door, Steel, Standard	6	24	7051757
C1090	Restrooms	Good	Toilet Partitions, Metal	5	13	7051766
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	700 SF	5	7178024
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	2,300 SF	24	7051762
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,900 SF	24	7051780
C2050	Throughout	Fair	Ceiling Finishes, any flat surface, Prep & Paint	460 SF	5	7178025
C2050	Throughout	Fair	Ceiling Finishes, Wood Paneling	800 SF	14	7129844
Plumbing						
D2010	Restrooms- M	Fair	Urinal, Standard	2	14	7051773
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	2,008 SF	24	7178022
D2010	Restrooms- M	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	14	7051765
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	14	7051775
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	4	7051771
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	14	7051754
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	14	7051779
D2010	Utility closet	Fair	Water Heater, Electric, Residential, 30 to 52 GAL	1	3	7051756
D2010	Restrooms	Fair	Sink/Lavatory, Service Sink, Floor	1	19	7051776
D2010	Shower room	Good	Shower, Ceramic Tile	1	20	7051752
D2010	Restrooms- W	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	14	7051763
HVAC						
D3030	Maintenance Office	Fair	Split System Ductless, Single Zone	1	5	7051772
D3060	Restrooms- W	Fair	Supplemental Components, Hand Dryer, Restroom	1	3	7051774
D3060	Restrooms- W	Fair	Supplemental Components, Hand Dryer, Restroom	1	3	7051778
Fire Protection						
D4010	Maintenance Shed	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	2,008 SF	9	7051768

Component Condition Report | Louie Pompei Memorial Sports Park Facilities / Maintenance Shed Restroom

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4010	Utility closet	Fair	Supplemental Components, Fire Riser, Wet	1	24	7051777
Electrical						
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown, 15 KVA	1	14	7051759
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 200 AMP	1	14	7178388
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,008 SF	24	7051770
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	2,008 SF	4	7051755
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	2,008 SF	3	7051760
Sitework						
G2080	Building exterior	Fair	Irrigation System, Control Panel	1	3	7051764

Component Condition Report | Louie Pompei Memorial Sports Park Facilities / Snack Bar Restroom

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	2	4	7051916
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	6	14	7051906
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	24	7051919
B2050	Building Exterior	Fair	Exterior Door, Wire Mesh Metal, Gate	1	3	7051926
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,500 SF	24	7051933
Interiors						
C1030	Throughout building	Fair	Interior Door, Steel, Standard	3	24	7051932
C1090	Restrooms	Fair	Toilet Partitions, Metal	7	5	7051935
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,200 SF	24	7051912
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	900 SF	3	7051910

Component Condition Report | Louie Pompei Memorial Sports Park Facilities / Snack Bar Restroom

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Kitchen	Poor	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	325 SF	2	7051918
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,000 SF	24	7051937
C2050		Fair	Ceiling Finishes, Wood Paneling	545 SF	14	7129843
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	800 SF	3	7051936
Plumbing						
D2010	Restrooms- Men	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	2	14	7051931
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	4	7051921
D2010	Utility closet	Fair	Water Heater, Electric, Residential, 30 to 52 GAL	1	5	7051929
D2010	Restrooms- women	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	2	14	7051909
D2010	Restrooms- Men	Fair	Toilet, Commercial Water Closet	7	14	7051914
D2010	Kitchen	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	1	14	7051922
D2010	Restrooms- Men	Fair	Urinal, Standard	3	14	7051915
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,325 SF	24	7051911
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	19	7051905
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	14	7051939
HVAC						
D3030	Building exterior	Good	Split System, Condensing Unit/Heat Pump	1	13	7051928
D3050	Throughout	Fair	HVAC System, Ductwork, Low Density	1,325 SF	14	7177904
D3060	Restrooms	Fair	Supplemental Components, Hand Dryer, Restroom	4	5	7051938
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	1,325 SF	9	7051908
D4010	Utility closet	Fair	Supplemental Components, Fire Riser, Wet	1	24	7051917
Electrical						
D5020	Utility room	Fair	Distribution Panel, 120/208 V, 200 AMP	1	14	7177905
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,325 SF	26	7051925

Component Condition Report | Louie Pompei Memorial Sports Park Facilities / Snack Bar Restroom

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	1,325 SF	4	7051923
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	1,325 SF	4	7051907
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	3	7051934
E1030	Kitchen	Fair	Foodservice Equipment, Fountain Dispenser, Fountain Dispenser	1	3	7051927
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	3	7051904
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	3	7051903
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	3	7051920

Appendix F:
Replacement Reserves

Replacement Reserves Report



12/27/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Louie Pompei Memorial Sports Park Facilities	$0	$0	$1,547	$24,208	$691,040	$0	$484	$1,793	$18,470	$85,581	$10,324,546	$43,590	$13,743	$25,000	$31,038	$761,621	$0	$2,410	$568,550	$7,102	$12,484,816	**$25,085,536**
Louie Pompei Memorial Sports Park Facilities / Baseball Field 1	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Louie Pompei Memorial Sports Park Facilities / Baseball Field 2	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Louie Pompei Memorial Sports Park Facilities / Baseball Field 4	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Louie Pompei Memorial Sports Park Facilities / Baseball Field 5	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Louie Pompei Memorial Sports Park Facilities / Maintenance Shed Restroom	$0	$0	$0	$21,322	$9,572	$15,298	$0	$0	$0	$4,171	$0	$0	$0	$16,276	$76,960	$9,433	$0	$0	$25,114	$6,000	$29,566	**$213,713**
Louie Pompei Memorial Sports Park Facilities / Parking Lot – Maintenance Shed	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Louie Pompei Memorial Sports Park Facilities / Parking Lot – Northwest	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Louie Pompei Memorial Sports Park Facilities / Site	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Louie Pompei Memorial Sports Park Facilities / Snack Bar Restroom	$0	$0	$6,155	$39,016	$15,627	$22,852	$0	$0	$0	$2,752	$0	$0	$8,272	$21,957	$87,491	$14,834	$0	$0	$48,501	$12,913	$2,418	**$282,787**
Louie Pompei Memorial Sports Park Facilities / Soccer Field 3	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Grand Total	**$0**	**$0**	**$7,702**	**$84,545**	**$716,239**	**$38,149**	**$484**	**$1,793**	**$18,470**	**$92,504**	**$10,324,546**	**$43,590**	**$22,015**	**$63,232**	**$195,489**	**$785,888**	**$0**	**$2,410**	**$642,165**	**$26,015**	**$12,516,801**	**$25,582,036**

Louie Pompei Memorial Sports Park Facilities

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B1080	Site- All play fields	7051953	Stair/Ramp Rails, Metal, Refinish	10	7	3	540	LF	$1.50	$2.03	$1,094				$1,094										$1,094									**$2,187**
B2050	Building exterior - storage bldg	7051941	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	16	14	2	EA	$4,400.00	$5,940.00	$11,880															$11,880								**$11,880**
B3010	Site- seating sheds	7051943	Roofing, Modified Bitumen, Replace	20	16	4	2400	SF	$10.00	$13.50	$32,400					$32,400																		**$32,400**
D2010	Site- outside field 4	7051924	Backflow Preventer, Domestic Water, Replace	30	16	14	1	EA	$3,200.00	$4,320.00	$4,320															$4,320								**$4,320**
D2010	Site- outside field 4	7051930	Backflow Preventer, Domestic Water, 2 IN, Replace	30	16	14	1	EA	$3,200.00	$4,320.00	$4,320															$4,320								**$4,320**
D2030	Pump house	7051942	Pump, Sump, Replace	25	16	9	1	EA	$13,400.00	$31,490.00	$31,490										$31,490													**$31,490**
D2030	Pump house	7051978	Pump, Sump, Replace	25	14	11	1	EA	$13,400.00	$31,490.00	$31,490												$31,490											**$31,490**
E2010	Site- Field 2	7051945	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	16	9	12	EA	$120.00	$162.00	$1,944										$1,944													**$1,944**
E2010	Site- Field 2	7051951	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	16	9	12	EA	$120.00	$162.00	$1,944										$1,944													**$1,944**
E2010	Site- Field 1	7051944	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	16	9	12	EA	$120.00	$162.00	$1,944										$1,944													**$1,944**
E2010	Site- Field 1	7051979	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	16	9	12	EA	$120.00	$162.00	$1,944										$1,944													**$1,944**
F1020	Building Exterior- pump house	7051982	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	16	19	50	SF	$60.00	$81.00	$4,050																					$4,050		**$4,050**
G2010	Roadways	7051962	Roadways, Pavement, Asphalt, Seal & Stripe	5	3	2	1200	SF	$0.45	$0.61	$729			$729					$729					$729										**$2,916**
G2010	Parking lot- Main	7051968	Roadways, Pavement, Asphalt, Seal & Stripe	5	3	2	1200	SF	$0.45	$0.61	$729			$729					$729					$729										**$2,916**
G2010	Site- Roadways	7051958	Roadways, Pavement, Asphalt, Mill & Overlay	25	7	18	59280	SF	$3.50	$4.73	$280,098																				$280,098			**$280,098**
G2020	Parking lot- Main	7051969	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	12000	SF	$0.45	$0.61	$7,290				$7,290					$7,290					$7,290						$7,290			**$29,160**
G2020	Parking Lot - Maintenance Shed	7178021	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	12000	SF	$0.45	$0.61	$7,290				$7,290					$7,290					$7,290						$7,290			**$29,160**
G2020	Parking lot- Main	7051946	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	10	15	57200	SF	$3.50	$4.73	$270,270																$270,270							**$270,270**
G2020	Parking Lot - Maintenance Shed	7177942	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	10	15	45490	SF	$3.50	$4.73	$214,940																$214,940							**$214,940**
G2050	Site- Field 2	7051751	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	16	4	1	EA	$5,000.00	$6,750.00	$6,750					$6,750																		**$6,750**
G2050	Site- Field 1	7051748	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	16	4	1	EA	$5,000.00	$6,750.00	$6,750					$6,750																		**$6,750**
G2050	Site- Field 4	7051750	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	16	4	1	EA	$5,000.00	$6,750.00	$6,750					$6,750																		**$6,750**
G2050	Site- Field 5	7051749	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	16	4	1	EA	$5,000.00	$6,750.00	$6,750					$6,750																		**$6,750**
G2050	Site- Field 3	7051985	Sports Apparatus, Football, Goal Post, Replace	25	16	9	1	EA	$5,000.00	$6,750.00	$6,750										$6,750													**$6,750**
G2050	Site- Field 3	7051963	Sports Apparatus, Football, Goal Post, Replace	25	16	9	1	EA	$5,000.00	$6,750.00	$6,750										$6,750													**$6,750**
G2050	Sport Field 2	7130014	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf, Replace	10	0	10	82160	SF	$15.00	$20.25	$1,663,740											$1,663,740										$1,663,740	**$3,327,480**
G2050	Field 1	7051981	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf, Replace	10	0	10	82250	SF	$15.00	$20.25	$1,665,563											$1,665,563										$1,665,563	**$3,331,125**
G2050	Field 4	7051949	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf, Replace	10	0	10	65280	SF	$15.00	$20.25	$1,321,920											$1,321,920										$1,321,920	**$2,643,840**
G2050	Field 5	7051948	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf, Replace	10	0	10	89460	SF	$15.00	$20.25	$1,811,565											$1,811,565										$1,811,565	**$3,623,130**
G2050	Field 3	7051972	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf, Replace	10	0	10	22210	SF	$15.00	$20.25	$449,753											$449,753										$449,753	**$899,505**
G2050	Site- Field 4	7051973	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat), Replace	25	13	12	12	EA	$120.00	$162.00	$1,944													$1,944									**$1,944**
G2050	Site- Field 4	7051975	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat), Replace	25	13	12	12	EA	$120.00	$162.00	$1,944													$1,944									**$1,944**
G2050	Site- Field 5	7051957	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat), Replace	25	13	12	12	EA	$120.00	$162.00	$1,944													$1,944									**$1,944**
G2050	Site- Field 5	7051964	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat), Replace	25	13	12	12	EA	$120.00	$162.00	$1,944													$1,944									**$1,944**
G2050	Site- Play area in the middle	7051983	Playground Surfaces, Engineered Wood Fiber, Chips 3" Depth, Replace	3	0	3	300	SF	$1.00	$1.35	$405				$405			$405			$405				$405				$405				**$2,430**
G2050	Site- Play area in the middle	7051966	Play Structure, Multipurpose, Large, Replace	20	16	4	1	EA	$35,000.00	$47,250.00	$47,250					$47,250																		**$47,250**
G2050	Site- Play area in the middle	7051970	Play Structure, Multipurpose, Medium, Replace	20	16	4	1	EA	$20,000.00	$27,000.00	$27,000					$27,000																		**$27,000**
G2050	Site- Play area in the middle	7051954	Play Structure, Swing Set, 4 Seats, Replace	20	16	4	1	EA	$2,500.00	$3,375.00	$3,375					$3,375																		**$3,375**
G2060	Site- Field 1	7051947	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	16	4	1	EA	$700.00	$945.00	$945					$945																		**$945**
G2060	Site- Play area in the middle	7051952	Park Bench, Wood/Composite/Fiberglass, Replace	20	16	4	1	EA	$600.00	$810.00	$810					$810																		**$810**
G2060	Parking lot - main parking	7051870	Picnic Table, Precast Concrete, Replace	25	16	9	1	EA	$1,200.00	$1,620.00	$1,620										$1,620													**$1,620**

Replacement Reserves Report



12/27/2023

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2060	Parking lot - main parking	7051890	Picnic Table, Precast Concrete, Replace	25	16	9	1	EA	$1,200.00	$1,620.00	$1,620										$1,620												**$1,620**
G2060	Site	7051960	Fences & Gates, Vehicle Gate, Chain Link Manual, Replace	25	16	9	4	EA	$1,700.00	$2,295.00	$9,180										$9,180												**$9,180**
G2060	site	7137574	Park Bench, Precast Concrete, Replace	25	12	13	1	EA	$1,000.00	$1,350.00	$1,350														$1,350								**$1,350**
G2060	Site	7137573	Picnic Table, Precast Concrete, Replace	25	10	15	2	EA	$1,200.00	$1,620.00	$3,240																$3,240						**$3,240**
G2060	Site	7051977	Fences & Gates, Fence, Chain Link 4', Replace	40	22	18	1600	LF	$18.00	$24.30	$38,880																			$38,880			**$38,880**
G2060	Site- Main Entrance	7051980	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	17	3	15	EA	$150.00	$202.50	$3,038				$3,038																		**$3,038**
G2060	Site- Main Entrance	7051967	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	17	3	15	EA	$150.00	$202.50	$3,038				$3,038																		**$3,038**
G2080	site	7177782	Irrigation System, Pop-Up Spray Heads, Commercial, Replace	20	10	10	570290	SF	$1.00	$1.35	$769,892											$769,892											**$769,892**
G4050	Site- Field 2	7136961	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Site- Field 2	7136967	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Site- Field 4	7136982	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Site- Field 4	7136985	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - Maintenance Shed	7051802	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - Maintenance Shed	7051830	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - Maintenance Shed	7051803	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - Maintenance Shed	7051813	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - Maintenance Shed	7051873	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	2	EA	$4,000.00	$5,400.00	$10,800					$10,800																	**$10,800**
G4050	Parking lot - Maintenance Shed	7051793	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - Maintenance Shed	7051823	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - Maintenance Shed	7051790	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	2	EA	$4,000.00	$5,400.00	$10,800					$10,800																	**$10,800**
G4050	Parking lot - Maintenance Shed	7051860	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - Maintenance Shed	7051806	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - Maintenance Shed	7051792	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	2	EA	$4,000.00	$5,400.00	$10,800					$10,800																	**$10,800**
G4050	Parking lot - Maintenance Shed	7051886	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - Maintenance Shed	7051896	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	2	EA	$4,000.00	$5,400.00	$10,800					$10,800																	**$10,800**
G4050	Parking lot - Maintenance Shed	7051808	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - Maintenance Shed	7051818	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - Maintenance Shed	7051882	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - Maintenance Shed	7051834	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	2	EA	$4,000.00	$5,400.00	$10,800					$10,800																	**$10,800**
G4050	Parking lot - Maintenance Shed	7051788	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - Maintenance Shed	7051798	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - Maintenance Shed	7051786	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	2	EA	$4,000.00	$5,400.00	$10,800					$10,800																	**$10,800**
G4050	Parking lot - main parking	7051855	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - main parking	7051891	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	2	EA	$4,000.00	$5,400.00	$10,800					$10,800																	**$10,800**
G4050	Parking lot - main parking	7051849	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	2	EA	$4,000.00	$5,400.00	$10,800					$10,800																	**$10,800**
G4050	Parking lot - main parking	7051833	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - main parking	7051819	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	2	EA	$4,000.00	$5,400.00	$10,800					$10,800																	**$10,800**
G4050	Parking lot - main parking	7051851	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - main parking	7051874	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	2	EA	$4,000.00	$5,400.00	$10,800					$10,800																	**$10,800**
G4050	Parking lot - main parking	7051811	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - main parking	7051843	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - main parking	7051872	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	2	EA	$4,000.00	$5,400.00	$10,800					$10,800																	**$10,800**
G4050	Parking lot - main parking	7051880	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	2	EA	$4,000.00	$5,400.00	$10,800					$10,800																	**$10,800**
G4050	Parking lot - main parking	7051852	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	2	EA	$4,000.00	$5,400.00	$10,800					$10,800																	**$10,800**
G4050	Parking lot - main parking	7051832	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	2	EA	$4,000.00	$5,400.00	$10,800					$10,800																	**$10,800**
G4050	Parking lot - main parking	7051889	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	2	EA	$4,000.00	$5,400.00	$10,800					$10,800																	**$10,800**
G4050	Parking lot - main parking	7051787	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - main parking	7051878	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	2	EA	$4,000.00	$5,400.00	$10,800					$10,800																	**$10,800**
G4050	Parking lot - main parking	7051785	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	2	EA	$4,000.00	$5,400.00	$10,800					$10,800																	**$10,800**
G4050	Parking lot - main parking	7051863	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - main parking	7051796	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	2	EA	$4,000.00	$5,400.00	$10,800					$10,800																	**$10,800**
G4050	Parking lot - main parking	7051821	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot - main parking	7051814	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Site- Play area in the middle	7136980	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Site- Play area in the middle	7136963	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Site- Pole lights	7136975	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**

Replacement Reserves Report



12/27/2023

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G4050	Site- Pole lights	7136971	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
G4050	Site- Pole lights	7136974	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
G4050	Site- Pole lights	7136964	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
G4050	Site- Pole lights	7136983	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
G4050	Site- Pole lights	7136972	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
G4050	Site- Roadway to Main Parking	7136976	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
G4050	Site- Pole lights	7136970	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
G4050	Site- Pole lights	7136968	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
G4050	Site- Pole lights	7136987	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
G4050	Site- Roadway to Main Parking	7136973	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
G4050	Site- Roadway to Maintenance shed	7136986	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
G4050	Site- Roadway to Maintenance shed	7136988	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
G4050	Site- Roadway to Maintenance shed	7136962	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
G4050	Site- Roadway to Maintenance shed	7136979	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
G4050	Site- Roadway to Maintenance shed	7136960	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
G4050	Site- Roadway to Maintenance shed	7136981	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
G4050	Site- Roadway to Maintenance shed	7136969	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
G4050	Site- Roadway to Maintenance shed	7136978	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
G4050	Site- Roadway to Maintenance shed	7136984	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
G4050	Site- Roadway to Maintenance shed	7136966	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
G4050	Site- Roadway to Maintenance shed	7136965	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
G4050	Site- Roadway to Maintenance shed	7136977	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																		**$5,400**
Totals, Unescalated												**$0**	**$0**	**$1,458**	**$22,154**	**$613,980**	**$0**	**$405**	**$1,458**	**$14,580**	**$65,591**	**$7,682,432**	**$31,490**	**$9,639**	**$17,024**	**$20,520**	**$488,855**	**$0**	**$1,458**	**$333,963**	**$4,050**	**$6,912,540**	**$16,221,596**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$1,547**	**$24,208**	**$691,040**	**$0**	**$484**	**$1,793**	**$18,470**	**$85,581**	**$10,324,546**	**$43,590**	**$13,743**	**$25,000**	**$31,038**	**$761,621**	**$0**	**$2,410**	**$568,550**	**$7,102**	**$12,484,816**	**$25,085,536**

Louie Pompei Memorial Sports Park Facilities / Baseball Field 1

Louie Pompei Memorial Sports Park Facilities / Baseball Field 2

Louie Pompei Memorial Sports Park Facilities / Baseball Field 4

Louie Pompei Memorial Sports Park Facilities / Baseball Field 5

Louie Pompei Memorial Sports Park Facilities / Maintenance Shed Restroom

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building exterior	7178023	Exterior Walls, any painted surface, Prep & Paint	10	5	5	700	SF	$3.00	$4.46	$3,124						$3,124										$3,124						**$6,248**
C1090	Restrooms	7051766	Toilet Partitions, Metal, Replace	20	7	13	5	EA	$850.00	$1,264.55	$6,323														$6,323								**$6,323**
C2010	Throughout	7178024	Wall Finishes, any surface, Prep & Paint	10	5	5	700	SF	$1.50	$2.23	$1,562						$1,562										$1,562						**$3,124**
C2050	Throughout	7129844	Ceiling Finishes, Wood Paneling, Replace	30	16	14	800	SF	$14.00	$20.83	$16,662															$16,662							**$16,662**
C2050	Throughout	7178025	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	460	SF	$2.00	$2.98	$1,369						$1,369										$1,369						**$2,737**
D2010	Utility closet	7051756	Water Heater, Electric, Residential, 30 to 52 GAL, Replace	15	12	3	1	EA	$900.00	$1,338.93	$1,339				$1,339															$1,339				**$2,678**
D2010	Building exterior	7051771	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	11	4	1	EA	$1,500.00	$2,231.55	$2,232					$2,232															$2,232			**$4,463**
D2010	Restrooms- M	7051773	Urinal, Standard, Replace	30	16	14	2	EA	$1,100.00	$1,636.47	$3,273															$3,273							**$3,273**
D2010	Restrooms- M	7051765	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	16	14	2	EA	$1,200.00	$1,785.24	$3,570															$3,570							**$3,570**
D2010	Restrooms	7051775	Toilet, Commercial Water Closet, Replace	30	16	14	1	EA	$1,300.00	$1,934.01	$1,934															$1,934							**$1,934**
D2010	Restrooms	7051754	Toilet, Commercial Water Closet, Replace	30	16	14	4	EA	$1,300.00	$1,934.01	$7,736															$7,736							**$7,736**
D2010	Restrooms	7051779	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	16	14	1	EA	$1,500.00	$2,231.55	$2,232															$2,232							**$2,232**
D2010	Restrooms- W	7051763	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	16	14	2	EA	$1,200.00	$1,785.24	$3,570															$3,570							**$3,570**
D2010	Restrooms	7051776	Sink/Lavatory, Service Sink, Floor, Replace	35	16	19	1	EA	$800.00	$1,190.16	$1,190																			$1,190			**$1,190**
D2010	Shower room	7051752	Shower, Ceramic Tile, Replace	30	10	20	1	EA	$2,500.00	$9,229.25	$9,229																				$9,229		**$9,229**
D3030	Maintenance Office	7051772	Split System Ductless, Single Zone, Replace	15	10	5	1	EA	$4,800.00	$7,140.96	$7,141						$7,141														$7,141		**$14,282**
D3060	Restrooms- W	7051774	Supplemental Components, Hand Dryer, Restroom, Replace	10	7	3	1	EA	$1,600.00	$2,380.32	$2,380			$2,380											$2,380								**$4,761**
D3060	Restrooms- W	7051778	Supplemental Components, Hand Dryer, Restroom, Replace	10	7	3	1	EA	$1,600.00	$2,380.32	$2,380			$2,380											$2,380								**$4,761**
D4010	Maintenance Shed	7051768	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	16	9	2008	SF	$1.07	$1.59	$3,196										$3,196												**$3,196**
D5020	Electrical room	7051759	Secondary Transformer, Dry, Stepdown, 15 KVA, Replace	30	16	14	1	EA	$6,000.00	$8,926.20	$8,926															$8,926							**$8,926**
D5020	Electrical room	7178388	Distribution Panel, 120/208 V, 200 AMP, Replace	30	16	14	1	EA	$2,000.00	$2,975.40	$2,975															$2,975							**$2,975**

Replacement Reserves Report



12/27/2023

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D5040	Throughout building	7051755	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	16	4	2008	SF	$2.10	$3.12	$6,273					$6,273																		**$6,273**
D7030	Throughout building	7051760	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	12	3	2008	SF	$2.00	$2.98	$5,975				$5,975																$5,975				**$11,949**
G2080	Building exterior	7051764	Irrigation System, Control Panel, Replace	15	12	3	1	EA	$5,000.00	$7,438.50	$7,439				$7,439																$7,439				**$14,877**
Totals, Unescalated												**$0**	**$0**	**$0**	**$19,513**	**$8,505**	**$13,196**	**$0**	**$0**	**$0**	**$3,196**	**$0**	**$0**	**$0**	**$11,083**	**$50,879**	**$6,055**	**$0**	**$0**	**$14,752**	**$3,422**	**$16,370**	**$146,971**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$21,322**	**$9,572**	**$15,298**	**$0**	**$0**	**$0**	**$4,171**	**$0**	**$0**	**$0**	**$16,276**	**$76,960**	**$9,433**	**$0**	**$0**	**$25,114**	**$6,000**	**$29,566**	**$213,713**

Louie Pompei Memorial Sports Park Facilities / Parking Lot – Maintenance Shed

Louie Pompei Memorial Sports Park Facilities / Parking Lot – Northwest

Louie Pompei Memorial Sports Park Facilities / Site

Louie Pompei Memorial Sports Park Facilities / Snack Bar Restroom

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2020	Building Exterior	7051906	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	16	14	6	EA	$950.00	$1,413.32	$8,480															$8,480								**$8,480**
B2020	Building Exterior	7051916	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	16	4	2	EA	$1,200.00	$1,785.24	$3,570					$3,570																		**$3,570**
B2050	Building Exterior	7051926	Exterior Door, Wire Mesh Metal, Gate, Replace	10	7	3	1	EA	$1,900.00	$2,826.63	$2,827				$2,827										$2,827									**$5,653**
C1090	Restrooms	7051935	Toilet Partitions, Metal, Replace	20	15	5	7	EA	$850.00	$1,264.55	$8,852						$8,852																	**$8,852**
C2010	Throughout building	7051910	Wall Finishes, any surface, Prep & Paint	10	7	3	900	SF	$1.50	$2.23	$2,008				$2,008										$2,008									**$4,017**
C2030	Kitchen	7051918	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	8	2	325	SF	$12.00	$17.85	$5,802			$5,802										$5,802										**$11,604**
C2050	Snack Bar Restroom	7129843	Ceiling Finishes, Wood Paneling, Replace	30	16	14	545	SF	$14.00	$20.83	$11,351															$11,351								**$11,351**
C2050	Throughout building	7051936	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	800	SF	$2.00	$2.98	$2,380				$2,380										$2,380									**$4,761**
D2010	Utility closet	7051929	Water Heater, Electric, Residential, 30 to 52 GAL, Replace	15	10	5	1	EA	$900.00	$1,338.93	$1,339						$1,339																$1,339	**$2,678**
D2010	Building exterior	7051921	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	11	4	1	EA	$1,500.00	$2,231.55	$2,232					$2,232																$2,232		**$4,463**
D2010	Restrooms- Men	7051914	Toilet, Commercial Water Closet, Replace	30	16	14	7	EA	$1,300.00	$1,934.01	$13,538															$13,538								**$13,538**
D2010	Restrooms- Men	7051915	Urinal, Standard, Replace	30	16	14	3	EA	$1,100.00	$1,636.47	$4,909															$4,909								**$4,909**
D2010	Kitchen	7051939	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	16	14	1	EA	$2,500.00	$3,719.25	$3,719															$3,719								**$3,719**
D2010	Restrooms- Men	7051931	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	16	14	2	EA	$1,200.00	$1,785.24	$3,570															$3,570								**$3,570**
D2010	Restrooms- women	7051909	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	16	14	2	EA	$1,200.00	$1,785.24	$3,570															$3,570								**$3,570**
D2010	Kitchen	7051922	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	16	14	1	EA	$1,200.00	$1,785.24	$1,785															$1,785								**$1,785**
D2010	Utility closet	7051905	Sink/Lavatory, Service Sink, Floor, Replace	35	16	19	1	EA	$800.00	$1,190.16	$1,190																				$1,190			**$1,190**
D3030	Building exterior	7051928	Split System, Condensing Unit/Heat Pump, Replace	15	2	13	1	EA	$5,200.00	$7,736.04	$7,736														$7,736									**$7,736**
D3050	Throughout	7177904	HVAC System, Ductwork, Low Density, Replace	30	16	14	1325	SF	$2.00	$2.98	$3,942															$3,942								**$3,942**
D3060	Restrooms	7051938	Supplemental Components, Hand Dryer, Restroom, Replace	10	5	5	4	EA	$1,600.00	$2,380.32	$9,521						$9,521										$9,521							**$19,043**
D4010	Throughout building	7051908	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	16	9	1325	SF	$1.07	$1.59	$2,109										$2,109													**$2,109**
D5020	Utility room	7177905	Distribution Panel, 120/208 V, 200 AMP, Replace	30	16	14	1	EA	$2,000.00	$2,975.40	$2,975															$2,975								**$2,975**
D5040	Throughout building	7051923	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	16	4	1325	SF	$2.10	$3.12	$4,140					$4,140																		**$4,140**
D7030	Throughout building	7051907	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	11	4	1325	SF	$2.00	$2.98	$3,942					$3,942																$3,942			**$7,885**
E1030	Kitchen	7051927	Foodservice Equipment, Fountain Dispenser, Fountain Dispenser	15	12	3	1	EA	$2,450.00	$3,644.87	$3,645				$3,645																$3,645				**$7,290**
E1030	Kitchen	7051934	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	12	3	1	EA	$4,600.00	$6,843.42	$6,843				$6,843																$6,843				**$13,687**
E1030	Kitchen	7051904	Foodservice Equipment, Icemaker, Freestanding, Replace	15	12	3	1	EA	$6,700.00	$9,967.59	$9,968				$9,968																$9,968				**$19,935**
E1030	Kitchen	7051903	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	12	3	1	EA	$2,700.00	$4,016.79	$4,017				$4,017																$4,017				**$8,034**
E1030	Kitchen	7051920	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	12	3	1	EA	$2,700.00	$4,016.79	$4,017				$4,017																$4,017				**$8,034**
Totals, Unescalated												**$0**	**$0**	**$5,802**	**$35,705**	**$13,884**	**$19,712**	**$0**	**$0**	**$0**	**$2,109**	**$0**	**$0**	**$5,802**	**$14,951**	**$57,842**	**$9,521**	**$0**	**$0**	**$28,489**	**$7,364**	**$1,339**	**$202,521**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$6,155**	**$39,016**	**$15,627**	**$22,852**	**$0**	**$0**	**$0**	**$2,752**	**$0**	**$0**	**$8,272**	**$21,957**	**$87,491**	**$14,834**	**$0**	**$0**	**$48,501**	**$12,913**	**$2,418**	**$282,787**

Louie Pompei Memorial Sports Park Facilities / Soccer Field 3

Appendix G:
Observation GPS Map Links

Attributes	Action Description	Location Description	Condition	Latitude	Longitude	GPS Map Link	Plan Type	Helper Label	Effective Age	Lifespan	RUL	Quantity	Unit Cost	Total Cost	Barcode	Park Name	AssetCALC ID
Pavement, Asphalt	Seal & Stripe	Roadways	Poor			https://www.google.com/maps?q=	Performance/Integrity	Roadways, Pavement, Asphalt, Cut & Patch	3	5	2	1200	0.48735	584.82		Louie Pompei M	7051962
Pavement, Asphalt	Seal & Stripe	Parking lot- Main	Poor			https://www.google.com/maps?q=	Performance/Integrity	Parking Lots, Pavement, Asphalt, Cut & Patch	3	5	2	1200	0.48735	584.82		Louie Pompei M	7051968
any surface, w/ Epoxy Coating	Prep & Paint	Kitchen	Poor			https://www.google.com/maps?q=	Performance/Integrity	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	8	10	2	325	12.996	4223.7		Snack Bar Restro	7051918
Baseball/Football, Artificial Turf	Replace	Field 5	Excellent			https://www.google.com/maps?q=	Lifecycle/Renewal	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf, Replace	0	10	10	89460	16.245	1453277.7		Louie Pompei M	7051948
Scoreboard, Electronic Standard	Replace	Site- Field 1	Excellent	34.119509	-117.837024	https://www.google.com/maps?q=+34.119509,-117.837024	Lifecycle/Renewal	Sports Apparatus, Scoreboard, Electronic Standard, Replace	0	25	25	1	8664	8664	000335	Louie Pompei M	7051901
Scoreboard, Electronic Standard	Replace	Site- Field 4	Excellent	34.118572	-117.835443	https://www.google.com/maps?q=+34.118572,-117.835443	Lifecycle/Renewal	Sports Apparatus, Scoreboard, Electronic Standard, Replace	0	25	25	1	8664	8664	000385	Louie Pompei M	7051898
Engineered Wood Fiber, Chips 12" Depth	Replace	Site- Play area in the middle				https://www.google.com/maps?q=	Lifecycle/Renewal	Playground Surfaces, Rubber, Chips 3" Depth, Replace	0	3	3	300	1.083	324.9	000405*	Louie Pompei M	7051983
Baseball/Football, Artificial Turf	Replace	Field 3	Excellent			https://www.google.com/maps?q=	Lifecycle/Renewal	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf, Replace	0	10	10	22210	16.245	360801.45		Louie Pompei M	7051972
Baseball/Football, Artificial Turf	Replace	Field 4	Excellent			https://www.google.com/maps?q=	Lifecycle/Renewal	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf, Replace	0	10	10	65280	16.245	1060473.6		Louie Pompei M	7051949
Scoreboard, Electronic Standard	Replace	Site- Field 2	Excellent	34.119561	-117.836107	https://www.google.com/maps?q=+34.119561,-117.836107	Lifecycle/Renewal	Sports Apparatus, Scoreboard, Electronic Standard, Replace	0	25	25	1	8664	8664	000311	Louie Pompei M	7051900
Baseball/Football, Artificial Turf	Replace	Field 1	Excellent			https://www.google.com/maps?q=	Lifecycle/Renewal	Athletic Surfaces & Courts, Baseball/Football, Artificial Turf, Replace	0	10	10	82250	16.245	1336151.25		Louie Pompei M	7051981
Baseball/Football, Artificial Turf	Replace	Sport Field 2	Excellent				Lifecycle/Renewal		0	10	10	82160	16.245	1334689.2		Louie Pompei M	7130014
Football, Goal Post	Replace	Site- Field 3	Excellent	34.119592	-117.834849	https://www.google.com/maps?q=+34.119592,-117.834849	Lifecycle/Renewal	Sports Apparatus, Football, Goal Post, Replace	16	25	9	1	5415	5415	000422	Louie Pompei M	7051985
Scoreboard, Electronic Standard	Replace	Site- Field 5	Excellent	34.118019	-117.837335	https://www.google.com/maps?q=+34.118019,-117.837335	Lifecycle/Renewal	Sports Apparatus, Scoreboard, Electronic Standard, Replace	0	25	25	1	8664	8664	000363	Louie Pompei M	7051899
Scoreboard, Electronic Standard	Replace	Site- Field 3	Excellent			https://www.google.com/maps?q=	Lifecycle/Renewal	Sports Apparatus, Scoreboard, Electronic Standard, Replace	0	25	25	1	8664	8664	000407	Louie Pompei M	7051902
Scoreboard, Electronic Standard	Replace	Site- Field 5	Excellent	34.117862	-117.836893	https://www.google.com/maps?q=+34.117862,-117.836893	Lifecycle/Renewal	Sports Apparatus, Scoreboard, Electronic Standard, Replace	0	25	25	1	8664	8664	000415	Louie Pompei M	7051897
Football, Goal Post	Replace	Site- Field 3	Excellent	34.118766	-117.834855	https://www.google.com/maps?q=+34.118766,-117.834855	Lifecycle/Renewal	Sports Apparatus, Football, Goal Post, Replace	16	25	9	1	5415	5415		Louie Pompei M	7051963
Pole Light Fixture w/ Lamps	Replace	Site- Field 2	Good	34.118998	-117.834506	https://www.google.com/maps?q=+34.118998,-117.834506	Lifecycle/Renewal	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	16	50	34	1	102885	102885	000377	Louie Pompei M	7051807
Field Lighting, Pole Light Fixture w/ Lamps	Replace	Site- Field 1	Good	34.119532	-117.837016	https://www.google.com/maps?q=+34.119532,-117.837016	Lifecycle/Renewal	Sports Field Lighting, Pole Light Fixture w/ Lamps, Replace	16	50	34	1	102885	102885	000498	Louie Pompei M	7051812
Pavement, Asphalt	Mill & Overlay	Site- Roadways	Good			https://www.google.com/maps?q=	Lifecycle/Renewal	Roadways, Pavement, Asphalt, Mill & Overlay	7	25	18	59280	3.7905	224700.84		Louie Pompei M	7051958
Field Lighting, Pole Light Fixture w/ Lamps	Replace	Site- Field 5	Good	34.118490	-117.836327	https://www.google.com/maps?q=+34.118490,-117.836327	Lifecycle/Renewal	Sports Field Lighting, Pole Light Fixture w/ Lamps, Replace	16	50	34	1	102885	102885	000401	Louie Pompei M	7051862
Concrete, Exterior	Replace	Site- Field 1	Good			https://www.google.com/maps?q=	Lifecycle/Renewal	Stairs, Concrete, Exterior , Replace	16	50	34	820	59.565	48843.3		Louie Pompei M	7051976
Field Lighting, Pole Light Fixture w/ Lamps	Replace	Site- Field 5	Good	34.118479	-117.836779	https://www.google.com/maps?q=+34.118479,-117.836779	Lifecycle/Renewal	Sports Field Lighting, Pole Light Fixture w/ Lamps, Replace	16	50	34	1	102885	102885	000348	Louie Pompei M	7051781
Field Lighting, Pole Light Fixture w/ Lamps	Replace	Site- Field 5	Good	34.117892	-117.836167	https://www.google.com/maps?q=+34.117892,-117.836167	Lifecycle/Renewal	Sports Field Lighting, Pole Light Fixture w/ Lamps, Replace	16	50	34	1	102885	102885	000416	Louie Pompei M	7051816
Field Lighting, Pole Light Fixture w/ Lamps	Replace	Site- Field 5	Good	34.118078	-117.837341	https://www.google.com/maps?q=+34.118078,-117.837341	Lifecycle/Renewal	Sports Field Lighting, Pole Light Fixture w/ Lamps, Replace	16	50	34	1	102885	102885	000326	Louie Pompei M	7051861
Field Lighting, Pole Light Fixture w/ Lamps	Replace	Site- Field 4	Good	34.118182	-117.835822	https://www.google.com/maps?q=+34.118182,-117.835822	Lifecycle/Renewal	Sports Field Lighting, Pole Light Fixture w/ Lamps, Replace	16	50	34	1	102885	102885	000323	Louie Pompei M	7051854
Concrete, Large Areas	Replace	Site- To the snack bar	Good			https://www.google.com/maps?q=	Lifecycle/Renewal	Sidewalk, Concrete, Large Areas, Replace	16	50	34	35000	9.747	341145		Louie Pompei M	7051984
Field Lighting, Pole Light Fixture w/ Lamps	Replace	Site- Field 1	Good	34.119394	-117.837505	https://www.google.com/maps?q=+34.119394,-117.837505	Lifecycle/Renewal	Sports Field Lighting, Pole Light Fixture w/ Lamps, Replace	16	50	34	1	102885	102885	000338	Louie Pompei M	7051794
Field Lighting, Pole Light Fixture w/ Lamps	Replace	Site- Field 2	Good	34.119256	-117.836458	https://www.google.com/maps?q=+34.119256,-117.836458	Lifecycle/Renewal	Sports Field Lighting, Pole Light Fixture w/ Lamps, Replace	16	50	34	1	102885	102885	000318	Louie Pompei M	7051801
Pole Light Fixture w/ Lamps	Replace	Site- Field 2	Good	34.119564	-117.835411	https://www.google.com/maps?q=+34.119564,-117.835411	Lifecycle/Renewal	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	16	50	34	1	102885	102885	000310	Louie Pompei M	7051876
Fence, Metal Tube 6'	Replace	Parking lot - main parking	Good			https://www.google.com/maps?q=	Lifecycle/Renewal	Fences & Gates, Fence, Metal Tube 6', Replace	10	40	30	80	43.32	3465.6		Louie Pompei M	7051894
Pole Light Fixture w/ Lamps	Replace	Site- Field 2	Good	34.119034	-117.835210	https://www.google.com/maps?q=+34.119034,-117.835210	Lifecycle/Renewal	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	16	50	34	1	102885	102885	000404	Louie Pompei M	7051895
Field Lighting, Pole Light Fixture w/ Lamps	Replace	Site- Field 5	Good	34.118540	-117.836143	https://www.google.com/maps?q=+34.118540,-117.836143	Lifecycle/Renewal	Sports Field Lighting, Pole Light Fixture w/ Lamps, Replace	16	50	34	1	102885	102885	000322	Louie Pompei M	7051885
Concrete, Exterior	Replace	Site- Field 2	Good			https://www.google.com/maps?q=	Lifecycle/Renewal	Stairs, Concrete, Exterior , Replace	16	50	34	820	59.565	48843.3		Louie Pompei M	7051974
Field Lighting, Pole Light Fixture w/ Lamps	Replace	Site- Field 5	Good	34.118204	-117.837410	https://www.google.com/maps?q=+34.118204,-117.837410	Lifecycle/Renewal	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	16	50	34	1	102885	102885	000343	Louie Pompei M	7051869
Field Lighting, Pole Light Fixture w/ Lamps	Replace	Site- Field 4	Good	34.118822	-117.835874	https://www.google.com/maps?q=+34.118822,-117.835874	Lifecycle/Renewal	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	16	50	34	1	102885	102885	000371	Louie Pompei M	7051881
Field Lighting, Pole Light Fixture w/ Lamps	Replace	Site- Field 1	Good	34.119292	-117.836526	https://www.google.com/maps?q=+34.119292,-117.836526	Lifecycle/Renewal	Sports Field Lighting, Pole Light Fixture w/ Lamps, Replace	16	50	34	1	102885	102885	000300	Louie Pompei M	7051829
Pole Light Fixture w/ Lamps	Replace	Site- Field 3	Good	34.119045	-117.835231	https://www.google.com/maps?q=+34.119045,-117.835231	Lifecycle/Renewal	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	16	50	34	1	102885	102885	000406	Louie Pompei M	7051826
Field Lighting, Pole Light Fixture w/ Lamps	Replace	Site- Field 1	Good	34.118816	-117.837548	https://www.google.com/maps?q=+34.118816,-117.837548	Lifecycle/Renewal	Sports Field Lighting, Pole Light Fixture w/ Lamps, Replace	16	50	34	1	102885	102885	000315	Louie Pompei M	7051830
Concrete, Exterior	Replace	Site- Field 5	Good			https://www.google.com/maps?q=	Lifecycle/Renewal	Stairs, Concrete, Exterior , Replace	16	50	34	2400	59.565	142956		Louie Pompei M	7051959
Field Lighting, Pole Light Fixture w/ Lamps	Replace	Site- Field 4	Good	34.118805	-117.835588	https://www.google.com/maps?q=+34.118805,-117.835588	Lifecycle/Renewal	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	16	50	34	1	102885	102885	000373	Louie Pompei M	7051847
Concrete, Exterior	Replace	Site- Field 3	Good			https://www.google.com/maps?q=	Lifecycle/Renewal	Stairs, Concrete, Exterior , Replace	16	50	34	1600	59.565	95304		Louie Pompei M	7051956
Concrete, Exterior	Replace	Site- Field 4	Good				Lifecycle/Renewal		16	50	34	2400	59.565	142956		Louie Pompei M	7130015
Pole Light Fixture w/ Lamps	Replace	Site- Field 3	Good	34.119600	-117.835243	https://www.google.com/maps?q=+34.119600,-117.835243	Lifecycle/Renewal	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	16	50	34	1	102885	102885	000408	Louie Pompei M	7051782
Field Lighting, Pole Light Fixture w/ Lamps	Replace	Site- Field 1	Good	34.118994	-117.836546	https://www.google.com/maps?q=+34.118994,-117.836546	Lifecycle/Renewal	Sports Field Lighting, Pole Light Fixture w/ Lamps, Replace	16	50	34	1	102885	102885	000301	Louie Pompei M	7051835
Condensing Unit/Heat Pump	Replace	Building exterior	Good			https://www.google.com/maps?q=	Lifecycle/Renewal	Split System, Condensing Unit/Heat Pump, 4 TON, Replace	2	15	13	1	5631.6	5631.6	000429	Snack Bar Restro	7051928
Ceramic Tile	Replace	Shower room	Good			https://www.google.com/maps?q=	Lifecycle/Renewal	Shower, Ceramic Tile, Replace	10	30	20	1	8122.5	8122.5		Maintenance Sh	7051752
Wiring & Switches, Average or Low Density/Complexity	Replace	Throughout building	Good			https://www.google.com/maps?q=	Lifecycle/Renewal	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	14	40	26	1325	2.7075	3587.4375		Snack Bar Restro	7051925
Metal	Replace	Restrooms	Good			https://www.google.com/maps?q=	Lifecycle/Renewal	Toilet Partitions, Metal, Replace	7	20	13	5	920.55	4602.75		Maintenance Sh	7051766
Wall-Mounted, Bi-Level	Replace	Building exterior	Fair	34.118822	-117.834375	https://www.google.com/maps?q=+34.118822,-117.834375	Lifecycle/Renewal	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	11	15	4	1	1624.5	1624.5	000306	Maintenance Sh	7051771
Commercial Water Closet	Replace	Restrooms	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Toilet, Commercial Water Closet, Replace	16	30	14	4	1407.9	5631.6		Maintenance Sh	7051754
120/208 V, 200 AMP	Replace	Electrical room	Fair				Lifecycle/Renewal		16	30	14	1	2166	2166		Maintenance Sh	7178388
Hand Dryer, Restroom	Replace	Restrooms- W	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Supplemental Components, Hand Dryer, Restroom, Replace	7	10	3	1	1732.8	1732.8	000331	Maintenance Sh	7051774
Wall-Hung, Vitreous China	Replace	Restrooms	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	16	30	14	1	1624.5	1624.5		Maintenance Sh	7051779
Full System Upgrade, Average Density	Replace	Throughout building	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Security/Surveillance System, Full System Upgrade, Average Density, Replace	12	15	3	2008	2.166	4349.328		Maintenance Sh	7051760
Single Zone	Replace	Maintenance Office	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Split System Ductless, Single Zone, 1.5 to 2 TON, Replace	10	15	5	1	5198.4	5198.4	000381	Maintenance Sh	7051772
Electric, Residential, 30 to 52 GAL	Replace	Utility closet	Fair	34.118782	-117.834399	https://www.google.com/maps?q=+34.118782,-117.834399	Lifecycle/Renewal	Water Heater, Electric, Commercial (12 kW), 30 to 80 GAL, Replace	12	15	3	1	974.7	974.7	000329	Maintenance Sh	7051756
Ceramic Tile	Replace	Restrooms	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Ceramic Tile Floor	16	40	24	1900	19.494	37038.6		Maintenance Sh	7051780
any flat surface	Prep & Paint	Throughout	Fair				Lifecycle/Renewal		5	10	5	460	2.166	996.36		Maintenance Sh	7178025
Fire Riser, Wet	Replace	Utility closet	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Fire Riser, Wet Standpipe, 4 IN, Replace	16	40	24	1	10830	10830	000330	Maintenance Sh	7051777
Full Upgrade, Low Density & Standard Fixtures	Replace	Throughout building	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Interior Lighting System, Full Upgrade, Very High Density or High-End Fixtures, Replace	16	20	4	2008	2.2743	4566.7944		Maintenance Sh	7051755
Service Sink, Floor	Replace	Restrooms	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Sink/Lavatory, Service Sink, Floor, Replace	16	35	19	1	866.4	866.4		Maintenance Sh	7051776
Hand Dryer, Restroom	Replace	Restrooms- W	Fair	34.118816	-117.834359	https://www.google.com/maps?q=+34.118816,-117.834359	Lifecycle/Renewal	Supplemental Components, Hand Dryer, Restroom, Replace	7	10	3	1	1732.8	1732.8	000299	Maintenance Sh	7051778
Control Panel	Replace	Building exterior	Fair	34.119009	-117.834447	https://www.google.com/maps?q=+34.119009,-117.834447	Lifecycle/Renewal	Irrigation System, Control Panel, Replace	12	15	3	1	5415	5415	000305	Maintenance Sh	7051764
Steel, Standard	Replace	Building Exterior	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Exterior Door Steel	16	40	24	2	649.8	1299.6		Maintenance Sh	7051753
Steel, Standard	Replace	Throughout building	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Interior Door Steel	16	40	24	6	649.8	3898.8		Maintenance Sh	7051757
Wood Paneling	Replace	Throughout	Fair				Lifecycle/Renewal		16	30	14	800	15.162	12129.6		Maintenance Sh	7129844
Metal	Replace	Restrooms	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Toilet Partitions, Metal, Replace	15	20	5	7	920.55	6443.85		Snack Bar Restro	7051935
Electric, Residential, 30 to 52 GAL	Replace	Utility closet	Fair	34.118701	-117.836232	https://www.google.com/maps?q=+34.118701,-117.836232	Lifecycle/Renewal	Water Heater, Electric, Commercial (12 kW), 30 to 80 GAL, Replace	10	15	5	1	974.7	974.7	000425	Snack Bar Restro	7051929
Drop-In Style, Stainless Steel	Replace	Restrooms- women	Fair	34.118664	-117.836241	https://www.google.com/maps?q=+34.118664,-117.836241	Lifecycle/Renewal	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	16	30	14	2	1299.6	2599.2	000418	Snack Bar Restro	7051909
Rolling Security Shutter, 10 to 50 SF	Replace	Building Exterior	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	16	20	4	2	1299.6	2599.2		Snack Bar Restro	7051916
Fountain Dispenser	Fountain Dispenser	Kitchen	Fair	34.118675	-117.836387	https://www.google.com/maps?q=+34.118675,-117.836387	Lifecycle/Renewal	Foodservice Equipment, Fountain Dispenser	12	15	3	1	2653.35	2653.35	000491	Snack Bar Restro	7051927
Commercial Water Closet	Replace	Restrooms- Men	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Toilet, Commercial Water Closet, Replace	16	30	14	7	1407.9	9855.3	000450**	Snack Bar Restro	7051914
Icemaker, Freestanding	Replace	Kitchen	Fair	34.118770	-117.836324	https://www.google.com/maps?q=+34.118770,-117.836324	Lifecycle/Renewal	Foodservice Equipment, Icemaker, Freestanding, Replace	12	15	3	1	7256.1	7256.1	000447	Snack Bar Restro	7051904
Ceramic Tile	Replace	Restrooms	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Ceramic Tile Int Wall	16	40	24	1200	19.494	23392.8		Snack Bar Restro	7051912
Full Upgrade, Low Density & Standard Fixtures	Replace	Throughout building	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	16	20	4	1325	2.2743	3013.4475		Snack Bar Restro	7051923
Refrigerator, 1-Door Reach-In	Replace	Kitchen	Fair	34.119162	-117.836708	https://www.google.com/maps?q=+34.119162,-117.836708	Lifecycle/Renewal	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	12	15	3	1	2924.1	2924.1	000490	Snack Bar Restro	7051903
Steel, Standard	Replace	Building Exterior	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Exterior Door Steel	16	40	24	4	649.8	2599.2		Snack Bar Restro	7051919
Drop-In Style, Stainless Steel	Replace	Kitchen	Fair	34.118680	-117.836548	https://www.google.com/maps?q=+34.118680,-117.836548	Lifecycle/Renewal	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	16	30	14	1	1299.6	1299.6	000430	Snack Bar Restro	7051922
Existing Sprinkler Heads, by SF	Replace	Throughout building	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	16	25	9	1325	1.15881	1535.42325		Snack Bar Restro	7051908
Refrigerator, 1-Door Reach-In	Replace	Kitchen	Fair	34.118717	-117.836418	https://www.google.com/maps?q=+34.118717,-117.836418	Lifecycle/Renewal	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	12	15	3	1	2924.1	2924.1	000455	Snack Bar Restro	7051920
Ductwork, Low Density	Replace	Throughout	Fair				Lifecycle/Renewal		16	30	14	1325	2.166	2869.95		Snack Bar Restro	7177904
Aluminum Double-Glazed, 16-25 SF	Replace	Building Exterior	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Aluminum Window (16-25 SF)	16	30	14	6	1028.85	6173.1		Snack Bar Restro	7051906
Wood Paneling	Replace		Fair				Lifecycle/Renewal		16	30	14	545	15.162	8263.29		Snack Bar Restro	7129843
Standard	Replace	Restrooms- Men	Fair	34.117301	-117.835992	https://www.google.com/maps?q=+34.117301,-117.835992	Lifecycle/Renewal	Urinal	16	30	14	3	1191.3	3573.9	000450*	Snack Bar Restro	7051915
Metal	Replace	Roof	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Roofing, Metal, Replace	16	40	24	1500	14.079	21118.5		Snack Bar Restro	7051933
Supply & Sanitary, Low Density (excludes fixtures)	Replace	Throughout building	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	16	40	24	1325	5.415	7174.875		Snack Bar Restro	7051911
Service Sink, Floor	Replace	Utility closet	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Sink/Lavatory, Service Sink, Floor, Replace	16	35	19	1	866.4	866.4		Snack Bar Restro	7051905
Commercial Kitchen, 3-Bowl	Replace	Kitchen	Fair	34.118717	-117.836397	https://www.google.com/maps?q=+34.118717,-117.836397	Lifecycle/Renewal	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	16	30	14	1	2707.5	2707.5	000488	Snack Bar Restro	7051939
any flat surface	Prep & Paint	Throughout building	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Ceiling Finishes, any flat surface, Prep & Paint	7	10	3	800	2.166	1732.8		Snack Bar Restro	7051936
120/208 V, 200 AMP	Replace	Utility room	Fair				Lifecycle/Renewal		16	30	14	1	2166	2166		Snack Bar Restro	7177905
any surface	Prep & Paint	Throughout building	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Any Interior Wall Surface - Paint	7	10	3	900	1.6245	1462.05		Snack Bar Restro	7051910
Wire Mesh Metal, Gate	Replace	Building Exterior	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Exterior Door, Wire Mesh Metal, Gate, Replace	7	10	3	1	2057.7	2057.7		Snack Bar Restro	7051926
Ceramic Tile	Replace	Restrooms	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Ceramic Tile Floor	16	40	24	1000	19.494	19494		Snack Bar Restro	7051937
Steel, Standard	Replace	Throughout building	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Interior Door, Steel, Standard, Replace	16	40	24	3	649.8	1949.4		Snack Bar Restro	7051932
any painted surface	Prep & Paint	Building exterior	Fair				Lifecycle/Renewal		5	10	5	700	3.249	2274.3		Maintenance Sh	7178023
Vanity Top, Stainless Steel	Replace	Restrooms- W	Fair	34.118886	-117.834322	https://www.google.com/maps?q=+34.118886,-117.834322	Lifecycle/Renewal	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	16	30	14	2	1299.6	2599.2	000304	Maintenance Sh	7051763
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - main parking	Fair	34.118748	-117.839107	https://www.google.com/maps?q=+34.118748,-117.839107	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000352	Louie Pompei M	7051821
any type 20' High, w/ LED Replacement	Site- Pole lights	Site- Field 4	Fair	34.118868	-117.836487	https://www.google.com/maps?q=+34.118868,-117.836487	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000494	Louie Pompei M	7136974
any type 20' High, w/ LED Replacement	Replace/Install	Site- Field 4	Fair	34.118562	-117.835419	https://www.google.com/maps?q=+34.118562,-117.835419	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000383	Louie Pompei M	7136985
any type 20' High, w/ LED Replacement	Replace/Install	Site- Roadway to Main Parking	Fair	34.117626	-117.837282	https://www.google.com/maps?q=+34.117626,-117.837282	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000396	Louie Pompei M	7136976
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - Maintenance Shed	Fair	34.119358	-117.834463	https://www.google.com/maps?q=+34.119358,-117.834463	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000309	Louie Pompei M	7051802

Attributes	Action Description	Location Description	Condition	Latitude	Longitude	GPS Map Link	Plan Type	Helper Label	Effective Age	Lifespan	RUL	Quantity	Unit Cost	Total Cost	Barcode	Park Name	AssetCALC ID
Sump	Replace	Pump house	Fair	34.118592	-117.835205	https://www.google.com/maps?q=34.118592,-117.835205	Lifecycle/Renewal	Pump, Sump, 20 HP, Replace	16	25	9	1	29024.4	29024.4	000375	Louie Pompei M	7051942
Metal	Refinish	Site- All play fields	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Stair/Ramp Rails, Metal, Refinish	7	10	3	540	1.6245	877.23		Louie Pompei M	7051953
Hand Dryer, Restroom	Replace	Restrooms	Fair	34.118681	-117.836204	https://www.google.com/maps?q=34.118681,-117.836204	Lifecycle/Renewal	Supplemental Components, Hand Dryer, Restroom, Replace	5	10	5	4	1732.8	6931.2	000497	Snack Bar Restro	7051938
Fire Riser, Wet	Replace	Utility closet	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Fire Riser, Wet Standpipe, 4 IN, Replace	16	40	24	1	10830	10830	000417	Snack Bar Restro	7051917
Standard	Replace	Restrooms- M	Fair	34.119243	-117.834331	https://www.google.com/maps?q=34.119243,-117.834331	Lifecycle/Renewal	Urinal	16	30	14	2	1191.3	2382.6	000414	Maintenance Sh	7051773
any surface	Prep & Paint	Throughout	Fair				Lifecycle/Renewal		5	10	5	700	1.6245	1137.15		Maintenance Sh	7178024
Metal	Replace	Roof	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Metal Roof	16	40	24	2100	14.079	29565.9		Maintenance Sh	7051761
Ceramic Tile	Replace	Restrooms	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Wall Finishes, Ceramic Tile, Replace	16	40	24	2300	19.494	44836.2		Maintenance Sh	7051762
Supply & Sanitary, Low Density (excludes fixtures)	Replace	Throughout	Fair				Lifecycle/Renewal		16	40	24	2008	5.415	10873.32		Maintenance Sh	7178022
Wiring & Switches, Average or Low Density/Complexity	Replace	Throughout building	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	16	40	24	2008	2.7075	5436.66		Maintenance Sh	7051770
Vanity Top, Stainless Steel	Replace	Restrooms- M	Fair	34.119258	-117.834329	https://www.google.com/maps?q=34.119258,-117.834329	Lifecycle/Renewal	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	16	30	14	2	1299.6	2599.2	000319	Maintenance Sh	7051765
Existing Sprinkler Heads, by SF	Replace	Maintenance Shed	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	16	25	9	2008	1.15881	2326.8904	8	Maintenance Sh	7051768
Commercial Water Closet	Replace	Restrooms	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Toilet, Commercial Water Closet, Replace	16	30	14	1	1407.9	1407.9		Maintenance Sh	7051775
Dry, Stepdown, 15 KVA	Replace	Electrical room	Fair	34.118812	-117.834317	https://www.google.com/maps?q=34.118812,-117.834317	Lifecycle/Renewal	Secondary Transformer, Dry, Stepdown, 150 KVA, Replace	16	30	14	1	6498	6498	000413	Maintenance Sh	7051759
any type 20' High, w/ LED Replacement	Replace/Install	Site- Roadway to Maintenance shed	Fair	34.117621	-117.836577	https://www.google.com/maps?q=34.117621,-117.836577	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000298	Louie Pompei M	7136962
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - main parking	Fair	34.118666	-117.838048	https://www.google.com/maps?q=34.118666,-117.838048	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000367	Louie Pompei M	7051855
Pavement, Asphalt	Mill & Overlay	Parking lot- Main	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Parking Lots, Pavement, Asphalt, Mill & Overlay	10	25	15	57200	3.7905	216816.6		Louie Pompei M	7051946
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - main parking	Fair	34.118705	-117.838392	https://www.google.com/maps?q=34.118705,-117.838392	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	2	4332	8664	000340	Louie Pompei M	7051891
Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Site- Field 1	Fair	34.118748	-117.836861	https://www.google.com/maps?q=34.118748,-117.836861	Lifecycle/Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	16	25	9	12	129.96	1559.52	000325	Louie Pompei M	7051979
Aluminum, 12'x12' (144 SF)	Replace	Building exterior - storage bldg	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	16	30	14	2	4765.2	9530.4		Louie Pompei M	7051941
any type 20' High, w/ LED Replacement	Replace/Install	Site- Pole lights	Fair	34.118613	-117.836881	https://www.google.com/maps?q=34.118613,-117.836881	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000451	Louie Pompei M	7136964
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - Maintenance Shed	Fair	34.118076	-117.835386	https://www.google.com/maps?q=34.118076,-117.835386	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000394	Louie Pompei M	7051830
Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Site- Field 2	Fair	34.119087	-117.836429	https://www.google.com/maps?q=34.119087,-117.836429	Lifecycle/Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	16	25	9	12	129.96	1559.52	000332	Louie Pompei M	7051945
Refrigerator, 2-Door Reach-In	Replace	Kitchen	Fair	34.118677	-117.836396	https://www.google.com/maps?q=34.118677,-117.836396	Lifecycle/Renewal	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	12	15	3	1	4981.8	4981.8	000489	Snack Bar Restro	7051934
Drop-In Style, Stainless Steel	Replace	Restrooms- Men	Fair	34.118728	-117.836289	https://www.google.com/maps?q=34.118728,-117.836289	Lifecycle/Renewal	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	16	30	14	2	1299.6	2599.2	000450	Snack Bar Restro	7051931
Full System Upgrade, Average Density	Replace	Throughout building	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Security/Surveillance System, Full System Upgrade, Average Density, Replace	11	15	4	1325	2.166	2869.95		Snack Bar Restro	7051907
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - main parking	Fair	34.119020	-117.837840	https://www.google.com/maps?q=34.119020,-117.837840	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000359	Louie Pompei M	7051833
Fence, Chain Link 4'	Replace	Site	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Fences & Gates, Fence, Chain Link 4', Replace	22	40	18	1600	19.494	31190.4		Louie Pompei M	7051977
any type 20' High, w/ LED Replacement	Replace/Install	Site- Field 2	Fair	34.119131	-117.835723	https://www.google.com/maps?q=34.119131,-117.835723	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000312	Louie Pompei M	7136961
Bleachers, Aluminum Benches (per Seat)	Replace	Site- Field 4	Fair	34.118711	-117.836067	https://www.google.com/maps?q=34.118711,-117.836067	Lifecycle/Renewal	Bleachers, Aluminum Benches (per Seat), Replace	13	25	12	12	129.96	1559.52	000393	Louie Pompei M	7051973
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - Maintenance Shed	Fair	34.119551	-117.833918	https://www.google.com/maps?q=34.119551,-117.833918	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000297	Louie Pompei M	7051813
Precast Concrete	Replace	site	Fair				Lifecycle/Renewal		12	25	13	1	1083	1083		Louie Pompei M	7137574
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - main parking	Fair	34.119088	-117.838463	https://www.google.com/maps?q=34.119088,-117.838463	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	2	4332	8664	000358	Louie Pompei M	7051819
Pavement, Asphalt	Seal & Stripe	Parking Lot - Maintenance Shed	Fair				Lifecycle/Renewal		2	5	3	12000	0.48735	5848.2		Louie Pompei M	7178021
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - Maintenance Shed	Fair	34.119212	-117.834006	https://www.google.com/maps?q=34.119212,-117.834006	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	2	4332	8664	000292	Louie Pompei M	7051873
Pavement, Asphalt	Mill & Overlay	Parking Lot - Maintenance Shed	Fair				Lifecycle/Renewal		10	25	15	45490	3.7905	172429.845		Louie Pompei M	7177942
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - Maintenance Shed	Fair	34.118648	-117.834326	https://www.google.com/maps?q=34.118648,-117.834326	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000286	Louie Pompei M	7051798
any type 20' High, w/ LED Replacement	Replace/Install	Site- Roadway to Maintenance shed	Fair	34.118666	-117.834813	https://www.google.com/maps?q=34.118666,-117.834813	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000361	Louie Pompei M	7136984
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - Maintenance Shed	Fair	34.118651	-117.834317	https://www.google.com/maps?q=34.118651,-117.834317	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000288*	Louie Pompei M	7051823
Property, Building-Mounted Individual Letters	Replace	Site- Main Entrance	Fair	34.117672	-117.837550	https://www.google.com/maps?q=34.117672,-117.837550	Lifecycle/Renewal	Signage, Property, Building-Mounted Individual Letters, Replace/Install	17	20	3	15	162.45	2436.75	000424	Louie Pompei M	7051980
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - main parking	Fair	34.119303	-117.838009	https://www.google.com/maps?q=34.119303,-117.838009	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000356	Louie Pompei M	7051851
any type 20' High, w/ LED Replacement	Replace/Install	Site- Pole lights	Fair	34.118781	-117.836486	https://www.google.com/maps?q=34.118781,-117.836486	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000474	Louie Pompei M	7136970
Domestic Water, 2 IN	Replace	Site- outside field 4	Fair	34.118747	-117.836165	https://www.google.com/maps?q=34.118747,-117.836165	Lifecycle/Renewal	Backflow Preventer, Fire Suppression, 2 IN, Replace	16	30	14	1	3465.6	3465.6	000420	Louie Pompei M	7051930
Bleachers, Aluminum Benches (per Seat)	Replace	Site- Field 4	Fair	34.118546	-117.836102	https://www.google.com/maps?q=34.118546,-117.836102	Lifecycle/Renewal	Bleachers, Aluminum Benches (per Seat), Replace	13	25	12	12	129.96	1559.52	000402	Louie Pompei M	7051975
Wood/Composite/Fiberglass	Replace	Site- Play area in the middle	Fair	34.118917	-117.835181	https://www.google.com/maps?q=34.118917,-117.835181	Lifecycle/Renewal	Park Bench, Wood/Composite/Fiberglass, Replace	16	20	4	1	649.8	649.8	000324	Louie Pompei M	7051952
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - main parking	Fair	34.118985	-117.838027	https://www.google.com/maps?q=34.118985,-117.838027	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	2	4332	8664	000386	Louie Pompei M	7051849
Precast Concrete	Replace	Parking lot - main parking	Fair	34.118666	-117.839463	https://www.google.com/maps?q=34.118666,-117.839463	Lifecycle/Renewal	Picnic Table, Precast Concrete, Replace	16	25	9	1	1299.6	1299.6	000345	Louie Pompei M	7051870
any type 20' High, w/ LED Replacement	Replace/Install	Site- Roadway to Main Parking	Fair	34.117915	-117.837641	https://www.google.com/maps?q=34.117915,-117.837641	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000399	Louie Pompei M	7136973
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - Maintenance Shed	Fair	34.119558	-117.834460	https://www.google.com/maps?q=34.119558,-117.834460	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000308	Louie Pompei M	7051803
any type 20' High, w/ LED Replacement	Replace/Install	Site- Pole lights	Fair	34.118607	-117.836696	https://www.google.com/maps?q=34.118607,-117.836696	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000472	Louie Pompei M	7136983
any type 20' High, w/ LED Replacement	Replace/Install	Site- Pole lights	Fair	34.118781	-117.836318	https://www.google.com/maps?q=34.118781,-117.836318	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000495	Louie Pompei M	7136998
any type 20' High, w/ LED Replacement	Replace/Install	Site- Roadway to Maintenance shed	Fair	34.118707	-117.834603	https://www.google.com/maps?q=34.118707,-117.834603	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000362	Louie Pompei M	7136977
any type 20' High, w/ LED Replacement	Replace/Install	Site- Pole lights	Fair	34.118759	-117.836230	https://www.google.com/maps?q=34.118759,-117.836230	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000468	Louie Pompei M	7136987
any type 20' High, w/ LED Replacement	Replace/Install	Site- Field 2	Fair	34.118905	-117.835697	https://www.google.com/maps?q=34.118905,-117.835697	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000313	Louie Pompei M	7136967
any type 20' High, w/ LED Replacement	Replace/Install	Site- Field 4	Fair	34.118498	-117.837046	https://www.google.com/maps?q=34.118498,-117.837046	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000321	Louie Pompei M	7136982
any type 20' High, w/ LED Replacement	Replace/Install	Site- Roadway to Maintenance shed	Fair	34.118287	-117.837625	https://www.google.com/maps?q=34.118287,-117.837625	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000403	Louie Pompei M	7136966
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - main parking	Fair	34.118825	-117.838516	https://www.google.com/maps?q=34.118825,-117.838516	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	2	4332	8664	000366	Louie Pompei M	7051874
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - main parking	Fair	34.118906	-117.837782	https://www.google.com/maps?q=34.118906,-117.837782	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000360	Louie Pompei M	7051811
any type 20' High, w/ LED Replacement	Replace/Install	Site- Roadway to Maintenance shed	Fair	34.117663	-117.836852	https://www.google.com/maps?q=34.117663,-117.836852	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000397	Louie Pompei M	7136965
any type 20' High, w/ LED Replacement	Replace/Install	Site- Pole lights	Fair	34.118634	-117.836499	https://www.google.com/maps?q=34.118634,-117.836499	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000471	Louie Pompei M	7136975
Fence, Chain Link 8'	Replace	Site	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Fences & Gates, Fence, Chain Link 8', Replace	16	40	24	800	27.075	21660		Louie Pompei M	7051955
any type 20' High, w/ LED Replacement	Replace/Install	Site- Play area in the middle	Fair	34.118695	-117.835202	https://www.google.com/maps?q=34.118695,-117.835202	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000374	Louie Pompei M	7136980
Baseball, Backstop Chain-Link	Replace	Site- Field 1	Fair	34.118717	-117.836680	https://www.google.com/maps?q=34.118717,-117.836680	Lifecycle/Renewal	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	16	20	4	1	5415	5415	000337	Louie Pompei M	7051748
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - main parking	Fair	34.118721	-117.839020	https://www.google.com/maps?q=34.118721,-117.839020	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000353	Louie Pompei M	7051843
Wall-Mounted, Bi-Level	Replace	Building exterior	Fair	34.118720	-117.836329	https://www.google.com/maps?q=34.118720,-117.836329	Lifecycle/Renewal	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	11	15	4	1	1624.5	1624.5	000449	Snack Bar Restro	7051921
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - Maintenance Shed	Fair	34.119582	-117.834012	https://www.google.com/maps?q=34.119582,-117.834012	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	2	4332	8664	000296	Louie Pompei M	7051790
Domestic Water	Replace	Site- outside field 4	Fair	34.118759	-117.836168	https://www.google.com/maps?q=34.118759,-117.836168	Lifecycle/Renewal	Backflow Preventer, Domestic Water, 2 IN, Replace	16	30	14	1	3465.6	3465.6	000419	Louie Pompei M	7051924
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - main parking	Fair	34.118797	-117.838303	https://www.google.com/maps?q=34.118797,-117.838303	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	2	4332	8664	000364	Louie Pompei M	7051880
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - Maintenance Shed	Fair	34.118888	-117.834232	https://www.google.com/maps?q=34.118888,-117.834232	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000382	Louie Pompei M	7051860
Precast Concrete	Replace	Site	Fair				Lifecycle/Renewal		10	25	15	2	1299.6	2599.2		Louie Pompei M	7137573
any type 20' High, w/ LED Replacement	Replace/Install	Site- Roadway to Maintenance shed	Fair	34.117686	-117.835820	https://www.google.com/maps?q=34.117686,-117.835820	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000409	Louie Pompei M	7136979
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - Maintenance Shed	Fair	34.118871	-117.834011	https://www.google.com/maps?q=34.118871,-117.834011	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000289	Louie Pompei M	7051806
Bleachers, Aluminum Benches (per Seat)	Replace	Site- Field 5	Fair	34.118473	-117.837158	https://www.google.com/maps?q=34.118473,-117.837158	Lifecycle/Renewal	Bleachers, Aluminum Benches (per Seat), Replace	13	25	12	12	129.96	1559.52	000410	Louie Pompei M	7051964
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - main parking	Fair	34.118998	-117.838586	https://www.google.com/maps?q=34.118998,-117.838586	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	2	4332	8664	000346	Louie Pompei M	7051872
Multipurpose, Medium	Replace	Site- Play area in the middle	Fair	34.118905	-117.835321	https://www.google.com/maps?q=34.118905,-117.835321	Lifecycle/Renewal	Play Structure, Multipurpose, Medium, Replace	16	20	4	1	21660	21660	000302	Louie Pompei M	7051970
any type 20' High, w/ LED Replacement	Replace/Install	Site- Play area in the middle	Fair	34.118841	-117.835184	https://www.google.com/maps?q=34.118841,-117.835184	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000379	Louie Pompei M	7136963
Baseball, Backstop Chain-Link	Replace	Site- Field 5	Fair	34.118331	-117.837381	https://www.google.com/maps?q=34.118331,-117.837381	Lifecycle/Renewal	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	16	20	4	1	5415	5415	000387	Louie Pompei M	7051749
Precast Concrete	Replace	Parking lot - main parking	Fair	34.118685	-117.839479	https://www.google.com/maps?q=34.118685,-117.839479	Lifecycle/Renewal	Picnic Table, Precast Concrete, Replace	16	25	9	1	1299.6	1299.6	000355	Louie Pompei M	7051890
Property, Building-Mounted Individual Letters	Replace/Install	Site- Main Entrance	Fair	34.118643	-117.837566	https://www.google.com/maps?q=34.118643,-117.837566	Lifecycle/Renewal	Signage, Property, Building-Mounted Individual Letters, Replace/Install	17	20	3	15	162.45	2436.75	000466	Louie Pompei M	7051967
any type 20' High, w/ LED Replacement	Replace/Install	Site- Pole lights	Fair	34.118595	-117.837449	https://www.google.com/maps?q=34.118595,-117.837449	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000453	Louie Pompei M	7136972
Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Site- Field 2	Fair	34.118924	-117.836206	https://www.google.com/maps?q=34.118924,-117.836206	Lifecycle/Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	16	25	9	12	129.96	1559.52	000317	Louie Pompei M	7051951
Wood-Framed or CMU, Basic/Minimal	Replace	Building Exterior- pump house	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Exterior Door Steel	16	35	19	50	64.98	3249		Louie Pompei M	7051982
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - Maintenance Shed	Fair	34.119525	-117.834285	https://www.google.com/maps?q=34.119525,-117.834285	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	2	4332	8664	000285	Louie Pompei M	7051896
Baseball, Backstop Chain-Link	Replace	Site- Field 4	Fair	34.118611	-117.836094	https://www.google.com/maps?q=34.118611,-117.836094	Lifecycle/Renewal	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	16	20	4	1	5415	5415	000370	Louie Pompei M	7051750
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - Maintenance Shed	Fair	34.118683	-117.833869	https://www.google.com/maps?q=34.118683,-117.833869	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000288	Louie Pompei M	7051808
Pop-Up Spray Heads, Commercial	Replace	site	Fair				Lifecycle/Renewal		10	20	10	570290	1.083	617624.07		Louie Pompei M	7177782
Field Lighting, Pole Light Fixture w/ Lamps	Replace	Site- Field 1	Fair	34.118723	-117.837198	https://www.google.com/maps?q=34.118723,-117.837198	Lifecycle/Renewal	Sports Field Lighting, Pole Light Fixture w/ Lamps, Replace	20	50	30	1	102885	102885	000336	Louie Pompei M	7051892
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - main parking	Fair	34.118830	-117.838228	https://www.google.com/maps?q=34.118830,-117.838228	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	2	4332	8664	000368	Louie Pompei M	7051832
Masonry (CMU) Walls, 8" High (per LF)	Replace	Site	Fair				Lifecycle/Renewal		19	40	21	32	173.28	5544.96		Louie Pompei M	7137572
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - Maintenance Shed	Fair	34.119693	-117.834273	https://www.google.com/maps?q=34.119693,-117.834273	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000307	Louie Pompei M	7051818
any type 20' High, w/ LED Replacement	Replace/Install	Site- Roadway to Maintenance shed	Fair	34.118054	-117.837627	https://www.google.com/maps?q=34.118054,-117.837627	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000398	Louie Pompei M	7136960
Swing Set, 4 Seats	Replace	Site- Play area in the middle	Fair	34.118929	-117.835364	https://www.google.com/maps?q=34.118929,-117.835364	Lifecycle/Renewal	Play Structure, Swing Set, 4 Seats, Replace	16	20	4	1	2707.5	2707.5	000405	Louie Pompei M	7051954
any type 20' High, w/ LED Replacement	Replace/Install	Site- Roadway to Maintenance shed	Fair	34.118395	-117.835064	https://www.google.com/maps?q=34.118395,-117.835064	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000384	Louie Pompei M	7136981
any type 20' High, w/ LED Replacement	Replace/Install	Site- Pole lights	Fair	34.118581	-117.837220	https://www.google.com/maps?q=34.118581,-117.837220	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000452	Louie Pompei M	7136971
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - Maintenance Shed	Fair	34.119231	-117.833870	https://www.google.com/maps?q=34.119231,-117.833870	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000294	Louie Pompei M	7051886
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - main parking	Fair	34.118785	-117.839048	https://www.google.com/maps?q=34.118785,-117.839048	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	2	4332	8664	000350	Louie Pompei M	7051852
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - Maintenance Shed	Fair	34.119352	-117.834267	https://www.google.com/maps?q=34.119352,-117.834267	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	2	4332	8664	000295	Louie Pompei M	7051792
any type 20' High, w/ LED Replacement

Attributes	Action Description	Location Description	Condition	Latitude	Longitude	GPS Map Link	Plan Type	Helper Label	Effective Age	Lifespan	RUL	Quantity	Unit Cost	Total Cost	Barcode	Park Name	AssetCALC ID
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - Maintenance Shed	Fair	34.119195	-117.834181	https://www.google.com/maps?q=+34.119195,-117.83418	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	2	4332	8664	000291	Louie Pompei M	7051834
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - Maintenance Shed	Fair	34.118938	-117.834038	https://www.google.com/maps?q=+34.118938,-117.83403	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000292*	Louie Pompei M	7051788
Vehicle Gate, Chain Link Manual	Replace	Site	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Fences & Gates, Vehicle Gate, Metal Tube Manual, Replace	16	25	9	4	1841.1	7364.4		Louie Pompei M	7051960
any type 20' High, w/ LED Replacement	Replace/Install	Site- Roadway to Maintenance shed	Fair	34.118674	-117.835016	https://www.google.com/maps?q=+34.118674,-117.83501	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000372	Louie Pompei M	7136969
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - main parking	Fair	34.118659	-117.837856	https://www.google.com/maps?q=+34.118659,-117.83785	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000342	Louie Pompei M	7051863
Medium-Duty Metal or Precast	Replace	Site- Field 1	Fair	34.119333	-117.836545	https://www.google.com/maps?q=+34.119333,-117.83654	Lifecycle/Renewal	Trash Receptacle, Medium-Duty Metal or Precast, Replace	16	20	4	1	758.1	758.1	000333	Louie Pompei M	7051947
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - Maintenance Shed	Fair	34.118714	-117.837668	https://www.google.com/maps?q=+34.118714,-117.83766	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000349	Louie Pompei M	7051798
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - main parking	Fair	34.118738	-117.838760	https://www.google.com/maps?q=+34.118738,-117.83876	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	2	4332	8664	000365	Louie Pompei M	7051796
any type 20' High, w/ LED Replacement	Replace/Install	Site- Roadway to Maintenance shed	Fair	34.117680	-117.836126	https://www.google.com/maps?q=+34.117680,-117.83612	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000339	Louie Pompei M	7136986
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - Maintenance Shed	Fair	34.119355	-117.834110	https://www.google.com/maps?q=+34.119355,-117.83411	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	2	4332	8664	000293	Louie Pompei M	7051786
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - Maintenance Shed	Fair	34.119703	-117.834014	https://www.google.com/maps?q=+34.119703,-117.83401	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000421	Louie Pompei M	7051882
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - main parking	Fair	34.118938	-117.838752	https://www.google.com/maps?q=+34.118938,-117.83875	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	2	4332	8664	000347	Louie Pompei M	7051878
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - main parking	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	2	4332	8664	000357	Louie Pompei M	7051785
Baseball, Backstop Chain-Link	Replace	Site- Field 2	Fair	34.119093	-117.836433	https://www.google.com/maps?q=+34.119093,-117.83643	Lifecycle/Renewal	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	16	20	4	1	5415	5415	000316	Louie Pompei M	7051751
Modified Bitumen	Replace	Site- seating sheds	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Modified Bituminous Roof	16	20	4	2400	10.83	25992		Louie Pompei M	7051943
Multipurpose, Large	Replace	Site- Play area in the middle	Fair	34.118903	-117.835317	https://www.google.com/maps?q=+34.118903,-117.83531	Lifecycle/Renewal	Play Structure, Multipurpose, Large, Replace	16	20	4	1	37905	37905	000303	Louie Pompei M	7051966
Fence, Chain Link 6'	Replace	Site	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Fences & Gates, Fence, Chain Link 6', Replace	16	40	24	1400	22.743	31840.2		Louie Pompei M	7051950
any type 20' High, w/ LED Replacement	Replace/Install	Parking lot - main parking	Fair	34.118658	-117.838632	https://www.google.com/maps?q=+34.118658,-117.83863	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000354	Louie Pompei M	7051814
Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Site- Field 1	Fair	34.118944	-117.836582	https://www.google.com/maps?q=+34.118944,-117.83658	Lifecycle/Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	16	25	9	12	129.96	1559.52	000334	Louie Pompei M	7051944
any type 20' High, w/ LED Replacement	Replace/Install	Site- Roadway to Maintenance shed	Fair	34.118510	-117.834712	https://www.google.com/maps?q=+34.118510,-117.83471	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000320	Louie Pompei M	7136978
any type 20' High, w/ LED Replacement	Replace/Install	Site- Roadway to Maintenance shed	Fair	34.117865	-117.835688	https://www.google.com/maps?q=+34.117865,-117.83568	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	16	20	4	1	4332	4332	000395	Louie Pompei M	7136988

Appendix H:
Equipment Inventory

Mechanical Inventory - Louie Pompei Memorial Sports Park Facilities							
Equipment Location	Equipment	Capacity	Quantity	Year	Make	Model	Serial
Utility closet	Water Heater	40 GAL	1	2007	Bradford White	M240S6DS-1NCWW	LM35372454 D/N:
Utility closet	Water Heater	50 GAL	1	2005	A.O Smith	ECT 52 200	H05J060657
Site- outside field 4	Backflow Preventer	2 IN	1	2007	Watts	Inaccessible	Inaccessible
Pump house	Pump	50 HP	1	2007	U.S. Electrical Motors	7335	K09 82001467-0038-
Pump house	Pump	50 HP	1	2009	U.S. Electrical Motors	7335	K09 82001377-001R
Building exterior	Split System	4 TON	1	Unknown	Carrier	Inaccessible	Inaccessible
Maintenance room	Split System Ductless	1 TON	1	2007	Inaccessible	Inaccessible	Inaccessible
Site- outside field 4	Backflow Preventer	2 IN	1	2007	Watts	Inaccessible	Inaccessible

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7051929	D2010	**Water Heater**	Electric, Residential, 30 to 52 GAL	40 GAL	Louie Pompei Memorial Sports Park Facilities / Snack Bar Restroom	Utility closet	Bradford White	M240S6DS-1NCWW	LM35372454 D/N:	2007	000425	
2	7051756	D2010	**Water Heater**	Electric, Residential, 30 to 52 GAL	50 GAL	Louie Pompei Memorial Sports Park Facilities / Maintenance Shed Restroom	Utility closet	A.O. Smith	ECT 52 200	H05J060657	2005	000329	
3	7051924	D2010	**Backflow Preventer**	Domestic Water	2 IN	Louie Pompei Memorial Sports Park Facilities	Site- outside field 4	Watts	Inaccessible	Inaccessible	2007	000419	
4	7051930	D2010	**Backflow Preventer**	Domestic Water, 2 IN	2 IN	Louie Pompei Memorial Sports Park Facilities	Site- outside field 4	Watts	Inaccessible	Inaccessible	2007	000420	
5	7051942	D2030	**Pump**	Sump	50 HP	Louie Pompei Memorial Sports Park Facilities	Pump house	U.S. Electrical Motors	7335	K09 82001467-0038-	2007	000375	
6	7051978	D2030	**Pump** [2]	Sump	50 HP	Louie Pompei Memorial Sports Park Facilities	Pump house	U.S. Electrical Motors	7335	K09 82001377-001R	2009	000380	

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7051928	D3030	**Split System**	Condensing Unit/Heat Pump	4 TON	Louie Pompei Memorial Sports Park Facilities / Snack Bar Restroom	Building exterior	Carrier	Inaccessible	Inaccessible	2021	000429	
2	7051772	D3030	**Split System Ductless**	Single Zone	1 TON	Louie Pompei Memorial Sports Park Facilities / Maintenance Shed Restroom	Maintenance Office	Inaccessible	Inaccessible	Inaccessible	2007	000381	

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty

1	7051759	D5020	**Secondary Transformer**	Dry, Stepdown, 15 KVA	150 KVA	Louie Pompei Memorial Sports Park Facilities / Maintenance Shed Restroom	Electrical room	Cutler-Hammer	V48M28T15EE	Inaccessible	2007	000413	
2	7178388	D5020	**Distribution Panel**	120/208 V, 200 AMP		Louie Pompei Memorial Sports Park Facilities / Maintenance Shed Restroom	Electrical room	No dataplate	No dataplate	No dataplate	2007		
3	7177905	D5020	**Distribution Panel**	120/208 V, 200 AMP		Louie Pompei Memorial Sports Park Facilities / Snack Bar Restroom	Utility room	Inaccessible	Inaccessible	Inaccessible	2007		

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7051904	E1030	**Foodservice Equipment**	Icemaker, Freestanding		Louie Pompei Memorial Sports Park Facilities / Snack Bar Restroom	Kitchen	Hoshizaki	Inaccessible	Inaccessible	2007	000447	
2	7051903	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In		Louie Pompei Memorial Sports Park Facilities / Snack Bar Restroom	Kitchen	Inaccessible	Inaccessible	Inaccessible	2007	000490	
3	7051920	E1030	**Foodservice Equipment**	Refrigerator, 1-Door Reach-In		Louie Pompei Memorial Sports Park Facilities / Snack Bar Restroom	Kitchen	Frigidaire	Inaccessible	Inaccessible	2007	000455	
4	7051934	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Louie Pompei Memorial Sports Park Facilities / Snack Bar Restroom	Kitchen	Traulsen	G20010	T54866L13	2007	000489	

G20 OTHER

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7051869	G2050	**Sports Field Lighting**	Field Lighting, Pole Light Fixture w/ Lamps		Louie Pompei Memorial Sports Park Facilities	Site- Field 5				2007	000343	
2	7051881	G2050	**Sports Field Lighting**	Field Lighting, Pole Light Fixture w/ Lamps		Louie Pompei Memorial Sports Park Facilities	Site- Field 4				2007	000371	

3	7051847	G2050	**Sports Field Lighting**	Field Lighting, Pole Light Fixture w/ Lamps	Louie Pompei Memorial Sports Park Facilities	Site- Field 4	2007	000373
4	7051782	G2050	**Sports Field Lighting**	Pole Light Fixture w/ Lamps	Louie Pompei Memorial Sports Park Facilities	Site- Field 3	2007	000408
5	7051895	G2050	**Sports Field Lighting**	Pole Light Fixture w/ Lamps	Louie Pompei Memorial Sports Park Facilities	Site- Field 2	2007	000404
6	7051826	G2050	**Sports Field Lighting**	Pole Light Fixture w/ Lamps	Louie Pompei Memorial Sports Park Facilities	Site- Field 3	2007	000406
7	7051876	G2050	**Sports Field Lighting**	Pole Light Fixture w/ Lamps	Louie Pompei Memorial Sports Park Facilities	Site- Field 2	2007	000310
8	7051807	G2050	**Sports Field Lighting**	Pole Light Fixture w/ Lamps	Louie Pompei Memorial Sports Park Facilities	Site- Field 2	2007	000377
9	7051885	G2050	**Sports Lighting**	Field Lighting, Pole Light Fixture w/ Lamps	Louie Pompei Memorial Sports Park Facilities	Site- Field 5	2007	000322
10	7051835	G2050	**Sports Lighting**	Field Lighting, Pole Light Fixture w/ Lamps	Louie Pompei Memorial Sports Park Facilities	Site- Field 1	2007	000301
11	7051829	G2050	**Sports Lighting**	Field Lighting, Pole Light Fixture w/ Lamps	Louie Pompei Memorial Sports Park Facilities	Site- Field 1	2007	000300
12	7051850	G2050	**Sports Lighting**	Field Lighting, Pole Light Fixture w/ Lamps	Louie Pompei Memorial Sports Park Facilities	Site- Field 1	2007	000315
13	7051801	G2050	**Sports Lighting**	Field Lighting, Pole Light Fixture w/ Lamps	Louie Pompei Memorial Sports Park Facilities	Site- Field 2	2007	000318
14	7051794	G2050	**Sports Lighting**	Field Lighting, Pole Light Fixture w/ Lamps	Louie Pompei Memorial Sports Park Facilities	Site- Field 1	2007	000338
15	7051854	G2050	**Sports Lighting**	Field Lighting, Pole Light Fixture w/ Lamps	Louie Pompei Memorial Sports Park Facilities	Site- Field 4	2007	000323
16	7051861	G2050	**Sports Lighting**	Field Lighting, Pole Light Fixture w/ Lamps	Louie Pompei Memorial Sports Park Facilities	Site- Field 5	2007	000326
17	7051781	G2050	**Sports Lighting**	Field Lighting, Pole Light Fixture w/ Lamps	Louie Pompei Memorial Sports Park Facilities	Site- Field 5	2007	000348

18	7051816	G2050	**Sports Lighting**	Field Lighting, Pole Light Fixture w/ Lamps	Louie Pompei Memorial Sports Park Facilities	Site- Field 5	2007	000416
19	7051892	G2050	**Sports Lighting**	Field Lighting, Pole Light Fixture w/ Lamps	Louie Pompei Memorial Sports Park Facilities	Site- Field 1		000336
20	7051862	G2050	**Sports Lighting**	Field Lighting, Pole Light Fixture w/ Lamps	Louie Pompei Memorial Sports Park Facilities	Site- Field 5	2007	000401
21	7051812	G2050	**Sports Lighting**	Field Lighting, Pole Light Fixture w/ Lamps	Louie Pompei Memorial Sports Park Facilities	Site- Field 1	2007	000498

Appendix I:
Energy Conservation Measures Calculations

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IC	Install Low low aucet Aerators
EAP2-b	Location: Maintenance Shed and SnackBar Restrooms
Attributes:	Replace 6x 1GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators

Property Type:	Commercial	Estimated No. of Operational Weeks	52
		Number of Occupied Days/Week (Max 7)	5

KITCHEN AUCETS			BATHROOM AUCETS		
Number of Occupants Affected By Retrofit	50		Number of Occupants Affected by Retrofit	50	
Do You Want To Replace Kitchen Faucets Aerators	No	(Select)	Do You Want To Replace Bathroom Faucets Aerators	Yes	(Select)
Total Number of Faucet Aerators To Be Replaced			Total Number of Faucet Aerators To Be Replaced	6	
Total Number of Faucets To Be Replaced:			Total Number of Faucets To Be Replaced:	0	
GPM of Existing Faucet Aerators	-	GPM	GPM of Existing Faucet Aerators	1	GPM
GPM of Proposed Faucet Aerator	-	GPM	GPM of Proposed Faucet Aerator	0.5	GPM
Estimated Number of Uses Per Day	4		Estimated Number of Uses Per Day	5	

Annual Water Savings From Installing Low Flow Aerators: 3.12 kGal

WATER ENERG SA ING CALCULATION			COST SA ING CALCULATION		
Select Type of Water Heater uel:	Electric	(Select)	Property Location in United States	Southern Localities	
Energy Factor of Domestic Hot Water Heater:	0.92	EF	Heating Fuel Tariff	$0.30	$/kWh
Hot Water Discharge Temperature at Faucet	110.00	°F	Water Tariff ($/1000 Gal)	$11.18	$/kGal
Equivalent Heating Fuel Savings:	282	kWh	Annual Cost Savings In Form of Water	$35	$
Savings Discounted by 15% to Account For Cold Water Use					
Annual Water Savings	3.12	kGal	Annual Energy Savings From Water Heater	$84	$

COST BENE IT ANAL SIS					
Estimated Material Cost	$48		Estiamted Labor Cost	$46	
Estimated Total Annual Cost Savings	$119	$$	Estimated Total Installation Cost	$94	$$
Simple Payback Period	0.79	Years	Type of Recommendation	No/Low Cost ECM Recommendation	

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ECM EXPLANATION:

By reducing the flow of water coming from the restroom faucets, aerators can generate energy savings at low cost and with easy installation. The savings generated would be in the form of reduced water and sewer costs and at the same time aerators would save energy by reducing the demand for hot water. The average faucet has a flow rate of about 2 to 4 GPM. Adding a screw-in faucet aerator reduces the flow to 0.5 to 1.5 GPM in the bathroom and 2.2 GPM in the kitchen. In addition to saving energy and water, the "foamier" water that comes from faucet aerators wets objects better than water from a faucet with no aerator, which tends to bounce off the object rather than thoroughly wetting it.

BV recommends replacing the proposed faucet aerators with new low flow aerators as mentioned above. The proposed ECM shall also result in an annual energy saving in form of reduction in water heating bills.

Summary:

Initial Investment: $94 Estimated Annual Cost Savings: $119 Simple Payback Period (Yrs): 0.79

Appendix J:
Lighting System Schedule



Lighting Schedule - Existing

									Lamp Details				Fixture Details						Existing Consumption	
Line No.	Building Name	Interior/ Exterior	Floor	Space Type	Room No.	Additional Area Description	LUX	Control Quantity	Existing Control	Technology	Sub-Technology	Lamp Type	Total Lamps	Fixture Type	Linear Fluorescent Fixture Lens	Fixture Mounting	Fixture Quantity	24x7 Fixture Count	Fixture Height	Annual Hours	Existing Annual kWh
1	pei Memorial Sports Park Fa	Interior	1	Server/Lan	Roadways	adways, Sidewalk	-	0	Photosensor	HID	MH	MH400	52	Pole Flood Light Single	Prism		52	No	15-20	4,368	90,854
2	pei Memorial Sports Park Fa	Interior	1	Server/Lan	Roadways	adways, Sidewalk	-	0	Photosensor	HID	MH	MH400	72	Pole Flood Light Double	None		36	No	15-20	4,368	125,798
3	pei Memorial Sports Park Fa	Interior		Baseball Fields	Sports field	Baseball fields	-	0	Timer	HID	MH	MH450	176	Pole Square Spider-Mount	Prism		22	No	15-20	2,080	164,736

Appendix K:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) **I**nvestment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepare for

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



City Hall
116 South Foothill Boulevard
Glendora, California 91741

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Office building
Main Address	116 South Foothill Boulevard, Glendora, California 91741
Site Developed	1921 Renovated 1990
Site Area	1.99 acres (estimated)
Parking Spaces	79 total spaces all in open lots; seven of which are accessible
Building Area	18,972 square feet
Number of Stories	Three above grade with one below-grade basement level
Outside Occupants/Leased Spaces	None
Date(s) of Visit	November 6, 2023
Management Point of Contact	City of Glendora, Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Ryan Hacecky
Assessment and Report Prepared By	Usama Anwar
Reviewed By	Carl Alejandro Technical Reviewer Carl.Alejandro@bureauveritas.com 800.733.0660 x7296236
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

City Hall was built in 1921. Originally, the building contained a library, jail, and administrative offices, however in 1990, the council chambers were added to the east side of the building. No major renovations have been made since the date of the last addition. The areas of focus for the next capital budget reportedly include replacing roofs and interior renovation of council chambers and administrative offices.

Architectural

The structural elements of the building are still durable with no evident signs of displacement or building movement. The roofing composition varies throughout the rooftops. The clay tiles of the pitched roofs were recently replaced. However, due to improper installation, tiles are breaking and sliding out of place at isolated portions of the roofs. Hence, based on existing conditions and immediate need, the replacement term for the clay tiles roofing system has been adjusted. The flat roofs are covered with single-ply layers of TPO/PVC and modified bitumen membranes. Seam separation, water pooling, and bulging issues in both of the membranes were identified at numerous areas. Exterior façade components include aluminum and steel framed doors along with wooden and steel windows in the punched openings. Windows are antiquated and single-paned with deteriorated caulking. The floors are covered with commercial grade carpet, VCT and quarry tiles. The VCT and carpet flooring are very old with peaking tiles and stained carpet in various areas of the building. Overall, each architectural asset is budgeted for lifecycle-based replacements.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building has a non-central HVAC system that consists of three rooftop packaged units, split systems, and gas furnaces to heat and cool the interior spaces throughout the facility. Supplemental air-conditioning components include a thru-wall air conditioning unit. Most of the condensing units utilize R-22 refrigerant that has been phased out due to its detrimental impact on the environment. Also, the majority of the HVAC units have exceeded their expected useful life. Hence, replacement of each unit with a new energy efficient system is recommended during the reserve term. Domestic hot water is provided by tankless instant hot water heaters fitted beneath each of the sinks. No major plumbing leaks or scaling water issues were observed or reported. Vertical conveyance is provided by a hydraulic elevator that serves all floors of the building.

The building is fed primarily from the library building and is stepped down at medium voltage via secondary transformers and associated distribution panels. The electrical service is adequate to meet the overall electrical load. Interior lighting fixtures include suspended and recessed LED lights throughout the facility. A fully addressable fire alarm panel protects all zones of the facility. The other fire safety devices include strobe lights, smoke detectors and illuminated exit signs. Each MEPF component is anticipated for replacement based on expected useful life.

Site

The flat work surfaces include concrete sidewalks and asphalt parking lots. The site pavements are repatched and resurfaced on an as-needed basis. However, isolated areas of the lots have developed longitudinal cracks that are budgeted for repairs. Monument signage is installed at the western boundary of the site. Site furnishings include metal-powdered benches at the entrance of the building, and site lighting consists of pole-mounted metal halide and LED fixtures. Overall, short-term and long-term maintenance costs for each site asset are included in the reserve tables.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

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

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

FCI Analysis | City Hall(1821)

Replacement Value	*Total SF*	*Cost/SF*
$ 15,177,600	*18,972*	*$ 800*

	Est Reserve Cost	FCI
Current	$ 0	0.0 %
3-Year	$ 800,000	5.3 %
5-Year	$ 944,100	6.2 %
10-Year	$ 2,340,200	15.4 %

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

BV did not identify any immediate needs with the property.

Key Findings



Roofing in Poor Condition.

Clay/Concrete Tile
City Hall Roof

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

Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: $215,700

$$$$

Roof replaced 5 years ago but still leaks 120, 000 is currently budgeted to replace tile roof. Based on condition of roof age is adjusted - AssetCALC ID: 7051668



Roofing in Poor Condition.

Single-Ply Membrane, TPO/PVC
City Hall Roof

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

Priority Score: **88.8**

Plan Type:
Performance/Integrity

Cost Estimate: $109,000

$$$$

Very old roof with ponding and bulging issues - AssetCALC ID: 7051683



Roofing in Poor Condition.

Modified Bitumen
City Hall Roof

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

Priority Score: **88.7**

Plan Type:
Performance/Integrity

Cost Estimate: $6,100

$$$$

Leaky roof with patches - AssetCALC ID: 7051702



Window in Poor Condition.

Steel, 16-25 Square Feet
City Hall Building exterior

Uniformat Code: B2020
Recommendation: **Replace in 2025**

Priority Score: **87.7**

Plan Type:
Performance/Integrity

Cost Estimate: $59,700

$$$$

Very old and leaky windows - AssetCALC ID: 7051710



Window in Poor Condition.

Wood, 16-25 Square Feet
City Hall Building Exterior

Uniformat Code: B2020
Recommendation: **Replace in 2025**

Priority Score: **87.7**

Plan Type:
Performance/Integrity

Cost Estimate: $72,900

$$$$

Leaky and old windows need replacement - AssetCALC ID: 7051732



Parking Lots in Poor Condition.

Pavement, Asphalt
City Hall Parking Lot - 1

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

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: $9,700

**$$**$$

Isolated cracking in some areas - AssetCALC ID: 7051694



Flooring in Poor Condition.

Carpet, Commercial Standard
City Hall Throughout Building

Uniformat Code: C2030
Recommendation: **Replace in 2025**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: $50,600

$$$$

Very old and deteriorated carpet. Stained in isolated locations. - AssetCALC ID: 7051669



Flooring in Poor Condition.

Vinyl Tile (VCT)
City Hall Vault in City Clerks

Uniformat Code: C2030
Recommendation: **Replace in 2025**

Priority Score: **81.7**

Plan Type:
Performance/Integrity

Cost Estimate: $1,400

**$$**$$

Peaking and stained tiles - AssetCALC ID: 7051740

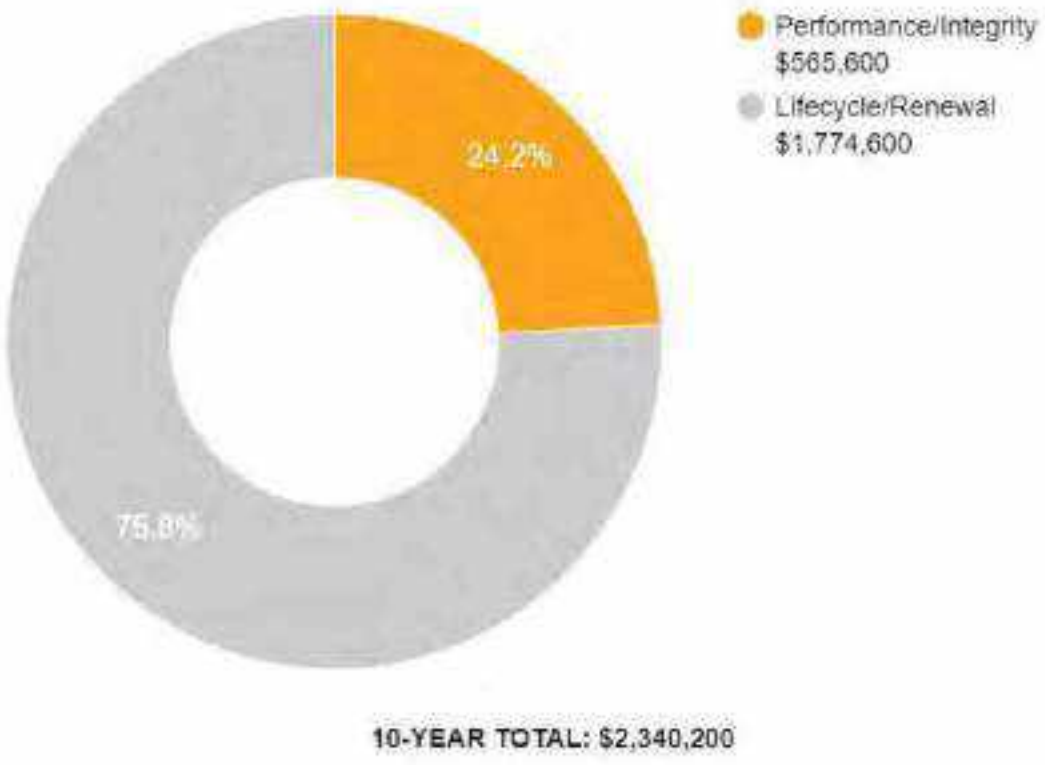
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



2. Building and Site Information





Systems Summary

System	Description	Condition
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete slab-on-grade foundation system	Good
Façade	Primary Wall Finish: Concrete integral to superstructure Secondary Wall Finish: CMU Windows: Steel, wood	Poor
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Flat construction with modified bituminous finish Tertiary: Gable construction with clay tiles	Poor
Interiors	Walls: Painted gypsum board and CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	Passenger: One hydraulic car serving all floors	Fair
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Instant hot water heaters Fixtures: Toilets, urinals, and sinks in restrooms	Fair
HVAC	Non-Central System: Packaged units, split systems, and gas furnaces Supplemental components: Thru-wall air conditioner	Fair

Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Fed from Library building with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage Limited park benches	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED and metal halide Building-mounted: LED	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	Aged single pane windows, deteriorating roof tiles and leaking roof, floor cracking and stained carpeting, asphalt wear in lots	

Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	$140,600	$5,100	$1,000	$5,800	$152,600
Roofing	-	$347,600	-	-	-	$347,600
Interiors	-	$55,200	$83,300	$288,500	$415,700	$842,700
Conveying	-	-	-	$14,900	$9,600	$24,600
Plumbing	-	-	-	$1,700	$555,300	$557,000
HVAC	-	-	$145,000	$148,300	$116,800	$410,100
Electrical	-	-	$4,700	$567,000	$243,200	$814,900
Fire Alarm & Electronic Systems	-	-	$106,800	$100,300	$166,300	$373,300
Equipment & Furnishings	-	-	$26,300	$3,300	$5,900	$35,600
Site Development	-	-	$5,700	$18,000	$3,300	$27,100
Site Pavement	-	$10,200	$13,400	$233,500	$68,500	$325,600
Site Utilities	-	-	-	$19,600	-	$19,600
TOTALS (3% inflation)	**-**	**$553,700**	**$390,400**	**$1,396,000**	**$1,590,600**	**$3,930,700**

*Totals have been rounded to the nearest $100.

3. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 1921. The facility was substantially renovated in 1990 and widespread accessibility improvements appear to have been implemented at that time.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues was reported.

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

7. Energy Audit

The purpose of this Energy Audit is to provide City Hall with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation, and special use areas. Where we anticipated significant losses, we utilized infrared thermographs to analyze heat loss across the envelope.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

8. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on City Hall. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated two Energy Conservation Measures (ECMs) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

Recommended Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$75,090 *n Current ollars*
Estimated Annual Cost Savings Related to ECMs	$9,823 *n Current ollars*
Net Effective ECM Payback	7.64 years

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

Bureau Veritas screens and categorizes all the ECM's as per the 24 CFR 905 regulation requirements based on their payback, but only those ECM's are recommended for implementation that have a Savings to Investment Ratio ≥1.0.

Financialy methodology used to determine the Savings to Investment Ratio is as follows:

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified five Energy Conservation Measures (ECM) for this property. The basis for an ECM recommendation is a payback of less than the remaining useful life of the system or component. Recommended energy efficiency improvements and the installed cost estimates for recommended energy efficiency measures are provided in the following table:

Energy Conservation Measures					
Priority	Brief Description	Initial Investment	Annual Savings	Payback Period *ears*	Component EUL *ears*
1	Install Low Flow Faucet Aerators	$157	$351	0.45	10
2	Replace Rooftop Package Unit	$12,800	$5,605	2.28	20
3	Retrofit Flush Tank Toilets to Dual Flush	$277	$89	3.11	20
4	Control External Air Leakage In Commercial Buildings	$4,972	$752	6.62	15
5	Replace Rooftop Package Unit	$4,750	$490	9.68	20
6	Upgrade Split Heating and Cooling System	$42,340	$3,628	11.67	18

9. Utility Analysis

Establishing the energy baseline begins with an analysis of the utility cost and consumption of the facility. Utilizing the historical energy data and local weather information, we evaluate the existing utility consumption and assign it to the various end-uses throughout the buildings. The Historical Data Analysis breaks down utilities by consumption, cost, and annual profile.

This data is analyzed, using standard engineering assumptions and practices. The analysis serves the following functions:

- Allows our engineers to benchmark the energy and water consumption of the facilities against consumption of efficient buildings of similar construction, use and occupancy.
- Generates the historical and current unit costs for energy and water.
- Provides an indication of how well changes in energy consumption correlate to changes in weather.
- Reveals potential opportunities for energy consumption and/or cost reduction. For example, the analysis may indicate that there is excessive, simultaneous heating and cooling, which may mean that there is an opportunity to improve the control of the heating and cooling systems.

By performing this analysis and leveraging our experience, our engineers prioritize buildings and pinpoint systems for additional investigation during the site visit, thereby maximizing the benefit of their time spent on-site and minimizing time and effort by the customer's personnel.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the utility rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Estimated Utility Rates		
Electricity	Natural Gas	Water and Sewer
$0.30/kWh	$2.24/therm	$8.36/CCF

The data analyzed provides the following information: 1) breakdown of utilities by consumption, 2) cost and annual profile, 3) baseline consumption in terms of energy/utility at the facility, 4) the Energy Use Index, or BTU/SF, and cost/SF. For multiple water meters, the utility data is combined to illustrate annual consumption for each utility type.

Electricity

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Natural Gas

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the natural gas rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility. The billing for the water and sewer is monthly.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has not evaluated the energy benchmarking for the facility. Bureau Veritas will update the report on receipt of the actual data.

10. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property. These actions will ensure that the energy conservation measures identified in this report will remain effective. The following general recommendations should be continued or implemented.

Building Envelope

- Ensure that the building envelope has proper caulking and weather stripping.
- Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
- Inspect building vents semiannually for bird infestation
- Inspect windows monthly for damaged panes and failed thermal seals
- Repair and adjust automatic door closing mechanisms as needed.

Heating and Cooling

- Pilot lights on furnaces and boilers be turned off in summer
- All preventive maintenance should be performed on all furnaces and boilers, which would include cleaning of burners and heat exchanger tubes.
- Ensure that the combustion vents exhaust outside the conditioned space and the vent dampers are functional.
- Ensure the duct work in unconditioned space is un-compromised and well insulated
- Duct cleaning is recommended every 10 years. This should include sealing of ducts using products similar to 'aero-seal'
- Ensure that the air dampers are operating correctly
- Return vents should remain un-obstructed and be located centrally.
- Temperature settings reduced in unoccupied areas and set points seasonally adjusted.
- Evaporator coils and condenser coils should be regularly cleaned to improve heat transfer
- Refrigerant pipes should be insulated with a minimum of ¾" thick Elastometric Rubber Pipe Insulation
- Ensure refrigerant pressure is maintained in the condensers
- Change air filters on return vents seasonally. Use only filters with 'Minimum Efficiency Rating Value'(MERV) of 8

Central Domestic Hot Water

- Ensure the circulation system is on timer to reduce the losses through re-circulation
- Ensure all hot water pipes are insulated with fiberglass insulation at all times
- Replacement water heater should have Energy Factor (EF)>0.9

Lighting

- Utilize bi-level lighting controls in stairwells and hallways.
- Use energy efficient replacement lamps (LEDs)
- Clean lighting fixture reflective surfaces and translucent covers.
- Ensure that timers and/or photocells are operating correctly on exterior lighting
- Use occupancy sensors for offices and other rooms with infrequent occupancy

Existing Equipment and Replacements

- Ensure that refrigerator and freezer doors close and seal correctly
- Ensure kitchen and bathroom exhaust outside the building and the internal damper operates properly
- Ensure that bathroom vents exhaust out
- Office/computer equipment either in the "sleep" or "off" mode when not used

11. Certification

City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of City Hall, 116 South Foothill Boulevard, Glendora, California 91741, the “Property”. It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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12. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Lighting System Schedule
Appendix J: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - STRUCTURAL OVERVIEW



6 - TPO/PVC ROOF

Photographic Overview



7 - CLAY TILE ROOF



8 - MODIFIED BITUMEN ROOF



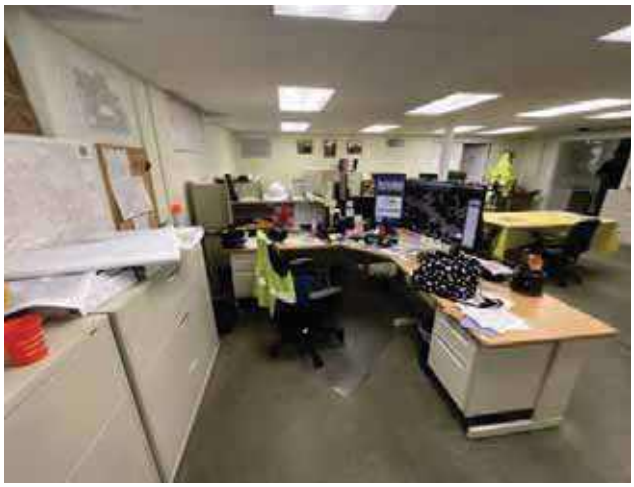
9 - OFFICE OVERVIEW



10 - COUNCIL CHAMBERS



11 - CITY CLERK OFFICE



12 - BASEMENT OFFICES

Photographic Overview



13 - INTERIOR STAIRS



14 - RESTROOM



15 - ROOFTOP PACKAGED UNIT



16 - FAN COIL UNITS



17 - SPLIT SYSTEM CONDENSING UNIT



18 - THRU-WALL AIR CONDITIONER

Photographic Overview



19 - DISTRIBUTION PANEL



20 - SECONDARY TRANSFORMER



21 - PASSENGER ELEVATOR



22 - ELEVATOR CONTROLS



23 - PARKING LOT - 1



24 - PARKING LOT - 2

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-007.379	City Hall
Source	**On-Site Date**
Google	November 6, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: City Hall

Name of person completing form: Ryan Hacecky

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: November 6, 2023

Phone Number: 626.672.6306

Method of Completion: DURING - verbally completed during assessment

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

	Data Overview	Response		
1	Year(s) constructed	Constructed: 1930	Renovated: 1990	No major renovation as POC is new
2	Building size in SF	18,972 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	None	
		Roof	2020-21	Leaks and bulging issues. Clay tile roofing needs replacement for not being properly installed from
		Interiors	None	
		HVAC	None	
		Electrical	None	
		Site Pavement	None	
		Accessibility	Unknown	
4	List other significant capital improvements (focus on recent years; provide approximate date).	Unknown		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Roof , renovate city council chambers and administration		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Unidentified		

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

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



Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: City Hall

BV Project Number: 158691.23R000-007.379

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



SECOND AREA OF ACCESSIBLE PARKING

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



SECOND PATHWAY

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

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

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



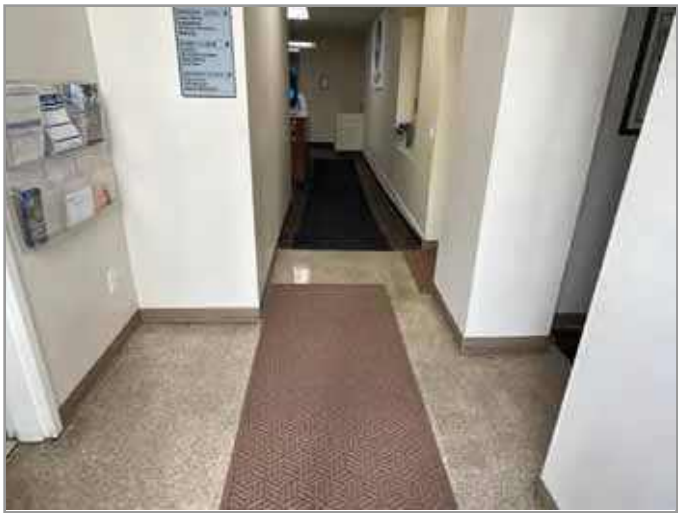
ADDITIONAL ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CABS (WITH DOORS OPEN)



IN-CAB CONTROLS

	Question	Yes	No	NA	Comments
1	Are hallway call buttons configured with the “UP” button above the “DOWN” button?	X			
2	Is accessible floor identification signage present on the hoistway sidewalls on each level ?	X			
3	Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances?	X			
4	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ?	X			
5	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?	X			
6	Do elevator car control buttons appear to be mounted at a compliant height ?	X			

7	Are tactile and Braille characters mounted to the left of each elevator car control button ?	✕			
8	Are audible and visual floor position indicators provided in the elevator car?	✕			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	✕			

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Appendix E:
Component Condition Report

Component Condition Report | City Hall

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building exterior	Poor	Window, Wood, 16-25 SF	45	2	7051732
B2020	Building exterior	Poor	Window, Steel, 16-25 SF	26	2	7051710
B2050	Building Exterior- Front	Fair	Exterior Door, Steel, Standard	1	7	7051692
B2050	Building Exterior- back	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	1	3	7051728
B2050	Building Exterior- Front	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	1	3	7051673
B2050	Building Exterior- Front	Fair	Exterior Door, Aluminum-Framed & Glazed, Residential Slider	2	11	7051704
B2050	Building Exterior- left	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	1	14	7051672
B2050	Building Exterior- back	Fair	Exterior Door, Steel, Standard	1	5	7051661
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	450 SF	2	7051702
B3010	Roof	Poor	Roofing, Single-Ply Membrane, TPO/PVC	4,750 SF	1	7051683
B3010	Roof	Poor	Roofing, Clay/Concrete Tile	9,400 SF	2	7051668
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	49	9	7051708
C1030	Council Chambers	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	2	20	7051711
C1030	Second floor	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	4	7	7051660
C1030	Throughout building	Fair	Interior Door, Steel, Standard	2	7	7051714
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	6,522 SF	9	7051725
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	375 SF	20	7174956
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	35,500 SF	5	7051690
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	3,800 SF	8	7051663
C2030	First Floor / City Clerk	Good	Flooring, Vinyl Tile (VCT)	3,200 SF	10	7051696
C2030	Throughout building	Fair	Flooring, Quarry Tile	500 SF	17	7051723

Component Condition Report | City Hall

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Vault in City clerks	Poor	Flooring, Vinyl Tile (VCT)	210 SF	2	7051740
C2030	Throughout building	Poor	Flooring, Carpet, Commercial Standard	5,000 SF	2	7051689
C2030	Throughout building	Good	Flooring, Carpet, Commercial Tile	7,000 SF	7	7051695
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	20	7174955
C2050		Fair	Ceiling Finishes, any flat surface, Prep & Paint	12,450 SF	6	7158841
Conveying						
D1010	Building exterior	Fair	Elevator Cab Finishes, Standard	1	7	7051729
D1010	Building exterior	Good	Passenger Elevator, Hydraulic, 3 Floors, Renovate	1	22	7051724
D1010	Elevator room in basement	Fair	Elevator Controls, Automatic, 1 Car	1	12	7051667
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	18,972 SF	20	7174951
D2010	Restrooms	Fair	Water Heater2, Electric, Instant Hot	2	8	7174954
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	7	11	7051684
D2010	Restrooms	Fair	Urinal, Standard	1	11	7051685
D2010		Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	3	11	7174995
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	7	13	7051734
HVAC						
D3020	Attic - senior manager	Fair	Furnace, Gas, 101 to 150 MBH	1	3	7051715
D3020	Attic -HR	Fair	Furnace, Gas, 101 to 150 MBH [FA007]	1	3	7051686
D3020	Attic - parole	Fair	Furnace, Gas, 101 to 150 MBH	1	3	7051701
D3020	Attic - Community Services	Fair	Furnace, Gas, 101 to 150 MBH [Community Services]	1	8	7051674
D3030	Roof	Fair	Split System Ductless, Single Zone, 5TON [CN005]	1	3	7051697
D3030	Roof	Fair	Split System Ductless, Single Zone, 5 TON [CN006]	1	3	7051676
D3030	Building exterior- right	Fair	Split System, Condensing Unit/Heat Pump [CN007]	1	3	7051666
D3030	Supply storage room	Fair	Split System, Fan Coil Unit, DX [City clerk offices]	1	3	7051712

Component Condition Report | City Hall

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	First floor hallway	Fair	Split System, Fan Coil Unit, DX	1	4	7051677
D3030	Basement	Fair	Split System, Fan Coil Unit, DX	1	3	7051707
D3030	Building exterior- right	Fair	Split System, Condensing Unit/Heat Pump	1	3	7051721
D3030	Supply storage room	Fair	Split System, Fan Coil Unit, DX [Basement Engineering division]	1	3	7051736
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump [CN008]	1	3	7051705
D3030	Third floor	Fair	Air Conditioner, Window/Thru-Wall	1	3	7051722
D3030	Attic - council Chambers	Fair	Split System, Fan Coil Unit, DX [Council Chambers]	1	3	7051719
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Front lobby]	1	3	7051737
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	3	7051665
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	18,972 SF	10	7051709
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [Planning Dept]	1	3	7051698
Electrical						
D5010	Parking lot - 2	Good	Supplemental Components, Battery Charger	1	15	7051688
D5010	Site	Good	Supplemental Components, Battery Charger	1	15	7051675
D5010	Site	Good	Supplemental Components, Battery Charger	1	16	7051671
D5020	Roof	Fair	Secondary Transformer, Dry, Stepdown	1	11	7051731
D5020	Electrical panel closet	Fair	Distribution Panel, 277/480 V	1	5	7051706
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	18,972 SF	7	7051699
D5020	Elevator room in basement	Fair	Secondary Transformer, Dry, Stepdown	1	19	7051689
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	18,972 SF	17	7051718
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, High Density	18,972 SF	3	7051738
D7050	Ground level. Office	Fair	Fire Alarm Panel, Fully Addressable	1	4	7051716
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable	18,972 SF	9	7174952
Equipment & Furnishings						

Component Condition Report | City Hall

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1040	Ground level floor	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	3	7051662
E1040	Ground level floor	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	3	7051741
E2010	Throughout building	Fair	Casework, Cabinetry Economy	80 LF	5	7051664
E2010	Throughout building	Fair	Casework, Countertop, Plastic Laminate	40 LF	7	7051700
Pedestrian Plazas & Walkways						
G2020	Parking lot - 1	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	15,900 SF	2	7051694
G2020	Parking lot - 2	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	20,149 SF	6	7051670
G2020	Parking lot - 1	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	15,900 SF	7	7051735
G2020	Parking lot - 2	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	20,149 SF	3	7051726
G2030	Site	Good	Sidewalk, Concrete, Large Areas	5,560 SF	43	7051727
Sitework						
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	6	7051739
G2060	Site	Excellent	Park Bench, Metal Powder-Coated	1	19	7051682
G2060	Site	Fair	Flagpole, Metal	3	9	7051713
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	3	7051679
G2060	Site	Excellent	Park Bench, Metal Powder-Coated	1	19	7051730
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	5	7051681
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W	2	10	7174957
G4050	Building exterior	Fair	Exterior Site Lighting, Wall Pack, any type w/ LED, 13 to 26 W	7	10	7174994

Appendix F:
Replacement Reserves

Replacement Reserves Report

City Hall

12/28/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
City Hall	$0	$112,283	$441,416	$246,243	$28,565	$115,577	$158,653	$776,704	$60,312	$214,091	$186,306	$50,268	$95,575	$47,713	$2,655	$118,855	$57,473	$339,341	$253,692	$71,490	$553,585	**$3,930,796**
Grand Total	**$0**	**$112,283**	**$441,416**	**$246,243**	**$28,565**	**$115,577**	**$158,653**	**$776,704**	**$60,312**	**$214,091**	**$186,306**	**$50,268**	**$95,575**	**$47,713**	**$2,655**	**$118,855**	**$57,473**	**$339,341**	**$253,692**	**$71,490**	**$553,585**	**$3,930,796**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2020	Building exterior	7051732	Window, Wood, 16-25 SF, Replace	30	28	2	45	EA	$1,200.00	$1,620.00	$72,900			$72,900																			**$72,900**
B2020	Building exterior	7051710	Window, Steel, 16-25 SF, Replace	30	28	2	26	EA	$1,700.00	$2,295.00	$59,670			$59,670																			**$59,670**
B2050	Building Exterior- back	7051728	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	27	3	1	EA	$1,300.00	$1,755.00	$1,755				$1,755																		**$1,755**
B2050	Building Exterior- Front	7051673	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	27	3	1	EA	$1,300.00	$2,080.00	$2,080				$2,080																		**$2,080**
B2050	Building Exterior- back	7051661	Exterior Door, Steel, Standard, Replace	40	35	5	1	EA	$600.00	$810.00	$810						$810																**$810**
B2050	Building Exterior- Front	7051692	Exterior Door, Steel, Standard, Replace	40	33	7	1	EA	$600.00	$810.00	$810								$810														**$810**
B2050	Building Exterior- Front	7051704	Exterior Door, Aluminum-Framed & Glazed, Residential Slider, Replace	25	14	11	2	EA	$850.00	$1,147.50	$2,295												$2,295										**$2,295**
B2050	Building Exterior- left	7051672	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	16	14	1	EA	$1,300.00	$1,755.00	$1,755														$1,755								**$1,755**
B3010	Roof	7051668	Roofing, Clay/Concrete Tile, Replace	50	48	2	9400	SF	$17.00	$22.95	$215,730			$215,730																			**$215,730**
B3010	Roof	7051683	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	19	1	4750	SF	$17.00	$22.95	$109,013	$109,013																					**$109,013**
B3010	Roof	7051702	Roofing, Modified Bitumen, Replace	20	18	2	450	SF	$10.00	$13.50	$6,075			$6,075																			**$6,075**
C1030	Second floor	7051660	Interior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	40	33	7	4	EA	$1,300.00	$1,755.00	$7,020								$7,020														**$7,020**
C1030	Throughout building	7051714	Interior Door, Steel, Standard, Replace	40	33	7	2	EA	$600.00	$810.00	$1,620								$1,620														**$1,620**
C1030	Throughout building	7051708	Interior Door, Wood, Solid-Core, Replace	40	31	9	49	EA	$700.00	$945.00	$46,305										$46,305												**$46,305**
C1030	Council Chambers	7051711	Interior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	40	20	20	2	EA	$1,300.00	$1,755.00	$3,510																				$3,510		**$3,510**
C1070	Throughout building	7051725	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	6522	SF	$3.50	$4.73	$30,816										$30,816												**$30,816**
C2010	Restrooms	7174956	Wall Finishes, Ceramic Tile, Replace	40	20	20	375	SF	$18.00	$24.30	$9,113																				$9,113		**$9,113**
C2010	Throughout building	7051690	Wall Finishes, any surface, Prep & Paint	10	5	5	35500	SF	$1.50	$2.03	$71,888						$71,888										$71,888						**$143,775**
C2030	Throughout building	7051723	Flooring, Quarry Tile, Replace	50	33	17	500	SF	$26.00	$35.10	$17,550																		$17,550				**$17,550**
C2030	Restrooms	7174955	Flooring, Ceramic Tile, Replace	40	20	20	500	SF	$18.00	$24.30	$12,150																				$12,150		**$12,150**
C2030	Vault in City clerks	7051740	Flooring, Vinyl Tile (VCT), Replace	15	13	2	210	SF	$5.00	$6.75	$1,418			$1,418															$1,418				**$2,835**
C2030	Throughout building	7051663	Flooring, Vinyl Tile (VCT), Replace	15	7	8	3800	SF	$5.00	$6.75	$25,650									$25,650													**$25,650**
C2030	First Floor / City Clerk	7051696	Flooring, Vinyl Tile (VCT), Replace	15	5	10	3200	SF	$5.00	$6.75	$21,600											$21,600											**$21,600**
C2030	Throughout building	7051669	Flooring, Carpet, Commercial Standard, Replace	10	8	2	5000	SF	$7.50	$10.13	$50,625			$50,625									$50,625										**$101,250**
C2030	Throughout building	7051695	Flooring, Carpet, Commercial Tile, Replace	10	3	7	7000	SF	$6.50	$8.78	$61,425								$61,425											$61,425				**$122,850**
C2050	City Hall	7158841	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	12450	SF	$2.00	$2.70	$33,615							$33,615											$33,615					**$67,230**
D1010	Building exterior	7051729	Elevator Cab Finishes, Standard, Replace	15	8	7	1	EA	$9,000.00	$12,150.00	$12,150								$12,150														**$12,150**
D1010	Elevator room in basement	7051667	Elevator Controls, Automatic, 1 Car, Replace	20	8	12	1	EA	$5,000.00	$6,750.00	$6,750												$6,750										**$6,750**
D2010	Restrooms	7174954	Water Heater2, Electric, Instant Hot, Replace	15	7	8	2	EA	$500.00	$675.00	$1,350									$1,350													**$1,350**
D2010	Throughout building	7174951	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	18972	SF	$11.00	$14.85	$281,734																					$281,734	**$281,734**
D2010	Restrooms	7051685	Urinal, Standard, Replace	30	19	11	1	EA	$1,100.00	$1,485.00	$1,485												$1,485										**$1,485**
D2010	Restrooms	7051684	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	19	11	7	EA	$1,500.00	$2,025.00	$14,175												$14,175										**$14,175**
D2010	City Hall	7174995	Sink/Lavatory, Drop-In Style, Stainless Steel, Replace	30	19	11	3	EA	$1,200.00	$1,620.00	$4,860												$4,860										**$4,860**
D2010	Restrooms	7051734	Toilet, Commercial Water Closet, Replace	30	17	13	7	EA	$1,300.00	$1,755.00	$12,285														$12,285								**$12,285**
D3020	Attic - parole	7051701	Furnace, Gas, 101 to 150 MBH, Replace	20	17	3	1	EA	$6,200.00	$8,370.00	$8,370				$8,370																		**$8,370**
D3020	Attic -HR	7051686	Furnace, Gas, 101 to 150 MBH, Replace	20	17	3	1	EA	$6,200.00	$8,370.00	$8,370				$8,370																		**$8,370**
D3020	Attic - senior manager	7051715	Furnace, Gas, 101 to 150 MBH, Replace	20	17	3	1	EA	$6,200.00	$8,370.00	$8,370				$8,370																		**$8,370**
D3020	Attic - Community Services	7051674	Furnace, Gas, 101 to 150 MBH, Replace	20	12	8	1	EA	$6,200.00	$8,370.00	$8,370									$8,370													**$8,370**
D3030	Building exterior- right	7051666	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$4,600.00	$6,210.00	$6,210				$6,210																$6,210		**$12,420**
D3030	Roof	7051705	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$4,600.00	$6,210.00	$6,210				$6,210																$6,210		**$12,420**
D3030	Roof	7051697	Split System Ductless, Single Zone, 5TON, Replace	15	12	3	1	EA	$8,100.00	$10,935.00	$10,935				$10,935																$10,935		**$21,870**
D3030	Roof	7051676	Split System Ductless, Single Zone, 5 TON, Replace	15	12	3	1	EA	$8,100.00	$10,935.00	$10,935				$10,935																$10,935		**$21,870**
D3030	Basement	7051707	Split System, Fan Coil Unit, DX, Replace	15	12	3	1	EA	$3,000.00	$4,050.00	$4,050				$4,050																$4,050		**$8,100**
D3030	Supply storage room	7051736	Split System, Fan Coil Unit, DX, Replace	15	12	3	1	EA	$3,000.00	$4,050.00	$4,050				$4,050																$4,050		**$8,100**
D3030	Supply storage room	7051712	Split System, Fan Coil Unit, DX, Replace	15	12	3	1	EA	$4,600.00	$6,210.00	$6,210				$6,210																$6,210		**$12,420**
D3030	Attic - council Chambers	7051719	Split System, Fan Coil Unit, DX, Replace	15	12	3	1	EA	$4,600.00	$6,210.00	$6,210				$6,210																$6,210		**$12,420**
D3030	Third floor	7051722	Air Conditioner, Window/Thru-Wall, Replace	10	7	3	1	EA	$2,900.00	$3,915.00	$3,915				$3,915										$3,915								**$7,830**
D3030	Building exterior- right	7051721	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$3,800.00	$5,130.00	$5,130				$5,130																$5,130		**$10,260**
D3030	First floor hallway	7051677	Split System, Fan Coil Unit, DX, Replace	15	11	4	1	EA	$3,800.00	$5,130.00	$5,130					$5,130																$5,130	**$10,260**
D3050	Roof	7051665	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$6,500.00	$8,775.00	$8,775				$8,775																		**$8,775**
D3050	Roof	7051737	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$11,000.00	$14,850.00	$14,850				$14,850																		**$14,850**
D3050	Roof	7051698	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$11,000.00	$14,850.00	$14,850				$14,850																		**$14,850**

Replacement Reserves Report

City Hall



12/28/2023

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D3050	Throughout building	7051709	HVAC System, Ductwork, Medium Density, Replace	30	20	10	18972	SF	$4.00	$5.40	$102,449											$102,449											**$102,449**
D5010	Parking lot - 2	7051688	Supplemental Components, Battery Charger, Replace	20	5	15	1	EA	$1,630.00	$2,200.50	$2,201																$2,201							**$2,201**
D5010	Site	7051675	Supplemental Components, Battery Charger, Replace	20	5	15	1	EA	$1,630.00	$2,200.50	$2,201																$2,201							**$2,201**
D5010	Site	7051671	Supplemental Components, Battery Charger, Replace	20	4	16	1	EA	$1,630.00	$2,200.50	$2,201																	$2,201						**$2,201**
D5020	Roof	7051731	Secondary Transformer, Dry, Stepdown, Replace	30	19	11	1	EA	$10,000.00	$13,500.00	$13,500												$13,500											**$13,500**
D5020	Elevator room in basement	7051689	Secondary Transformer, Dry, Stepdown, Replace	30	11	19	1	EA	$10,000.00	$13,500.00	$13,500																					$13,500		**$13,500**
D5020	Electrical panel closet	7051706	Distribution Panel, 277/480 V, Replace	30	25	5	1	EA	$3,000.00	$4,050.00	$4,050						$4,050																	**$4,050**
D5020	Throughout building	7051699	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	33	7	18972	SF	$18.00	$24.30	$461,020								$461,020															**$461,020**
D5040	Throughout building	7051718	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	3	17	18972	SF	$4.50	$6.08	$115,255																			$115,255				**$115,255**
D7030	Throughout building	7051738	Security/Surveillance System, Full System Upgrade, High Density, Replace	15	12	3	18972	SF	$3.00	$4.05	$76,837				$76,837																$76,837			**$153,673**
D7050	Ground level. Office	7051716	Fire Alarm Panel, Fully Addressable, Replace	15	11	4	1	EA	$15,000.00	$20,250.00	$20,250					$20,250																	$20,250		**$40,500**
D7050	Throughout building	7174952	Fire Alarm System, Full System Upgrade, Standard Addressable, Replace	20	11	9	18972	SF	$3.00	$4.05	$76,837										$76,837													**$76,837**
E1040	Ground level floor	7051662	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	7	3	1	EA	$1,500.00	$2,025.00	$2,025				$2,025										$2,025									**$4,050**
E1040	Ground level floor	7051741	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	7	3	1	EA	$1,500.00	$2,025.00	$2,025				$2,025										$2,025									**$4,050**
E2010	Throughout building	7051664	Casework, Cabinetry Economy, Replace	20	15	5	80	LF	$175.00	$236.25	$18,900						$18,900																	**$18,900**
E2010	Throughout building	7051700	Casework, Countertop, Plastic Laminate, Replace	15	8	7	40	LF	$50.00	$67.50	$2,700								$2,700															**$2,700**
G2020	Parking lot - 1	7051694	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	15900	SF	$0.45	$0.61	$9,659			$9,659					$9,659					$9,659					$9,659					**$38,637**
G2020	Parking lot - 2	7051726	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	20149	SF	$0.45	$0.61	$12,241				$12,241					$12,241				$12,241						$12,241				**$48,962**
G2020	Parking lot - 2	7051670	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	19	6	20149	SF	$3.50	$4.73	$95,204							$95,204																**$95,204**
G2020	Parking lot - 1	7051735	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	18	7	15900	SF	$3.50	$4.73	$75,128								$75,128															**$75,128**
G2060	Site	7051679	Park Bench, Metal Powder-Coated, Replace	20	17	3	1	EA	$700.00	$945.00	$945				$945																			**$945**
G2060	Site	7051682	Park Bench, Metal Powder-Coated, Replace	20	1	19	1	EA	$700.00	$945.00	$945																					$945		**$945**
G2060	Site	7051730	Park Bench, Metal Powder-Coated, Replace	20	1	19	1	EA	$700.00	$945.00	$945																					$945		**$945**
G2060	Site	7051681	Signage, Property, Monument, Replace/Install	20	15	5	1	EA	$3,000.00	$4,050.00	$4,050						$4,050																	**$4,050**
G2060	Site	7051739	Signage, Property, Monument, Replace/Install	20	14	6	1	EA	$3,000.00	$4,050.00	$4,050							$4,050																**$4,050**
G2060	Site	7051713	Flagpole, Metal, Replace	30	21	9	3	EA	$2,500.00	$3,375.00	$10,125										$10,125													**$10,125**
G4050	Site	7174957	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace	20	10	10	2	EA	$4,000.00	$5,400.00	$10,800											$10,800												**$10,800**
G4050	Building exterior	7174994	Exterior Site Lighting, Wall Pack, any type w/ LED, 13 to 26 W, Replace	20	10	10	7	EA	$400.00	$540.00	$3,780											$3,780												**$3,780**
Totals, Unescalated												**$0**	**$109,013**	**$416,077**	**$225,347**	**$25,380**	**$99,698**	**$132,869**	**$631,531**	**$47,611**	**$164,083**	**$138,629**	**$36,315**	**$67,034**	**$32,491**	**$1,755**	**$76,289**	**$35,816**	**$205,307**	**$149,017**	**$40,770**	**$306,507**	**$2,941,536**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$112,283**	**$441,416**	**$246,243**	**$28,565**	**$115,577**	**$158,653**	**$776,704**	**$60,312**	**$214,091**	**$186,306**	**$50,268**	**$95,575**	**$47,713**	**$2,655**	**$118,855**	**$57,473**	**$339,341**	**$253,692**	**$71,490**	**$553,585**	**$3,930,796**

Appendix G:
Equipment Inventory List

Mechanical In entory - City Hall								
E uipment Location	E uipment	Capacity	Quantity	Asset Tag	ear	Make	Model	Serial
Ina essible	ir onditioner	1 5 Ton	1			Ina essible	Ina essible	Ina essible
arrier	Furna e	110 MBH	1		2002	arrier	58DL 110-22	3202 41859
No dataplate	Furna e	110 MBH	1		1997	No dataplate	Ina essible	Ina essible
arrier	Furna e	110 MBH	1			arrier	Ina essible	Ina essible
arrier	Furna e	110 MBH	1		2002	arrier	58DL 110--- 10	3202 41859
arrier	Pa kaged nit	2 5 T N	1		2006	arrier	48 SN030040501--	1706 21188
arrier	Pa kaged nit	5 T N	1		2005	arrier	48H D006---531--	0501 24647
arrier	Pa kaged nit	5 T N	1			arrier	Illegible	Illegible
arrier	Split System	2 5 T N	1		2008	arrier	N2H330 B200	084604573
arrier	Split System	3 5 T N	1		2007	arrier	N2H342 B100	073604263
arrier	Split System	3 5 T N	1			arrier	Ina essible	Ina essible
nited Te hnologies arrier	Split System Du tless	5 T N	1			nited Te hnologies	38HD 060521	202 26779
nited Te hnologies arrier	Split System Du tless	5 T N	1		2001	nited Te hnologies	38HD 060521	37001 15/71938
No dataplate	ater Heater		2			No dataplate	No dataplate	No dataplate

D10 Conveying

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7051667	D1010	**Elevator Controls**	Automatic, 1 Car		City Hall	Elevator room in basement	ThyssenKrupp	EP15040	EAT536	2015	000436	
2	7051724	D1010	**Passenger Elevator**	Hydraulic, 3 Floors	4000 LB	City Hall	Building exterior	ThyssenKrupp	Inaccessible	Inaccessible	2015	000446	

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7174954	D2010	**Water Heater2**	Electric, Instant Hot		City Hall	Restrooms	No dataplate	No dataplate	No dataplate			2

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7051715	D3020	**Furnace**	Gas, 101 to 150 MBH	110 MBH	City Hall	Attic - senior manager	Carrier	58DLX 110-22	3202A41859	2002	000459	
2	7051701	D3020	**Furnace**	Gas, 101 to 150 MBH	110 MBH	City Hall	Attic - parole	No dataplate	Inaccessible	Inaccessible	1997	000427	
3	7051674	D3020	**Furnace** [Community Services]	Gas, 101 to 150 MBH	110 MBH	City Hall	Attic - Community Services	Carrier	Inaccessible	Inaccessible		000432	
4	7051686	D3020	**Furnace** [FA007]	Gas, 101 to 150 MBH	110 MBH	City Hall	Attic -HR	Carrier	58DLX110--- 10	3202A41859	2002	000458	
5	7051722	D3030	**Air Conditioner**	Window/Thru-Wall	1.5 Ton	City Hall	Third floor	Inaccessible	Inaccessible	Inaccessible		000483	
6	7051721	D3030	**Split System**	Condensing Unit/Heat Pump	2.5 TON	City Hall	Building exterior-right	Carrier	N2H330AKB200	E084604573	2008	000480	
7	7051677	D3030	**Split System**	Fan Coil Unit, DX	3 TON	City Hall	First floor hallway	Inaccessible	Inaccessible	Inaccessible		000469	
8	7051707	D3030	**Split System**	Fan Coil Unit, DX	2.5 TON	City Hall	Basement	Carrier	FA4CNF030	3106A68336	2006	000487	
9	7051736	D3030	**Split System** [Basement Engineering division]	Fan Coil Unit, DX	2.5 TON	City Hall	Supply storage room	Carrier	FSM2X3000A	A081772358	2000	000439	
10	7051712	D3030	**Split System** [City clerk offices]	Fan Coil Unit, DX	4 TON	City Hall	Supply storage room	Carrier	FSM2X4800A	A090284128	2009	000441	
11	7051666	D3030	**Split System** [CN007]	Condensing Unit/Heat Pump	3.5 TON	City Hall	Building exterior-right	Carrier	N2H342AKB100	E073604263	2007	000481	
12	7051705	D3030	**Split System** [CN008]	Condensing Unit/Heat Pump	3.5 TON	City Hall	Roof	Carrier	Inaccessible	Inaccessible		000456	
13	7051719	D3030	**Split System** [Council Chambers]	Fan Coil Unit, DX	5 TON	City Hall	Attic - council Chambers	No dataplate	A60-00	9706142087	1997	000440	

14	7051697	D3030	**Split System Ductless** [CN005]	Single Zone, 5TON	5 TON	City Hall	Roof	United Technologies Carrier	38HDC060521	202X26779		000457	
15	7051676	D3030	**Split System Ductless** [CN006]	Single Zone, 5 TON	5 TON	City Hall	Roof	United Technologies Carrier	38HDC060521	37001X15/71938 E	2001	000428	
16	7051665	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	2.5 TON	City Hall	Roof	Carrier	48GSN030040501--	1706G21188	2006	000482	
17	7051737	D3050	**Packaged Unit** [Front lobby]	RTU, Pad or Roof-Mounted	5 TON	City Hall	Roof	Carrier	48HJD006---531--	0501G24647	2005	000443	
18	7051698	D3050	**Packaged Unit** [Planning Dept]	RTU, Pad or Roof-Mounted	5 TON	City Hall	Roof	Carrier	Illegible	Illegible		000433	

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7051731	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	City Hall	Roof	Square D	753	34349-17212-001 SERIAL N0:	2004	000444	
2	7051689	D5020	**Secondary Transformer**	Dry, Stepdown	750 KVA	City Hall	Elevator room in basement	MGM Transformer Company	HT75A3B2SH	75YS-1104-2-12	2012	000435	
3	7051706	D5020	**Distribution Panel**	277/480 V	225 AMP	City Hall	Electrical panel closet	General Electric	No dataplate	No dataplate	1998	000499	

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7051716	D7050	**Fire Alarm Panel**	Fully Addressable		City Hall	Ground level. Office	Fire-Lite	MS-9200	Illegible		000500	

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7051662	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted		City Hall	Ground level floor				2013	000448	
2	7051741	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted		City Hall	Ground level floor				2013	000442	

Appendix H:
Energy Conservation Measures Calculations

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UIC	Install Low Flow Fau et erators
P2-b	Lo ation: Restrooms
ttributes	Replace 3x 2.2GPM rated kitchen aerators with 1GPM WaterSense certified aerators Replace 7x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators

Property Type:	ommer ial	Estimated No. of Operational Weeks	52
		Number of Occupied Days/Week (Max 7)	5

IT H NF TS			B THR M F TS		
Number of Occupants Affected By Retrofit	40		Number of Occupants Affected by Retrofit	40	
Do You Want To Replace Kitchen Faucets Aerators	Yes	(Select)	Do You Want To Replace Bathroom Faucets Aerators	Yes	(Select)
Total Number of Faucet Aerators To Be Replaced	3		Total Number of Faucet Aerators To Be Replaced	7	
Total Number of Faucets To Be Replaced:	0		Total Number of Faucets To Be Replaced:	0	
GPM of Existing Faucet Aerators	2.2	GPM	GPM of Existing Faucet Aerators	1.5	GPM
GPM of Proposed Faucet Aerator	1	GPM	GPM of Proposed Faucet Aerator	0.5	GPM
Estimated Number of Uses Per Day	4		Estimated Number of Uses Per Day	5	

Annual Water Savings From Installing Low Flow Aerators: 9.78 kGal

T R N R S IN L L TI N			ST S IN L L TI N		
Sele t Type of ater Heater Fuel	Electric	(Select)	Property Location in United States	Southern Localities	
Energy Factor of Domestic Hot Water Heater:	0.90	EF	Heating Fuel Tariff	$0.30	$/kWh
Hot Water Discharge Temperature at Faucet	110.00	°F	Water Tariff ($/1000 Gal)	$8.36	$/kGal
Equivalent Heating Fuel Savings:	903	kWh	Annual Cost Savings In Form of Water	$82	$
Savings Discounted by 15% to Account For Cold Water Use					
Annual Water Savings	9.7	kGal	Annual Energy Savings From Water Heater	$270	$

ST B N FIT N L SIS					
Estimated Material Cost	$80		Estiamted Labor Cost	$77	
Estimated Total Annual Cost Savings	$351	$$	Estimated Total Installation Cost	$157	$$
Simple Payback Period	0.45	Years	Type of Recommendation	No/Low Cost ECM Recommendation	

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ECM EXPLANATION:

By reducing the flow of water coming from the restroom faucets, aerators can generate energy savings at low cost and with easy installation. The savings generated would be in the form of reduced water and sewer costs and at the same time aerators would save energy by reducing the demand for hot water. The average faucet has a flow rate of about 2 to 4 GPM. Adding a screw-in faucet aerator reduces the flow to 0.5 to 1.5 GPM in the bathroom and 2.2 GPM in the kitchen. In addition to saving energy and water, the "foamier" water that comes from faucet aerators wets objects better than water from a faucet with no aerator, which tends to bounce off the object rather than thoroughly wetting it.

BV recommends replacing the proposed faucet aerators with new low flow aerators as mentioned above. The proposed ECM shall also result in an annual energy saving in form of reduction in water heating bills.

Summary:

Initial Investment: $157 Estimated Annual Cost Savings: $351 Simple Payback Period (Yrs): 0.45

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UIC	Repla e Rooftop Pa kage nit
H12-B	Lo ation Rooftop units
ttributes	Repla e old ineffi ient Rooftop Pa kage nits with new energy effi ient units

Estimated Annual Cooling Hours:	1,530	Hrs	Estimated Annual Heating Hours:	1,070	Hrs
Units to Replace	Air Conditioning: es	Heating System: es	Existing Type of Heating Fuel:	Natural as	

isting Pa kage System

	Cooling	Heating	Total Combined Units		
Number of Package Units to be Replaced:	2	2	2		
Capacity of the air conditioner:	5	Tons	EER of the Existing Air Conditioner:	9.33	
Capacity of Existing Heating System:	120	MBH	Input Existing AFUE for the Furnace:	72%	
Estimated Annual Cooling Consumption: (For All Units)	19,678	kWh	Estimated Annual Heating Consumption : (For All Units)	3,558	Therms

Proposed Pa kage System

Capacity of the Proposed Air Conditioner:	5	Tons	EER of the Proposed Air Conditioner:	11.38	EER
Capacity of Proposed Heating System:	Gas Fired -60MBH	MBH	AFUE of Proposed Heating System:	78%	%
Estimated Annual Energy Consumption With New Package Units Annual Electric Fuel Consumption:	16,141	kWh	Annual Heating Fuel Consumption:	1,646	Therms

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Average Electric Rate:	$0.30	$/kWh	Average Heating Rate:	$2.24	$/Therm
Estimated Annual Electric Savings : From All New Package Systems	3,538	kWh	Estimated Annual Heating Savings : From All New Package Systems	191,162	kBtus
Annual Electric Cost Savings: From All New Package Systems	$1,056		Annual Electric Cost Savings: From All New Package Systems	$4,282	$
Proposed Type of System to be installed:	Package Heating and Cooling System				
Estimated Material and Labor Cost Including Overheads and Profits For All Units:				$12,800.00	$
Estimated Total Energy Cost Savings From New HVAC System:				$5,338	$
Estimated O&M Savings:				$267	
Estimated Simple Pay Back Period:	2.28384272	Yrs			
			Capital Cost ECM Recommendation		

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UIC	Retrofit Flush Tank Toilets to Dual Flush
P3	Lo ation Restrooms
ttribute	Retrofit 2x 1.6GPF toilets to dual-flush

ISTIN NDITI N

Total Occupants:	40	
Number of Water Closets To Be Replaced	2	
Number of Occupied Days Per Week (Max 7)	5	
Number of Occupied Weeks/Year (Max 52)	52	
stimated Restroom sage/Individual/Day	4	(Select)

5.05 flushes/person/day@American Water Works Association (AWWA)

PR P S D R TR FIT/R PL M NT

Existing Gallons Per Flush Ratings For Water Closet Flushes	1.60	GPF
Replace or Retrofit Toilets With Dual Flush Toilets	Retrofit	
Replace		
Proposed Toilet	-	
GPF of Proposed New Low Flow Water Closet Fixture*	-	GPF
Retrofit		
Dual Flush - Retrofit Setup Valve for Flush Tank Toilet (Solid Waste (20%))	1.60	GPF
*(Federal Law Requires All Flushes Not To Exceed 1.6 GPF) (Liquid Waste (80%))	1.28	GPF

ater ost Saving al ulations

Water Savings By The Use of Low Flow Water Closet Flush Valves/Day			40.96	gal
Total Annual Water Savings in gallons			10.65	kgal
ost Savings al ulations				
Enter Water Tariff Rate ($/1000Gal)			$8.36	$
Estimated Cost Savings From Water			$89	$
stimated ost of Retrofit				
Estimated Total Cost For Retrofit	Material	$48	Total $277	$
	Labor	$229		
Simple Pay Back Period			3.11	Yrs
Type of Recommendation	No/Low Cost ECM Recommendation			

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ECM EXPLANATION:

The highest water utili ation at any home office occurs in the restrooms. It is estimated that on an average a normal human being uses the restroom at least four times a day. eeping with the global water conservation objectives, federal law prohibits use of any new water closet flushes over 1. GP .

E isting toilets can be retrofitted with pressure-assisted flush technology to reduce the flush rate to 1.0 GP or less. Though water efficient these toilets make considerable amount of noise as this involves release of pressuri ed air during the course of flushing. Thus making them unpopular among residential properties.

Thus BV recommends replacing the e isting high flow toilets with new low flow 1.2 GP rated flush tank toilets, which are comparatively more water efficient at the same time considerably uiter as compared to the pressure assisted technology retrofitted toilets.

Summary:

Initial Investment: $277

Simple Payback: 3.11 Years

Annual Cost Savings: $ 9

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UIC	ontrol ternal ir Leakage In ommer ial Buildings
4	Lo ation Building fa ade
ttributes	Perform air sealing of building through Installing 25x linear feet of door sweeps, Re-caulking 25x linear feet of joints

ENTER EXISTING CONDITION

Insert Existing Estimated Air Change Rate/Hr (ACH 1): (Existing Air Changes Per Hour, 3 is very leaky and 0.35 ideal)	1.00	Cubic Feet/Min (CFM 1):	652
Insert Proposed Estimated Air Change Rate/Hr (ACH 2):	0.65	Cubic Feet/Min (CFM 2):	424
Estimated Space Volume Under Consideration	39,120 Cu.Ft		

INT R			SUMMER		
Select Type of Heating Fuel	Natural as	(Select)	Is The Building Cooled?	es	
Estimated Annual Heating Plant Efficiency	75.00		Estimated Annual Cooling Plant Efficiency	9.62	EER
Annual Heating Degree Days(HDD):	1,710		Annual Cooling Degree Days(CDD):	2,255	
Estimated Total Annual Input Heating Energy Savings	135	Therms	Estimated Total Annual Input Cooling Energy Savings	1,387	kWh
Cost/Unit of Heating Fuel:	$2.24	$/Therm	Cost/Unit For Electricity	$0.30	$$
Estimated Annual Heating Cost Savings	$302	$$	Estimated Annual Cooling Cost Savings	$414	$$

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Install Flush Mounted, Vinyl Door Sweeps ?	No		Total Length of Door Sweeps to Be Installed: (3.5' Standard Width Door)	25	LF
Install Window Air Conditioner Covers For Winter:	No		Number of Air Conditioner Covers To Be Installed: (Covers would meet HUD Chapter-12 Energ Conservation Compliance Section 329C)		
stimated nnual M Savings	$36		Estimated Length of Joints To Be Re-Caulked: (Includes Demolition and Re-Caulking)	1136	LF
Total Estimated Annual Cost Savings	$752		Total Cost For Controlling Air Leakage	$4,972	
Simple Pay Back Period	6.62	Yrs	Type of Recommendation	Capital Cost ECM Recommendation	

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ECM DESCRIPTION:

ne of the most commonly used methods for reducing air leakage through building structures is caulking and weather stripping.

Particularly effective measures include caulking cracks around windows and door frames and weather stripping around windows and doors. eather-stripping and caulking of doors and windows, helps in thermally isolating of the building with the outside atmosphere. This prevents the infiltration of e ternal un-conditioned air along with moisture and humidity into the conditioned space at the same time, prevents the conditioned air from escaping out. A precisely thermally isolated building directly affects the cooling and heating load on the facilities VAC system as it has to put in less effort in maintaining the desired temperature inside the facility. As per AS AE a well insulated and ventilated building should have an air change rate not more than 0.35 per hour.

In order to ensure proper thermal isolation of the property, BV recommends ensuring that the weather-stripping and caulking of all e ternal doors and windows remains intact. Its also recommended that door sweeps be installed under all the doors opening into conditioned space. Any visible cracks between the window frame and wall should be plugged by caulking.

In case of building with window airconditioners, BV recommends use of interior e terior window airconditioner covers so as to prevent cold air drafts into the conditioned space during the winter so as to save on heating costs.

SUMMARY:

Initial Investment: $4,972 Simple Pay Back Perio . 2 Yrs

Annual Energy Cost Savings: $752

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UIC	Repla e Rooftop Pa kage nit
H12-B	Lo ation Rooftop units
ttributes	Repla e old ineffi ient Rooftop Pa kage nits with new energy effi ient units

Estimated Annual Cooling Hours:	1,530	Hrs	Estimated Annual Heating Hours:	1,070	Hrs
Units to Replace	Air Conditioning: es	Heating System: es	Existing Type of Heating Fuel:	Natural as	

isting Pa kage System

	Cooling	Heating	Total Combined Units
Number of Package Units to be Replaced:	1	1	1

Capacity of the air conditioner:	3	Tons	EER of the Existing Air Conditioner:	7.76	
Capacity of Existing Heating System:	40	MBH	Input Existing AFUE for the Furnace:	74%	
Estimated Annual Cooling Consumption: (For All Units)	5,915	kWh	Estimated Annual Heating Consumption : (For All Units)	575	Therms

Proposed Pa kage System

Capacity of the Proposed Air Conditioner:	3	Tons	EER of the Proposed Air Conditioner:	11.38	EER
Capacity of Proposed Heating System:	Gas Fired -45MBH	MBH	AFUE of Proposed Heating System:	78%	%
Estimated Annual Energy Consumption With New Package Units Annual Electric Fuel Consumption:	4,035	kWh	Annual Heating Fuel Consumption:	617	Therms

nergy and ost nalysis

Average Electric Rate:	$0.30	$/kWh	Average Heating Rate:	$2.24	$/Therm
Estimated Annual Electric Savings : From All New Package Systems	1,880	kWh	Estimated Annual Heating Savings : From All New Package Systems	-4,188	kBtus
Annual Electric Cost Savings: From All New Package Systems	$561		Annual Electric Cost Savings: From All New Package Systems	-$94	$

Proposed Type of System to be installed: Package Heating and Cooling System

Estimated Material and Labor Cost Including Overheads and Profits For All Units:	$4,750.00	$
Estimated Total Energy Cost Savings From New HVAC System:	$467	$
Estimated O&M Savings:	$23	
Estimated Simple Pay Back Period:	9.68474256	Yrs

Capital Cost ECM Recommendation

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UIC	pgrade Split Heating and ooling System
H12-	Lo ation Roof
Attributes	Repla e 2 60000Btuh R-22 Split System ith 15 75 R Rated 60000Btuh System ith New Fan oil Lines 1 30000Btuh R-22 Split System ith 14 R Rated 30000Btuh System ith New Fan oil Lines 2 42000Btuh R-22 Split System ith 14 R Rated 42000Btuh System ith New Fan oil Lines

	Roof		Roof		Roof		Specify Location	
Heating System								
Number of Heating Systems to be replaced		Qty		Qty		Qty		Qty
Heating Fuel:	-		-		-		-	
Heating System Capacity (Each)		MBH		MBH		MBH		MBH
De-rated AFUE rating For a h Furnace Heating System		%		%		%		%
Estimated Annual Operating Hours:		Hrs		Hrs		Hrs		Hrs
Estimated Annual Energy Use from All Heating Systems	0	-	0	-	0	-	0	-
ooling								
Are Cooling Split Systems Being Replaced?	es		es		es		No	
Refrigerant in Cooling System	R-22		R-22		R-22			
Number of Existing Air Conditioners	2	Qty	1	Qty	2	Qty		Qty
Insert Cooling Capacity of a h Existing Air-Conditioner	60,000	Btuh	30,000	Btuh	42,000	Btuh		Btuh
Please Input The Existing EER of The Air-Conditioner:	10.12	EER	9.62	EER	9.62	EER		EER
Estimated Annual Operating Hours:	1,530	Hrs	1,530	Hrs	1,530	Hrs		Hrs
Energy Consumption From All Existing Air conditioner:	18,142	kWh	4,771	kWh	13,360	kWh	0	kWh
Proposed System								
Heating								
Select Proposed Heating System	-		-		-		-	
AFUE for the Proposed Heating System:	-	%	-	%	-	%	-	%
Estimated Energy Consumption From All Systems:	0	-	0	-	0	-	0	-
New Annual Hours of Operations:	0	Hrs	0	Hrs	0	Hrs	0	Hrs
Cooling								
Select Proposed Air Conditioner Type:	Split System-60000		Split System-30000		Split System-42000		-	
Btu/Hr of The New Air-Conditioner:	60,000	Btuh	30,000	Btuh	42,000	Btuh	-	Btuh
EER of Proposed Air-Conditioning System:	15.75	EER	14.00	EER	14.00	EER	-	EER
Total Energy Consumption For Proposed Air conditioner:	11,657	kWh	3,279	kWh	9,180	kWh	0	kWh
Install New Fan Coil Unt If Existing system has R-22 then install new Fan Coil	es		es		es		No	
Savings nalysis								
Annual Energy Savings From Heating Systems:	0	kBtus	0	kBtus	0	kBtus	0	kBtus
Annual kWh savings for all Air conditioner:	6,485	kWh	1,493	kWh	4,180	kWh	0	kWh
Installed Cost For All Air conditioner:	$14,878		$4,033		$10,108		$0	
Installed Cost For all Fan Coils + New Refrigerant Lines	$5,630		$2,379		$5,313		$0	
Installed Cost for all Heating Systems	$0		$0		$0		$0	
Total Investment	$20,508		$6,411		$15,421		$0	
Estimated Annual Energy Cost Savings:	$1,935		$445		$1,247		$0	

	Natural Gas		Propane		No.2 Oil		Electric	
Total Utility Savings	0	Therms	0	Gal	0	Gal	12,158	k h
Total Initial Investment	$42,340		Total nnual tility ost Savings		$3,628			
	Simple Payback:		11.67	Yrs				
Type of ecommendation	Capital Cost ECM Recommendation							

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M D S RIPTI N

Advances in compressor and condenser technology have allowed for the development of more efficient air conditioning systems. As a result cooling can be provided at the same rate, with a lower energy input. Energy efficiency ratio (EER) is the ratio of cooling output to power input. Seasonal energy efficiency ratio (SEER) is an adjusted figure based on the length of the cooling season. A higher EER or SEER indicates a more efficient unit which can provide the same cooling capacity while consuming less energy. The minimum standard for air conditioner performance in most areas is currently 13 SEER as required by the 2006 International Energy Conservation Code. Units rated at 16 SEER (14 EER) or better qualify for Energy Star certification.

BV recommends replacing all the identified air conditioners with the new proposed high efficiency air conditioners as mentioned above.

Summary

Initial Investment: $42,340 Simple Payback: 11.67 Yrs

Energy Cost Savings: $3,628

Appendix I:
Lighting System Schedule

ALL LIGHTING HAS BEEN
UPGRADED TO LED

Appendix J:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) **I**nvestment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT AND ENERGY AUDIT

prepared for

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



Corporate Yard Fleet/Gas/Paint & Sign
1250 St. Vladimir Street
Glendora, California 91741

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BV PROJECT #:
158691.23R000-009.379

DATE OF REPORT:
January 9, 2024

ON SITE DATE:
November 7, 2023

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Maintenance Yard
Number of Buildings	Three
Main Address	1250 St. Vladimir Street, Glendora, California 91741
Site Developed	1965
Current Occupants	City of Glendora
Date(s) of Visit	November 7, 2023
Management Point of Contact	City of Glendora, Ryan Hacecky, Facilities Maintenance Supervisor 626.672.6306 rhacecky@cityofglendora.org
On-site Point of Contact (POC)	Same as above
Assessment and Report Prepared By	Carl Alejandro
Reviewed By	Usama Anwar Technical Reviewer For Mary Venable Program Manager Mary.Venable@bureauveritas.com 800.733.0660 x7292719
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Corporate Yard Fleet/Gas/Paint & Sign property was originally constructed in 1965. It consists of maintenance shops and offices and a pump station.

Architectural

The roofs on the Fleet Services Building and Paint & Sign Shop appear to be aged and deteriorated. Roof edges on both buildings are damaged throughout and require repair. The paint on the exterior walls on the Fleet Building are chipping throughout. The same paint chipping issue was observed in the outdoor work area of the Paint & Sign Shop. According to the point of contact, there are no issues with building movement or settlement. However, due to the age of the buildings, routine maintenance checks on the foundation are recom!King786786786mended. The interior finishes are replaced on an as needed basis. Typical lifecycle based interior and exterior finish replacements are budgeted and anticipated for the reserve term.

The Pump Station structure appears to be in fair condition overall with no interior areas.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating and cooling are provided by thru wall air conditioners in both the Fleet Services Building and Paint & Sign Shop. The main electrical service for the property is located at the Paint & Sign Shop. The electrical components appear to be from 1991 and in need of replacement during the reserve term. Lighting consists of linear fluorescent fixtures. There is no plumbing system at any of the buildings. Fire suppression consists of individual fire extinguishers.

Site

The asphalt pavement has significant areas of alligator cracking in front of the Paint & Sign Shop and Pump Station. Replacement of the pavement is recommended. Site lighting appears to be adequate for the facility’s needs.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

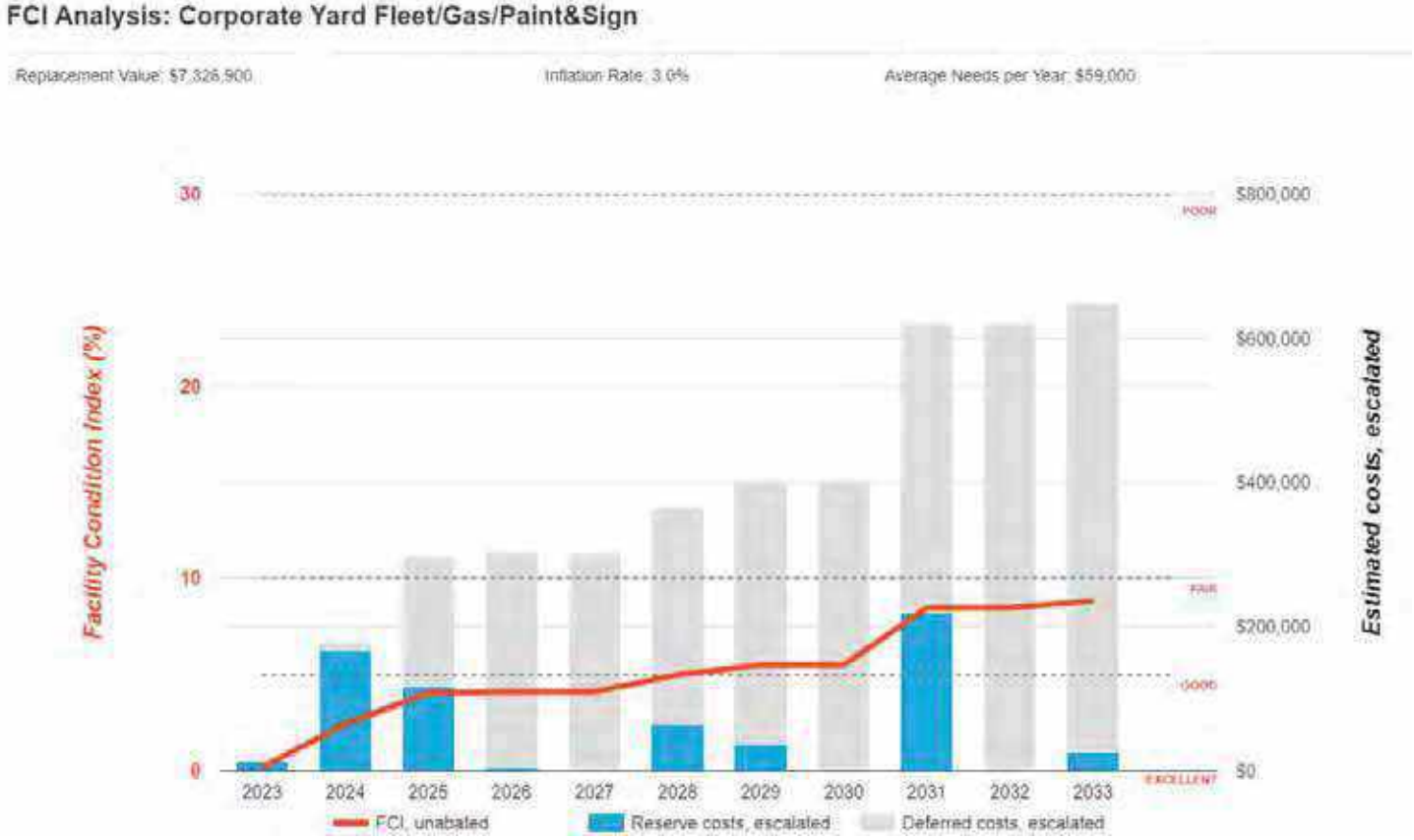
FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable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

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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Corporate Yard Fleet/Gas/Paint&Sign / Fleet Services	$700	2,000	$1,400,000	0.5%	4.0%	5.2%	10.5%
Corporate Yard Fleet/Gas/Paint&Sign / Paint and Sign Shop	$700	3,000	$2,100,000	0.3%	3.5%	5.8%	10.9%

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

None observed at this time of assessment.

Key Findings



Parking Lots in Poor condition.

Pavement, Asphalt
Site Corporate Yard Fleet/Gas/Paint&Sign
Pump Station Side

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

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: $135,400

$$$$

Alligator cracking throughout - AssetCALC ID: 7138210



Parking Lots in Poor condition.

Pavement, Asphalt
Site Corporate Yard Fleet/Gas/Paint&Sign In front of Paint & Sign

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

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: $26,000

$$$$

Alligator cracking throughout in front of Paint & Sign - AssetCALC ID: 7040711



Parking Lots in Poor condition.

Pavement, Asphalt
Site Parks Yard Site

Uniformat Code: G2020
Recommendation: **Mill and Overlay in 2025**

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: $156,200

$$$$

Extensive alligator cracking and potholes - AssetCALC ID: 7045784

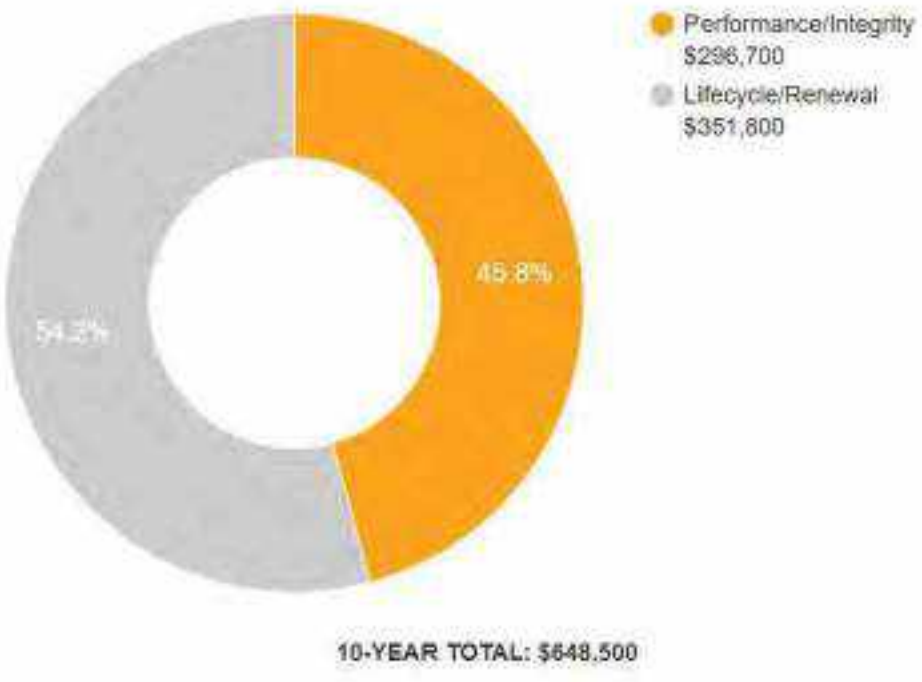
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



2. Fleet Services





Fleet Services: Systems Summary

Address	1250 St. Vladimir Street; Glendora, California 91741	
Constructed/Renovated	1965	
Building Size	2,000 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Concrete masonry walls with wood frame structure over concrete slab foundation	Good
Façade	Metal and wood siding	Poor
Roof	Primary: Gable construction with metal finish	Poor
Interiors	Walls: Painted drywall Floors: Vinyl sheeting Ceilings: Painted drywall	Fair
Elevators	None	--
Plumbing	None	--
HVAC	Individual thru wall air conditioners	Fair
Fire Suppression	Fire extinguishers only	Fair

Fleet Services: Systems Summary

Electrical	Source & Distribution: Fed from Paint & Sign Shop with copper wiring Interior Lighting: T-8 Emergency: none	Fair
Fire Alarm	Smoke detectors	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Deteriorated and damaged roofing, exterior paint chipping	

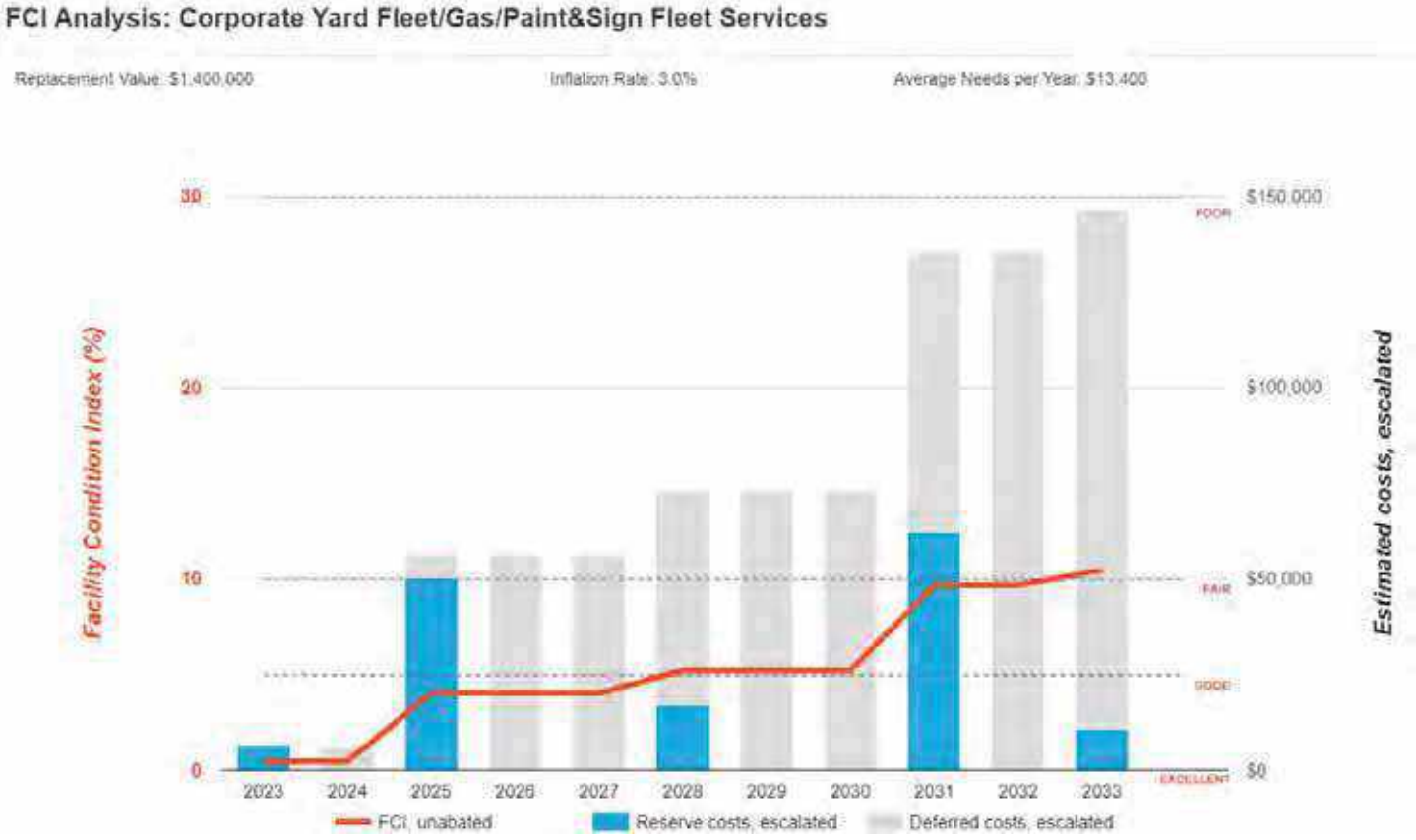
Fleet Services: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$9,000	-	-	$61,500	$70,400
Roofing	$6,500	$41,000	-	-	-	$47,600
Interiors	-	-	$7,300	$13,200	$13,600	$34,100
HVAC	-	-	$7,600	$1,400	$10,200	$19,200
Electrical	-	-	$1,900	$67,400	-	$69,300
Site Utilities	-	-	-	$1,200	-	$1,200
TOTALS (3% inflation)	**$6,500**	**$50,000**	**$16,800**	**$73,200**	**$85,300**	**$231,800**

*Totals have been rounded to the nearest $100.

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

Needs by Year with Unaddressed FCI Over Time



3. Paint & Sign Shop





Paint & Sign Shop: Systems Summary

Address	1250 St. Vladimir Street; Glendora, California 91741	
Constructed/Renovated	1965	
Building Size	3,000 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Concrete masonry walls with wood frame structure	Good
Façade	Exposed CMU	Fair
Roof	Flat construction with metal finish	Poor
Interiors	Walls: Painted CMU Floors: Unfinished Ceilings: Painted wood	Fair
Elevators	None	--
Plumbing	None	--
HVAC	Individual thru wall air conditioner	Fair
Fire Suppression	Fire extinguishers	Fair

Paint & Sign Shop: Systems Summary

Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: none	Fair
Fire Alarm	Smoke detectors only	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Deteriorated and damaged roofing, exterior paint chipping	

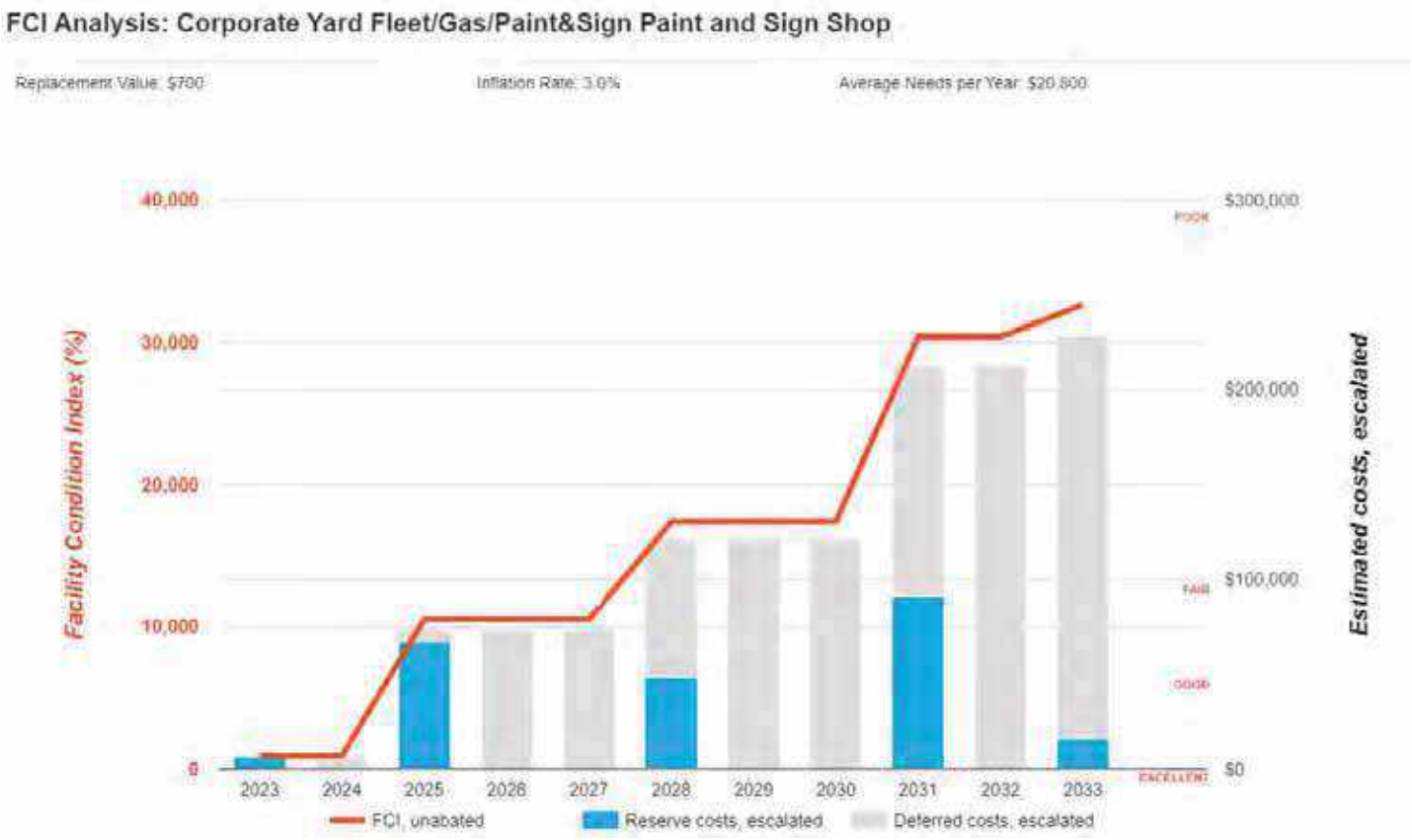
Paint & Sign Shop: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$14,700	-	-	$73,300	$87,900
Roofing	$13,100	$102,600	-	-	-	$115,700
Interiors	-	-	$22,000	$13,200	$33,300	$68,500
HVAC	-	-	$11,400	$1,400	$15,300	$28,100
Electrical	-	-	$31,400	$149,200	-	$180,600
Equipment & Furnishings	-	-	-	$12,600	-	$12,600
Site Utilities	-	-	-	$3,600	-	$3,600
TOTALS (3% inflation)	**$13,100**	**$117,300**	**$64,800**	**$180,000**	**$121,900**	**$497,100**

***Totals have been rounded to the nearest $100.**

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

Needs by Year with Unaddressed FCI Over Time



4. Pump Station





Pump Station: Systems Summary

Address	1250 St. Vladimir Street; Glendora, California 91741	
Constructed/Renovated	1965	
Building Size	-	
Number of Stories	-	
System	*Description*	*Condition*
Structure	Steel frame with metal framed roof	Good
Façade	None	--
Roof	Primary: Gable construction with metal finish	Fair
Interiors	Walls: Unfinished Floors: Unfinished Ceilings: Unfinished/exposed	--
Elevators	None	--
Plumbing	None	--
HVAC	None	--
Fire Suppression	None	--

Pump Station: Systems Summary

Electrical	Source and Distribution: Fed from Paint & Sign Shop with copper wiring Interior Lighting: none Emergency: none	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	No key issues observed	

Pump Station: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Special Construction & Demo	-	-	-	-	$69,500	$69,500
Site Pavement	-	-	-	-	-	-
Site Utilities	-	-	-	$42,200	-	$42,200
TOTALS (3% inflation)	-	-	-	**$42,200**	**$69,500**	**$111,700**

*Totals have been rounded to the nearest $100.

5. Site Summary





Site Information

Lot Size	3.40 acres (estimated)	
Parking Spaces	35 total spaces all in open lots; one of which is accessible	
System	*Description*	*Condition*
Pavement/Flatwork	Asphalt lots with areas of concrete	Poor
Site Development	Building-mounted signage, CMU wall fencing	Fair
Landscaping and Topography	No significant landscaping features Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Good
Site Lighting	Building-mounted: LED	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
Key Issues and Findings	Severe alligator cracking	

Site: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Fire Alarm & Electronic Systems	-	-	-	$17,000	-	$17,000
Site Pavement	-	$166,300	$5,100	$42,700	$160,400	$374,500
Site Development	-	-	-	-	$48,400	$48,400
TOTALS (3% inflation)	**-**	**$166,300**	**$5,100**	**$59,700**	**$208,800**	**$439,900**

*Totals have been rounded to the nearest $100.

6. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

7. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 1965. The facility has not since been substantially renovated.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues was reported.

No costs or detailed follow-up study are currently recommended since this facility is not accessible to the general public, and all workers presently employed at the facility are required to possess a degree of physical ability that makes full compliance infeasible and currently unnecessary. Accessibility accommodations will reportedly be made when and if specific needs arise. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

8. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

9. Opinions of Probable Costs

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

Methodology

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

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

10. Energy Audit

The purpose of this Energy Audit is to provide Corporate Yard Fleet/Gas/Paint & Sign with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation and special use areas. Where we anticipated significant losses, we utilized infrared thermographs to analyze heat loss across the envelope.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

11. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

The baseline utility consumption data for the proper has been developed by aggregating the consumption from one electric meter and one water meter.

Data Limitation:

No assumptions were made in tabulation of the utility data for the purposes of the audit.

The cost associated with the utility consumption at the building was not made available to Bureau Veritas at the time of report compilation. As a result, Bureau Veritas has modeled the approximate rate based on the utility company published tariff for commercial institutions. Bureau Veritas will update the report on receipt of the actual data from the client.

Utilities Metering at Glance	
Number of electric meters observed	One
Number of gas meters observed	-
Number of domestic water meter observed	One

Average Utility Rates		
Electricity	Natural Gas	Water and Sewer
$0.30/kWh	$2.24/therm	$8.36/CCF

Electricity

Note: No utility data was received by Bureau Veritas from the housing authority at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the housing authority.

Natural Gas

Note: No utility data was received by Bureau Veritas from the housing authority at the time of report compilation. As a result, Bureau Veritas has used the natural gas rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

End Use Energy Distribution

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete end use energy distribution on receipt of the actual data from the client.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete energy benchmarking on receipt of the actual data from the client.

12. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Corporate Yard Fleet/Gas/Paint & Sign. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated one Energy Conservation Measure (ECM) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

The following table summarizes the recommended ECMs in terms of description, investment cost, energy consumption reduction, and cost savings.

Recommended Non-Renewable Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$1,198 *(In Current Dollars)*
Estimated Annual Cost Savings Related to ECMs	$2,421 *(In Current Dollars)*
Net Effective ECM Payback	0.49 years

Key Metrics to Benchmark the Subject Property's Energy Usage Profile

- Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.
- Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.
- Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.
- Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

Energy Conservation Measures Screening:

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified one Energy Conservation Measures (ECM) for this property.

List of Recommended Energy Conservation Measures For Corporate Yard Fleet/Gas/Paint & Sign

		Description of ECM	Location	Labor Cost	Material Cost	Projected Initial Investment	Utility Company Incentive	Net Projected Initial Investment	Estimated Annual Energy & Water Savings							Total Energy Savings	Total Green House Gas Savings	Estimated Utility Cost Savings	Estimated Annual O&M Savings	Total Estimated Annual Cost Savings	Simple Payback	S.I.R.	Life Cycle Savings	Expected Useful Life (EUL)
						(a)	(b)	C=(a-b)	Natural Gas	Propane	No.2 Oil	Steam	Electricity	Demand Reduction	Water									
				($)	($)	($)	($)	($)	(Therms)	(Gallons)	(Gallons)	(Mbs)	(kWh)	(KW)	(kGal)	(Mmbtu)	($)	($)	($)	($)	(Yrs.)		($)	(Yrs.)
1	Title:	Upgrade Building Lighting to LED and Install Automatic Lighting Controls	Location: Building Interior and Exterior - Corporate Yard Fleet/Gas/Paint&Sign	$418	$624	$1,041	$0	$1,041	0	0	0	0	8,797	4	0	30	1.98	$2,625	$65	$2,690	0.39	30.84	$31,075	15.00
	Attribute:	Replace Linear Fluorescent (22x) ;																						
Totals for No/Low Cost Items				**$0**	**$0**	**$0**	**$0**	**$0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0.00**	**$0**	**$0**	**$0**	**0.00**			
Total For Capital Cost				**$418**	**$624**	**$1,041**	**$0**	**$1,041**	**0**	**0**	**0**	**0**	**8,797**	**4**	**4**	**0**	**1.98**	**$2,625**	**$65**	**$2,690**	**0.39**			
		Interactive Savings Discount @ 10%							0	0	0	0	-880	0	0	0	-0.20	-$263	-$7	-$269				
		Total Contingency Expenses @ 15%				$156		$156																
Total for Improvements						**$1,198**	**$0**	**$1,198**	**0**	**0**	**0**	**0**	**7,917**	**3**	**3**	**0**	**1.78**	**$2,363**	**$59**	**$2,421**	**0.49**			

13. Operations and Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property.

Building Envelope

- ✓ Ensure that the building envelope has proper caulking and weather stripping.
- ✓ Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
- ✓ Inspect building vents semiannually for bird infestation
- ✓ Inspect windows monthly for damaged panes and failed thermal seals
- ✗ Repair and adjust automatic door closing mechanisms as needed.

Heating and Cooling

- ✗ All preventive maintenance should be performed on all furnaces and boilers, which would include cleaning of burners and heat exchanger tubes.
- ✗ Ensure that the combustion vents exhaust outside the conditioned space and the vent dampers are functional
- ✗ Ensure that the control valves are functioning properly before start of every season
- ✗ Ensure steam traps are functional before start of each heating season
- ✗ Ensure use of chemical treatment for boiler make up water
- ✗ Ensure boiler outside temperature re-set is set to 55F
- ✗ Ensure use of chemical treatment for Cooling tower water to prevent corrosion
- ✗ Ensure the duct work in unconditioned space is un-compromised and well insulated
- ✗ Duct cleaning is recommended every 10 years. This should include sealing of ducts using products similar to 'aero-seal'
- ✗ Ensure use of economizer mode is functional and used
- ✗ Ensure that the outside air dampers actuators are operating correctly
- ✗ Ensure air coils in the AHU and FCA's are pressure washed annually
- ✗ Return vents should remain un-obstructed and be located centrally
- ✓ Temperature settings reduced in unoccupied areas and set points seasonally adjusted.
- ✓ Evaporator coils and condenser coils should be regularly cleaned to improve heat transfer
- ✓ Refrigerant pipes should be insulated with a minimum of ¾" thick Elastomeric Rubber Pipe Insulation
- ✓ Ensure refrigerant pressure is maintained in the condensers
- ✓ Change air filters on return vents seasonally. Use only filters with 'Minimum Efficiency Rating Value'(MERV) of 8

Central Domestic Hot Water Heater

- ✗ Never place gas fired water heaters adjacent to return vents so as to prevent flame roll outs
- ✗ Ensure the circulation system is on timer to reduce the losses through re-circulation
- ✗ Ensure all hot water pipes are insulated with fiberglass insulation at all times
- ✗ Replacement water heater should have Energy Factor (EF)>0.9
- ✗ Tank-type water heaters flushed annually.

Lighting Improvements

- ✓ Utilize bi-level lighting controls in stairwells and hallways.
- ✓ Use LED replacement lamps
- ✓ Clean lighting fixture reflective surfaces and translucent covers.
- ✓ Ensure that timers and/or photocells are operating correctly on exterior lighting
- ✓ Use occupancy sensors for offices and other rooms with infrequent occupancy

Existing Equipment and Replacements

- ✗ Ensure that refrigerator and freezer doors close and seal correctly
- ✗ Ensure kitchen and bathroom exhaust outside the building and the internal damper operates properly
- ✗ Ensure that bathroom vents exhaust out
- ✓ Office/ computer equipment either in the “sleep” or “off” mode when not used

Key

✗	Maintenance Measure is Not Applicable For the Given Facility
✓	Maintenance Measure is Applicable For the Given Facility

14. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Corporate Yard Fleet/Gas/Paint & Sign, 1250 St. Vladimir Street, Glendora, California 91741, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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15. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Lighting System Schedule
Appendix J: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview



1 - FLEET BUILDING FRONT ELEVATION



2 - FLEET BUILDING LEFT ELEVATION



3 - FLEET BUILDING REAR ELEVATION



4 - FLEET BUILDING RIGHT ELEVATION



5 - PAINT & SIGN BUILDING FRONT ELEVATION



6 - PAINT & SIGN LEFT ELEVATION

Photographic Overview



7 - PAINT & SIGN REAR ELEVATION



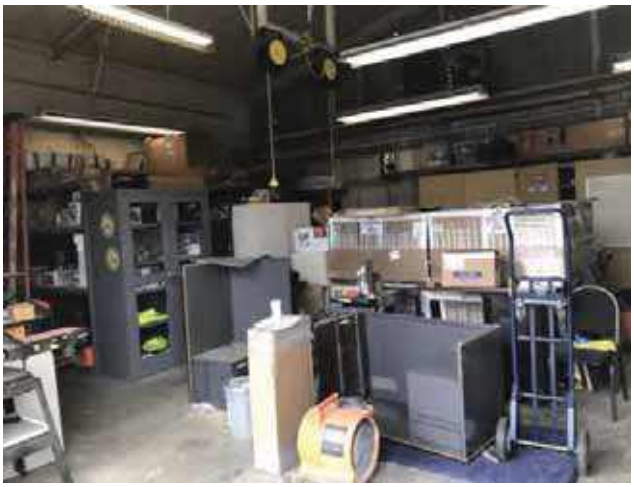
8 - PAINT & SIGN RIGHT ELEVATION



9 - CORPORATE YARD GAS STATION



10 - FLEET BUILDING TYPICAL OFFICE



11 - FLEET BUILDING GARAGE AREA



12 - PAINT & SIGN SHOP INTERIOR AREA

Photographic Overview



13 - PAINT & SIGN OUTDOOR WORK AREA



14 - PAINT & SIGN ELECTRICAL ROOM



15 - STORAGE TANK WATER HEATER



16 - THRU WALL AIR CONDITIONER



17 - WALL MOUNTED EXHAUST FAN



18 - STEP DOWN SECONDARY TRANSFORMER

Photographic Overview



19 - MAIN ELECTRICAL DISTRIBUTION PANEL



20 - ASPHALT PAVED PARKING LOT



21 - AUTOMATIC GATE WITH CONTROLLER



22 - GAS STATION FUEL PUMP



23 - BUILDING EXTERIOR LIGHT FIXTURE



24 - SITE EXTERIOR DUMPSTER AREA

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-009.379	Corporate Yard Fleet/Gas/Paint & Sign
Source	**On-Site Date**
Google	November 7, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Corporate Yard Fleet/Gas/Paint & Sign

Name of person completing form: Ryan Hacecky

Title / Association w/ property: Facilities Maintenance Supervisor

Length of time associated w/ property:

Date Completed: November 5, 2023

Phone Number: 626.672.6306

Method of Completion: INTERVIEW - verbally completed during interview

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

Data Overview		Response		
1	Year(s) constructed	Constructed: 1965	Renovated:	
2	Building size in SF	10,467 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Facility shop expected to be torn down but no official plans yet.		

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

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



Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Corporate Yard Fleet/Gas/Paint & Sign

BV Project Number: 158691.23R000-009.379

Abbreviated Accessibility Checklist					
Facility History & Interview					
	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	This property is not accessible to the general public.
2	Have any ADA improvements been made to the property since original construction? Describe.		X		
3	Has building management reported any accessibility-based complaints or litigation?		X		

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

Appendix E:
Component Condition Report

Component Condition Report | Corporate Yard Fleet/Gas/Paint&Sign / Fleet Services

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Fleet Building	Poor	Exterior Walls, any painted surface, Prep & Paint	1,900 SF	2	7040684
B2020	Fleet Building	Fair	Window, Wood, up to 15 SF	6	15	7140699
B2050	Fleet Building	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	3	15	7040723
B2050	Fleet Building	Fair	Exterior Door, Wood, Solid-Core	5	13	7040700
Roofing						
B3010	Roof	Poor	Roofing, Metal	2,000 SF	2	7138212
B3010	Fleet Building	Poor	Roofing, any type, Repairs per Man-Day, Repair	4	0	7040721
Interiors						
C1030	Fleet Building	Fair	Interior Door, Wood, Solid-Core	2	20	7040704
C2010	Fleet Building	Fair	Wall Finishes, any surface, Prep & Paint	1,500 SF	5	7040694
C2030	Fleet Building	Fair	Flooring, Vinyl Sheeting	1,000 SF	8	7040714
C2050	Fleet Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,000 SF	5	7040707
HVAC						
D3030	Fleet Building	Fair	Air Conditioner, Window/Thru-Wall	1	5	7040688
D3030	Fleet Building	Fair	Air Conditioner, Window/Thru-Wall	1	5	7040722
D3060	Fleet Building	Fair	Exhaust Fan, Propeller, 0.25 HP Motor	1	10	7040691
Electrical						
D5020	Fleet Building	Fair	Distribution Panel, 120/240 V, Residential Style	1	5	7040687
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	2,000 SF	8	7138200
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	2,000 SF	10	7138201
Sitework						
G4050	Fleet Building	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	1	10	7040702

Component Condition Report | Corporate Yard Fleet/Gas/Paint&Sign / Paint and Sign Shop

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Paint & Sign	Poor	Exterior Walls, any painted surface, Prep & Paint	1,200 SF	2	7040689
B2050	Paint & Sign	Fair	Exterior Door, Steel, Standard	3	15	7040697
Roofing						
B3010	Paint & Sign	Poor	Roofing, any type, Repairs per Man-Day, Repair	4	0	7040725
B3010	Roof	Poor	Roofing, Metal	3,000 SF	2	7138213
Interiors						
C2010	Paint & Sign	Fair	Wall Finishes, any surface, Prep & Paint	3,000 SF	5	7040690
C2050	Paint & Sign	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,000 SF	5	7040715
HVAC						
D3030	Paint & Sign	Fair	Air Conditioner, Window/Thru-Wall	1	5	7040708
Electrical						
D5020	Paint & Sign	Fair	Secondary Transformer, Dry, Stepdown	1	5	7040693
D5020	Paint & Sign	Fair	Distribution Panel, 120/240 V, Residential Style	1	5	7040705
D5020	Paint & Sign	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	3,200 SF	8	7040727
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	3,200 SF	10	7138202
Equipment & Furnishings						
E1030	Paint & Sign	Fair	Foodservice Equipment, Icemaker, Freestanding	1	8	7040701
Sitework						
G4050	Paint & Sign	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	10	7040710

Component Condition Report | Corporate Yard Fleet/Gas/Paint&Sign / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D7010	Site	Fair	Vehicular Access Devices, Gate w/ Controller	1	8	7040719

Component Condition Report | Corporate Yard Fleet/Gas/Paint&Sign / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	In front of Fleet Building	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	7,000 SF	13	7138203
G2020	In front of Paint & Sign	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	5,000 SF	1	7040711
G2020	Pump Station Side	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	26,000 SF	1	7138210
G2020	Site	Fair	Parking Lots, Pavement, Concrete	15,200 SF	25	7138209
G2020	In front of Fleet Building	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	7,000 SF	3	7138204
G2020	Pump Station Side	NA	Parking Lots, Pavement, Asphalt, Seal & Stripe	26,000 SF	5	7138211
G2020	In front of Paint & Sign	NA	Parking Lots, Pavement, Asphalt, Seal & Stripe	20,000 SF	5	7138205
Sitework						
G2060	Site	Fair	Retaining Wall, Concrete Masonry Unit (CMU)	300 SF	20	7040709

Component Condition Report | Corporate Yard Fleet/Gas/Paint&Sign / Old Gas Station (Facilities Shop)

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Pump Station	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	600 SF	15	7040685
Pedestrian Plazas & Walkways						
G2020	Pump Station	Fair	Parking Lots, Pavement, Concrete	2,080 SF	25	7138208
Utilities						
G3060	Pump Station	Fair	Pump, Gasoline Fuel Dispenser	1	8	7040695
G3060	Pump Station	Fair	Pump, Gasoline Fuel Dispenser	1	8	7040726

Appendix F:
Replacement Reserves

Replacement Reserves Report

1/9/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Corporate Yard Fleet/Gas/Paint&Sign	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Corporate Yard Fleet/Gas/Paint&Sign / Fleet Services	$6,546	$0	$50,032	$0	$0	$16,815	$0	$0	$62,191	$0	$10,996	$0	$12,090	$7,647	$0	$61,769	$0	$0	$0	$0	$3,762	**$231,848**
Corporate Yard Fleet/Gas/Paint&Sign / Old Gas Station (Facilities Shop)	$0	$0	$0	$0	$0	$0	$0	$0	$42,214	$0	$0	$0	$0	$0	$0	$69,534	$0	$0	$0	$0	$0	**$111,748**
Corporate Yard Fleet/Gas/Paint&Sign / Paint and Sign Shop	$6,546	$0	$67,236	$0	$0	$47,945	$0	$0	$91,025	$0	$15,835	$0	$7,636	$0	$0	$28,972	$0	$0	$0	$0	$0	**$265,195**
Corporate Yard Fleet/Gas/Paint&Sign / Site	$0	$166,258	$0	$5,121	$0	$0	$36,771	$0	$22,898	$0	$0	$42,628	$0	$60,408	$0	$0	$49,418	$0	$7,978	$0	$48,365	**$439,844**
Grand Total	**$13,092**	**$166,258**	**$117,268**	**$5,121**	**$0**	**$64,761**	**$36,771**	**$0**	**$218,328**	**$0**	**$26,831**	**$42,628**	**$19,726**	**$68,055**	**$0**	**$160,275**	**$49,418**	**$0**	**$7,978**	**$0**	**$52,127**	**$1,048,636**

Corporate Yard Fleet/Gas/Paint&Sign

Corporate Yard Fleet/Gas/Paint&Sign / Fleet Services

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Fleet Building	7040684	Exterior Walls, any painted surface, Prep & Paint	10	8	2	1900	SF	$3.00	$4.46	$8,480			$8,480										$8,480									**$16,960**
B2020	Fleet Building	7040698	Window, Wood, up to 15 SF, Replace	30	15	15	6	EA	$800.00	$1,190.16	$7,141																$7,141						**$7,141**
B2050	Fleet Building	7040700	Exterior Door, Wood, Solid-Core, Replace	25	12	13	5	EA	$700.00	$1,041.39	$5,207														$5,207								**$5,207**
B2050	Fleet Building	7040723	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	15	15	3	EA	$4,400.00	$6,545.88	$19,638																$19,638						**$19,638**
B3010	Roof	7138212	Roofing, Metal, Replace	40	38	2	2000	SF	$13.00	$19.34	$38,680			$38,680																			**$38,680**
B3010	Fleet Building	7040721	Roofing, any type, Repairs per Man-Day, Repair	0	0	0	4	EA	$1,100.00	$1,636.47	$6,546	$6,546																						**$6,546**
C1030	Fleet Building	7040704	Interior Door, Wood, Solid-Core, Replace	40	20	20	2	EA	$700.00	$1,041.39	$2,083																					$2,083	**$2,083**
C2010	Fleet Building	7040694	Wall Finishes, any surface, Prep & Paint	10	5	5	1500	SF	$1.50	$2.23	$3,347						$3,347										$3,347						**$6,695**
C2030	Fleet Building	7040714	Flooring, Vinyl Sheeting, Replace	15	7	8	1000	SF	$7.00	$10.41	$10,414									$10,414													**$10,414**
C2050	Fleet Building	7040707	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	1000	SF	$2.00	$2.98	$2,975						$2,975										$2,975						**$5,951**
D3030	Fleet Building	7040688	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	$2,200.00	$3,272.94	$3,273						$3,273										$3,273						**$6,546**
D3030	Fleet Building	7040722	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	$2,200.00	$3,272.94	$3,273						$3,273										$3,273						**$6,546**
D3060	Fleet Building	7040691	Exhaust Fan, Propeller, 0.25 HP Motor, Replace	20	10	10	1	EA	$700.00	$1,041.39	$1,041												$1,041										**$1,041**
D5020	Fleet Building	7040687	Distribution Panel, 120/240 V, Residential Style, Replace	30	25	5	1	EA	$1,100.00	$1,636.47	$1,636						$1,636																**$1,636**
D5020	Throughout building	7138200	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	32	8	2000	SF	$13.00	$19.34	$38,680									$38,680													**$38,680**
D5040	Throughout building	7138201	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	2000	SF	$2.10	$3.12	$6,248												$6,248										**$6,248**
G4050	Fleet Building	7040702	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	1	EA	$600.00	$892.62	$893												$893										**$893**
Totals, Unescalated												**$6,546**	**$0**	**$47,160**	**$0**	**$0**	**$14,505**	**$0**	**$0**	**$49,094**	**$0**	**$8,182**	**$0**	**$8,480**	**$5,207**	**$0**	**$39,647**	**$0**	**$0**	**$0**	**$0**	**$2,083**	**$180,904**
Totals, Escalated (3.0% inflation, compounded annually)												**$6,546**	**$0**	**$50,032**	**$0**	**$0**	**$16,815**	**$0**	**$0**	**$62,191**	**$0**	**$10,996**	**$0**	**$12,090**	**$7,647**	**$0**	**$61,769**	**$0**	**$0**	**$0**	**$0**	**$3,762**	**$231,848**

Corporate Yard Fleet/Gas/Paint&Sign / Old Gas Station (Facilities Shop)

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
F1020	Pump Station	7040685	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	15	15	600	SF	$50.00	$74.39	$44,631																$44,631						**$44,631**
G3060	Pump Station	7040695	Pump, Gasoline Fuel Dispenser, Replace	15	7	8	1	EA	$11,200.00	$16,662.24	$16,662									$16,662													**$16,662**
G3060	Pump Station	7040726	Pump, Gasoline Fuel Dispenser, Replace	15	7	8	1	EA	$11,200.00	$16,662.24	$16,662									$16,662													**$16,662**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$33,324**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$44,631**	**$0**	**$0**	**$0**	**$0**	**$0**	**$77,955**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$42,214**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$69,534**	**$0**	**$0**	**$0**	**$0**	**$0**	**$111,748**

Corporate Yard Fleet/Gas/Paint&Sign / Paint and Sign Shop

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Paint & Sign	7040689	Exterior Walls, any painted surface, Prep & Paint	10	8	2	1200	SF	$3.00	$4.46	$5,356			$5,356										$5,356									**$10,711**
B2050	Paint & Sign	7040697	Exterior Door, Steel, Standard, Replace	40	25	15	3	EA	$600.00	$892.62	$2,678																$2,678						**$2,678**
B3010	Roof	7138213	Roofing, Metal, Replace	40	38	2	3000	SF	$13.00	$19.34	$58,020			$58,020																			**$58,020**
B3010	Paint & Sign	7040725	Roofing, any type, Repairs per Man-Day, Repair	0	29	0	4	EA	$1,100.00	$1,636.47	$6,546	$6,546																						**$6,546**
C2010	Paint & Sign	7040690	Wall Finishes, any surface, Prep & Paint	10	5	5	3000	SF	$1.50	$2.23	$6,695						$6,695										$6,695						**$13,389**

Replacement Reserves Report



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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
C2050	Paint & Sign	7040715	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	2000	SF	$2.00	$2.98	$5,951						$5,951										$5,951						**$11,902**
D3030	Paint & Sign	7040708	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	$2,200.00	$3,272.94	$3,273						$3,273										$3,273						**$6,546**
D5020	Paint & Sign	7040693	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	$16,000.00	$23,803.20	$23,803						$23,803																**$23,803**
D5020	Paint & Sign	7040705	Distribution Panel, 120/240 V, Residential Style, Replace	30	25	5	1	EA	$1,100.00	$1,636.47	$1,636						$1,636																**$1,636**
D5020	Paint & Sign	7040727	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	32	8	3200	SF	$13.00	$19.34	$61,888									$61,888													**$61,888**
D5040	Throughout building	7138202	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	3200	SF	$2.10	$3.12	$9,997											$9,997											**$9,997**
E1030	Paint & Sign	7040701	Foodservice Equipment, Icemaker, Freestanding, Replace	15	7	8	1	EA	$6,700.00	$9,967.59	$9,968									$9,968													**$9,968**
G4050	Paint & Sign	7040710	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	2	EA	$600.00	$892.62	$1,785											$1,785											**$1,785**
Totals, Unescalated												**$6,546**	**$0**	**$63,376**	**$0**	**$0**	**$41,358**	**$0**	**$0**	**$71,856**	**$0**	**$11,783**	**$0**	**$5,356**	**$0**	**$0**	**$18,596**	**$0**	**$0**	**$0**	**$0**	**$0**	**$218,870**
Totals, Escalated (3.0% inflation, compounded annually)												**$6,546**	**$0**	**$67,236**	**$0**	**$0**	**$47,945**	**$0**	**$0**	**$91,025**	**$0**	**$15,835**	**$0**	**$7,636**	**$0**	**$0**	**$28,972**	**$0**	**$0**	**$0**	**$0**	**$0**	**$265,195**

Corporate Yard Fleet/Gas/Paint&Sign / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D7010	Site	7040719	Vehicular Access Devices, Gate w/ Controller, Replace	15	7	8	1	EA	$9,000.00	$13,389.30	$13,389									$13,389													**$13,389**
G2020	In front of Paint & Sign	7040711	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	24	1	5000	SF	$3.50	$5.21	$26,035		$26,035																				**$26,035**
G2020	Pump Station Side	7138210	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	24	1	26000	SF	$3.50	$5.21	$135,381		$135,381																				**$135,381**
G2020	In front of Fleet Building	7138204	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	7000	SF	$0.45	$0.67	$4,686				$4,686					$4,686				$4,686					$4,686			**$18,745**
G2020	In front of Paint & Sign	7138205	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	0	* 5	20000	SF	$0.45	$0.67	$13,389						$13,389					$13,389					$13,389					**$40,168**
G2020	Pump Station Side	7138211	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	0	* 5	26000	SF	$0.45	$0.67	$17,406						$17,406					$17,406					$17,406					**$52,218**
G2020	In front of Fleet Building	7138203	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	12	13	7000	SF	$3.50	$5.21	$36,449													$36,449								**$36,449**
G2060	Site	7040709	Retaining Wall, Concrete Masonry Unit (CMU), Replace	40	20	20	300	SF	$60.00	$89.26	$26,779																				$26,779		**$26,779**
Totals, Unescalated												**$0**	**$161,415**	**$0**	**$4,686**	**$0**	**$0**	**$30,795**	**$0**	**$18,076**	**$0**	**$0**	**$30,795**	**$0**	**$41,135**	**$0**	**$0**	**$30,795**	**$0**	**$4,686**	**$0**	**$26,779**	**$349,163**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$166,258**	**$0**	**$5,121**	**$0**	**$0**	**$36,771**	**$0**	**$22,898**	**$0**	**$0**	**$42,628**	**$0**	**$60,408**	**$0**	**$0**	**$49,418**	**$0**	**$7,978**	**$0**	**$48,365**	**$439,844**

Appendix G:
Equipment Inventory List

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7040708	D3030	**Air Conditioner**	Window/Thru-Wall	1 TON	Corporate Yard Fleet/Gas/Paint&Sign / Paint and Sign Shop	Paint & Sign	LG	No dataplate	No dataplate		002307	
2	7040688	D3030	**Air Conditioner**	Window/Thru-Wall	1 TON	Corporate Yard Fleet/Gas/Paint&Sign / Fleet Services	Fleet Building	No dataplate	No dataplate	No dataplate		002498	
3	7040722	D3030	**Air Conditioner**	Window/Thru-Wall	1 TON	Corporate Yard Fleet/Gas/Paint&Sign / Fleet Services	Fleet Building	No dataplate	No dataplate	No dataplate		002345	
4	7040691	D3060	**Exhaust Fan**	Propeller, 0.25 HP Motor	2000 CFM	Corporate Yard Fleet/Gas/Paint&Sign / Fleet Services	Fleet Building	Inaccessible	Inaccessible	Inaccessible			

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7040693	D5020	**Secondary Transformer**	Dry, Stepdown	112.5 KVA	Corporate Yard Fleet/Gas/Paint&Sign / Paint and Sign Shop	Paint & Sign	Challenger	113-425	J91 G0411	1991	002289	
2	7040687	D5020	**Distribution Panel**	120/240 V, Residential Style	100 AMP	Corporate Yard Fleet/Gas/Paint&Sign / Fleet Services	Fleet Building	Zinsco	No dataplate	No dataplate		002298	
3	7040705	D5020	**Distribution Panel**	120/240 V, Residential Style	100 AMP	Corporate Yard Fleet/Gas/Paint&Sign / Paint and Sign Shop	Paint & Sign	Bulldog	NLAB	No dataplate		002308	

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7040701	E1030	**Foodservice Equipment**	Icemaker, Freestanding		Corporate Yard Fleet/Gas/Paint&Sign / Paint and Sign Shop	Paint & Sign	Mile High Equipment	B55PSB	15071280010926		002322	

G30 Liquid & Gas Site Utilities

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7040695	G3060	**Pump**	Gasoline Fuel Dispenser		Corporate Yard Fleet/Gas/Paint&Sign / Old Gas Station (Facilities Shop)	Pump Station	TOKHEIM	7552AX F	0011171-T		002316	

2	7040726	G3060	**Pump**	Gasoline Fuel Dispenser	Corporate Yard Fleet/Gas/Paint&Sign / Old Gas Station (Facilities Shop)	Pump Station	TOKHEIM	7552AX F	0011173-T		002347

Mechanical Inventory - Corporate Yard Fleet/Gas/Paint&Sign								
Equipment Location	Equipment	Capacity	Quantity	Asset Tag	Year	Make	Model	Serial
LG	Air Conditioner	1 TON	1	No tag found	Unknown	LG	No dataplate	No dataplate
No dataplate	Air Conditioner	1 TON	1	No tag found	Unknown	No dataplate	No dataplate	No dataplate
No dataplate	Air Conditioner	1 TON	1	No tag found	Unknown	No dataplate	No dataplate	No dataplate

Appendix H: Energy Conservation Measures Calculations

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UIC	**Upgrade Building Lighting to LED and Install Automatic Lighting Controls**
EAL10	**Location: Building Interior and Exterior - Corporate Yard Fleet/Gas/Paint&Sign**
Attributes:	**Replace Linear Fluorescent (22x) ;**

	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
Upgrade Lighting to LED	6	22	58	8,797	$2,639.15	$65.19

Existing Technology	**Sub-Technology**	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
CFL	CFL - 2 Pin	0	0	0	0	$0	$0
CFL	CFL - 4 Pin	0	0	0	0	$0	$0
CFL	CFL - Screw-in	0	0	0	0	$0	$0
Circiline	T9	0	0	0	0	$0	$0
Incan/H/MR	H	0	0	0	0	$0	$0
Incan/H/MR	Incan	0	0	0	0	$0	$0
Incan/H/MR	MR	0	0	0	0	$0	$0
HID	HPS	0	0	0	0	$0	$0
HID	MH	0	0	0	0	$0	$0
HID	MV	0	0	0	0	$0	$0
HID	QL	0	0	0	0	$0	$0
Linear Fluorescent	T8	3	14	14	2,359	$708	$40
Linear Fluorescent	T12	3	8	8	6,438	$1,932	$25
Linear Fluorescent	T8 U	0	0	0	0	$0	$0
Linear Fluorescent	T12 U	0	0	0	0	$0	$0
Linear Fluorescent	T5	0	0	0	0	$0	$0
Linear Fluorescent	T6	0	0	0	0	$0	$0
Linear Fluorescent	T10	0	0	0	0	$0	$0

Proposed Controls	**No. of Controls**		**No. of Controls**
Photo Sensor	0	Ceiling Mounted	0
Wall Mounted	0		

Initial Investment			**Equipment Rentals**	
Material Cost	$623.60		Scissor Lift 26' - Interior Spaces	$0.00
Labor Cost	$417.89		Bucket Truck - Exterior Spaces	$0.00
Local Electric Rate:	$0.30	$/kWh	Estimated Annual Energy Savings:	8,797
			Estimated Demand Savings:	4
Hourly Labor Rate For Electrician:	$72.05		Estimated Annual Energy Cost Savings:	$2,639
Budgeted Initial Investment:	$1,041		Estimated Annual O&M Cost Savings:	$65
Estimated Return on Investment: *(Including O&M Savings)*	0.39	Years	Estimated Annual Cost Savings:	$2,704

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Appendix I:
Lighting System Schedule

Lighting Schedule - Existing

							Lamp Details				Fixture Details						Existing Consumption	
Line No.	Interior/ Exterior	Space Type	Room No.	LUX	Control Quantity	Existing Control	Technology	Sub-Technology	Lamp Type	Total Lamps	Fixture Type	Linear Fluorescent Fixture Lens	Fixture Mounting	Fixture Quantity	24x7 Fixture Count	Fixture Height	Annual Hours	Existing Annual kWh
1	Interior	Maintenance Shop	Tire Shop	-	2	Light Switch	Linear Fluorescent	T12	8' 110W T12	8	Strip 8'	None		4	No	≥ 9	4,368	3,844
2	Interior	Maintenance Shop	Tire Shop	-	2	Light Switch	Linear Fluorescent	T8	4' 32W T8	12	Strip 4'	None		6	No	≥ 9	4,368	1,677
3	Interior	Maintenance Shop	Facility Shop	-	3	Light Switch	Linear Fluorescent	T12	8' 110W T12	2	Strip 8'	None		1	No	≥ 9	4,368	961
4	Interior	Maintenance Shop	Facility Shop	-	3	Light Switch	Linear Fluorescent	T12	8' 110W T12	12	Strip 8'	None		3	No	≥ 9	4,368	5,766
5	Interior	Maintenance Shop	Facility Shop	-	3	Light Switch	Linear Fluorescent	T8	4' 32W T8	16	Troffer - Recessed Indirect 2'x4'	Prism	Recessed	4	No	≥ 9	4,368	2,236
6	Interior	Maintenance Shop	Facility Shop	-	3	Light Switch	Linear Fluorescent	T8	4' 32W T8	8	Strip 4'	None		4	No	≥ 9	4,368	1,118
										58				22			26,208	15,602

Lighting Solutions - Proposed

							Fixture Details						Existing Consumption					Proposed - Post Retrofit				
Line No.	Building Name	Interior / Exterior	Space Type	Room No.	Existing Control	Control Quantity	Technology	Sub-Technology	Lamp- Fixture	Fixture Quantity	Total Lamps	Fixture Height	Annual Hours	Existing Annual kWh	KW Reduction	ECM	ECM Type	Recommended Sensor	LED Lamp Retrofit	Annual Hours of Operation	Proposed Annual kWh	Annual Savings From LED Retrofit
																						kWh
1	orate Yard Fleet/Gas/Painta	Interior	Maintenance Shop	Tire Shop	Light Switch	2	near Fluoresce	T12	8' 110W T12; Strip 8'	4	8	≥ 9	4,368	3,844	0.88	ECM	RB - Replace Bulb	Retain Existing Controls	8' 43W LED T8	4,368	1,503	2,341
2	orate Yard Fleet/Gas/Painta	Interior	Maintenance Shop	Tire Shop	Light Switch	2	near Fluoresce	T8	I150-Flood; Can - Recessed Vertical 8"	6	12	≥ 9	4,368	1,677	0.38	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	4,368	891	786
3	orate Yard Fleet/Gas/Painta	Interior	Maintenance Shop	Facility Shop	Light Switch	3	near Fluoresce	T12	8' 110W T12; Strip 8'	1	2	≥ 9	4,368	961	0.22	ECM	RB - Replace Bulb	Retain Existing Controls	8' 43W LED T8	4,368	376	585
4	orate Yard Fleet/Gas/Painta	Interior	Maintenance Shop	Facility Shop	Light Switch	3	near Fluoresce	T12	8' 110W T12; Strip 8'	3	12	≥ 9	4,368	5,766	1.32	ECM	RB - Replace Bulb	Retain Existing Controls	8' 43W LED T8	4,368	2,254	3,512
5	orate Yard Fleet/Gas/Painta	Interior	Maintenance Shop	Facility Shop	Light Switch	3	near Fluoresce	T8	4' 32W T8; Troffer - Recessed Indirect 2'x	4	16	≥ 9	4,368	2,236	0.51	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	4,368	1,188	1,048
6	orate Yard Fleet/Gas/Painta	Interior	Maintenance Shop	Facility Shop	Light Switch	3	near Fluoresce	T8	4' 32W T8; Strip 4'	4	8	≥ 9	4,368	1,118	0.26	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	4,368	594	524
	Totals										58				4						6,805	8,797

Appendix J:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) **I**nvestment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepare for

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



City Hall Complex/Police/Library
140 and 150 South Glendora Avenue
Glendora, California 91741

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Library/Police Station
Number of Buildings	Four
Main Address	140 and 150 South Glendora Avenue, Glendora, California 91741
Site Developed	City Library: 1965 Police Station – IT Office/Storage Unit: 1990's Police Station – Police Station: 1965, Renovated 2023 Police Station – Traffic Office: 1980's
Current Occupants	City of Glendora
Date(s) of Visit	December 13, 2023
Management Point of Contact	City of Glendora, Ryan Hacecky, Facilities Maintenance Supervisor 626.672.6306 rhacecky@cityofglendora.org
On-site Point of Contact (POC)	same as above
Assessment and Report Prepared By	Carl Alejandro
Reviewed By	Usama Anwar, Technical Report Reviewer for Mary Venable, Program Manager mary.venable@bureauveritas.com 800.733.0660 x 7292719
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The City Hall Complex/Police/Library property was originally constructed in 1965. The Traffic Office was installed at the Police Station in the 1980's. In the 1990's, the IT Office/Storage Unit was built at the Police. There is currently an ongoing renovation at the Police Station involving remodeling one of the offices and replacing all of the office flooring.

Architectural

The EPDM and clay tile roofing of the City Library appear to be in overall fair condition. However, the lower concrete roof has experienced constant leaks, causing damage to the library area below. The point of contact stated that the building is currently undergoing a structural analysis. A cost allowance for repairs pending the study has been included in the online capital planning database. The Police Station is also undergoing issues with roof leaks that have caused the soffit to drop at the rear of the building. There are also leaks falling through the concrete floor of the rooftop boiler room. Repairs are recommended during the reserve term. The roofs of the Traffic Office and IT Office/Storage Unit appear to be adequately maintained. Roof leaks have occurred in the past, but they are repaired as they occur. The exposed brick walls on the buildings are in overall fair condition and exhibit little to no cracking. There are reportedly window leaks at the IT Office/Storage Unit. Window sealing is recommended as part of routine maintenance. According to the point of contact, there are no issues with building movement or settlement. However, due to the age of the buildings, routine maintenance checks on the foundation are recommended.

The interior finishes are replaced on an as needed basis. Finishes vary in age throughout the buildings. A few acoustic ceiling tiles were observed to be stained by leaks at the Police Station and IT Office. Replacement of damaged tiles is recommended as part of the routine maintenance program. The VCT flooring in the 2nd floor staff room of the City Library is aged and may potentially contain asbestos. Replacement of the flooring is recommended. Aside from the ongoing interior remodeling and renovation of the Police Station offices, there are also plans to reportedly renovate the restrooms to comply with ADA requirements. Typical lifecycle based interior and exterior finish replacements are budgeted and anticipated in the reserve term.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The City Library and Police Station run on central HVAC systems comprised of boilers and chillers. Most of the HVAC components were replaced in 2013 and appear to be adequately maintained. The central systems in each building are controlled by building automated systems. The IT Office and Traffic Office are conditioned by individual split systems that are recommended for replacement during the reserve term.

The electrical system is controlled by switchboards in the City Library and Police Station electrical rooms. The switchboard at the Police Station is original. The lighting was upgraded with LED fixtures throughout. There are two emergency generators at the City Library that can provide power to the library, police station, and city hall. The elevator at the library was replaced in 2019 and is in good condition.

Domestic hot water is provided by storage tank water heaters. The water heaters have been replaced within the last one to two years. Typical commercial plumbing fixtures are utilized in the restrooms. There are no reported issues with plumbing leaks or water pressure problems.

Fire suppression consists of fire extinguishers and nearby fire hydrants. A small section of the City Library also has a sprinkler system. There is one fire alarm control panel each in the library and police station.

Site

There are three asphalt paved parking lots at the site. The main parking lot is in overall fair condition with only a few areas of cracking. The City Library side lot has more areas of linear cracking that are recommended for sealing. The rear lot at the Police Station is exhibiting multiple areas of alligator cracking. Mill and overlay is recommended in the near reserve term. Other site elements include perimeter fencing, signage, and the surrounding landscaping. The CMU retaining wall at the main parking lot has isolated areas of cracking that are recommended for repair. Site lighting appears to be adequate for the facility's needs.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

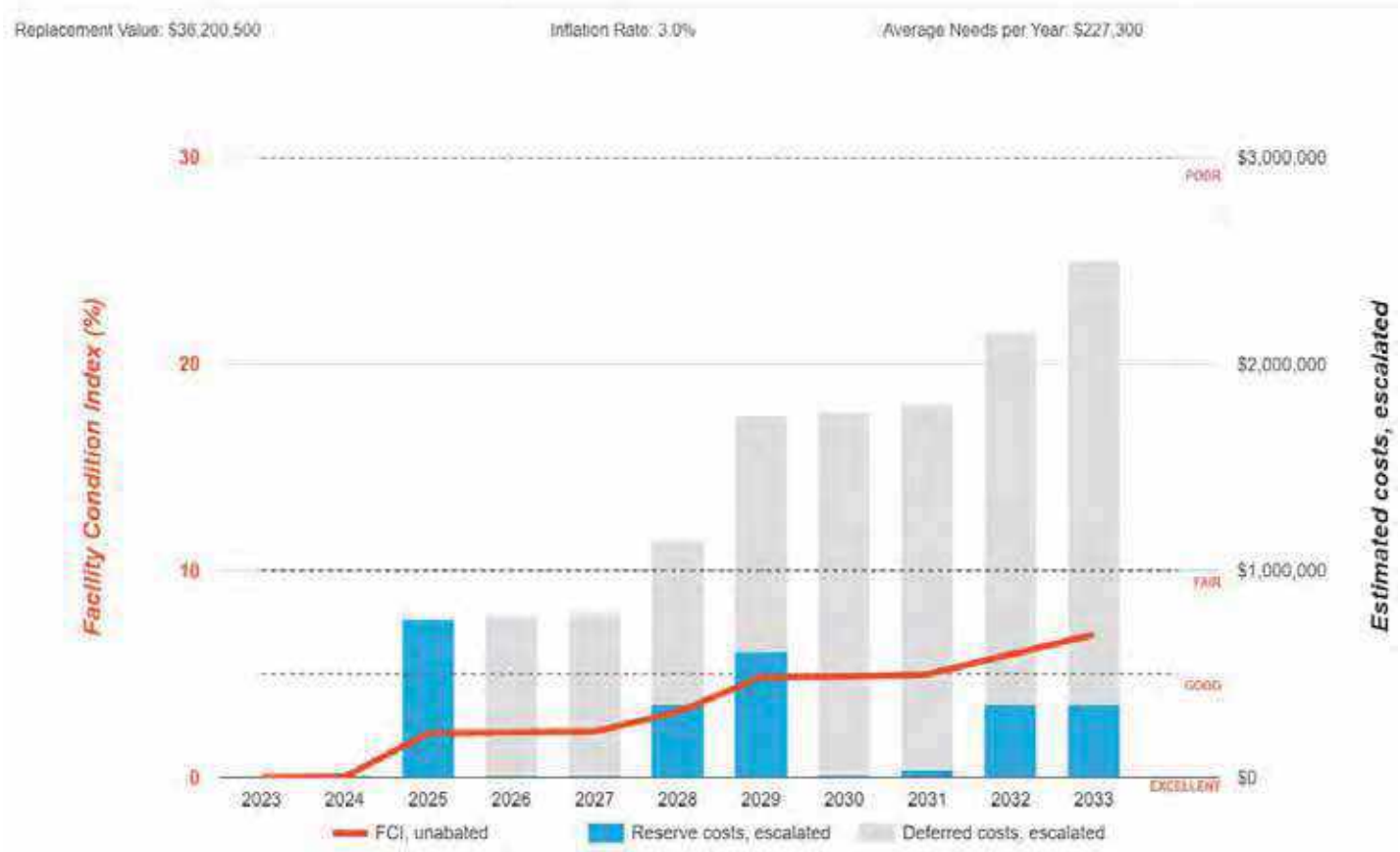
FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable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

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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
City Hall Complex/Police/Library / City Library (1965)	$700	35,600	$24,920,000	0.0%	2.5%	3.8%	6.3%
City Hall Complex/Police/Library / Police Station - IT Office/Storage Unit	$700	1,000	$700,000	0.0%	0.0%	0.9%	11.0%
City Hall Complex/Police/Library / Police Station - Police Station	$700	13,215	$9,250,500	0.0%	0.1%	0.2%	6.4%
City Hall Complex/Police/Library / Police Station - Traffic Office	$700	1,900	$1,330,000	0.0%	0.0%	0.4%	4.7%

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

No immediate needs were identified

Key Findings



Roof Structure in Poor condition.

Flat, Concrete Beams & Deck
City Library City Hall Complex/Police/Library Roof

Uniformat Code: B1020
Recommendation: **Replace in 2025**

Priority Score: **89.8**

Plan Type: Performance/Integrity

Cost Estimate: $580,200

$$$$

Roof leaks throughout the entire flat concrete roof. POC mentioned that there is an ongoing structural analysis. This is an estimated cost allowance for repairs pending study. - AssetCALC ID: 7169692



Roofing in Poor condition.

any type, Repairs per Man-Day
Police Station - Police Station City Hall Complex/Police/Library Roof

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

Priority Score: **88.9**

Plan Type: Performance/Integrity

Cost Estimate: $4,500

**$$**$$

Soffit is dropping due to roof leaks - AssetCALC ID: 7172299



Parking Lots in Poor condition.

Pavement, Asphalt
Site City Hall Complex/Police/Library Library Side Lot

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

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $9,900

**$$**$$

Isolated areas of cracking - AssetCALC ID: 7169699



Parking Lots in Poor condition.

Pavement, Concrete
Site City Hall Complex/Police/Library Police Station Site

Uniformat Code: G2020
Recommendation: **Crack Fill & Stripe in 2025**

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $0

**$$**$$

Minor concrete pavement cracking in rear lot - AssetCALC ID: 7172294



Parking Lots in Poor condition.

Pavement, Asphalt
Site City Hall Complex/Police/Library Rear Lot

Uniformat Code: G2020
Recommendation: **Mill & Overlay in 2025**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: $109,300

$$$$

Alligator cracking throughout - AssetCALC ID: 7172249



Flooring in Poor condition.

Concrete
Police Station - Police Station City Hall Complex/Police/Library Boiler room

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

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $2,200

**$$**$$

Leaks to floor below - AssetCALC ID: 7172307



Flooring in Poor condition.

Vinyl Tile (VCT), w/ Asbestos Abatement
City Library City Hall Complex/Police/Library 2nd Floor Staff Room

Uniformat Code: C2030
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $4,800

**$$**$$

Possible asbestos - AssetCALC ID: 7169716



Retaining Wall in Poor condition.

Concrete Masonry Unit (CMU)
Site City Hall Complex/Police/Library Police Station Site

Uniformat Code: G2060
Recommendation: **Replace in 2025**

Priority Score: **54.8**

Plan Type:
Retrofit/Adaptation

Cost Estimate: $17,900

**$$$**$

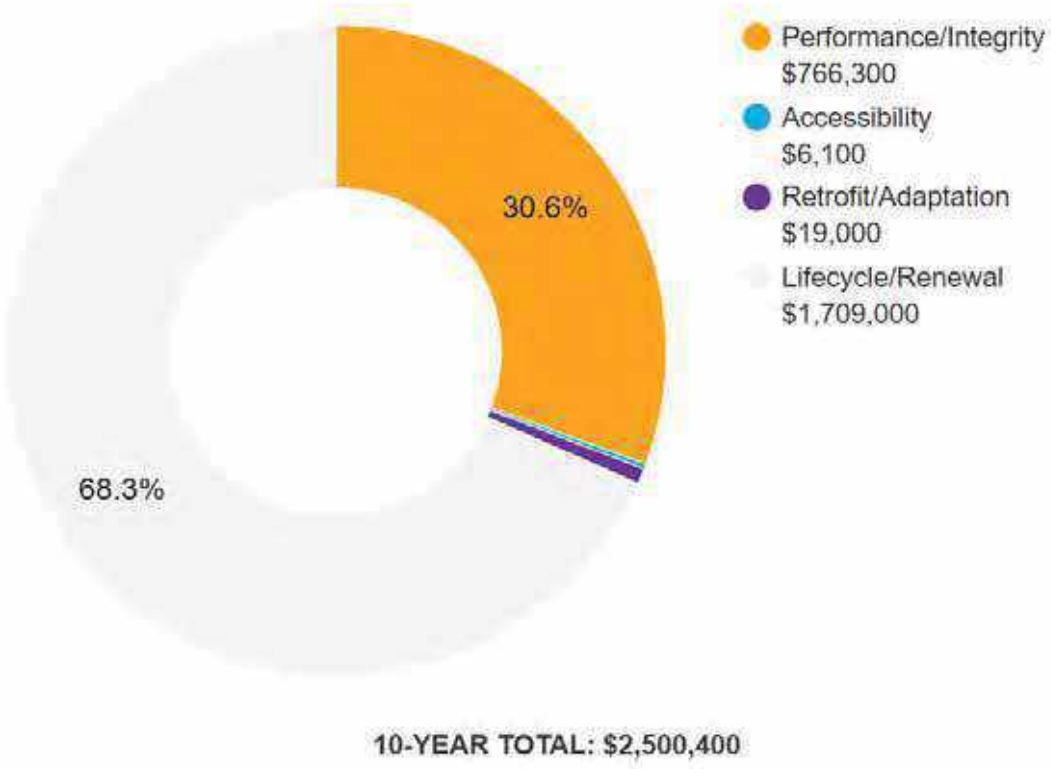
Isolated cracking on CMU wall - AssetCALC ID: 7172250

Plan Types

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

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $2,500,400

2. City Library





City Library: Systems Summary

Address	140 and 150 South Glendora Avenue, Glendora, California	
Constructed/Renovated	1965	
Building Size	35,600 SF	
Number of Stories	Two	
S ste	*escription*	*Con ition*
Structure	Masonry bearing walls and steel framed and concrete roofs	Poor
Façade	Exposed brick with aluminum windows	Fair
Roof	Primary: Flat construction with concrete finish Secondary: Hip construction with clay/concrete tiles Tertiary: Flat construction with single-ply EPDM membrane	Poor
Interiors	Walls: Painted gypsum board and brick, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	Hydraulic: one car serving all two floors	Good
Plumbing	Copper supply and cast iron waste & venting Gas storage tank water heater and electric instant hot Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central system with boilers, chillers, air handlers, and cooling tower Individual packaged units Supplemental components: ductless split-systems	Fair

City Library: Systems Summary

Fire Suppression	Wet-pipe sprinkler system for five percent of building; hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency: Diesel generators	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Concrete roof structural issues and leaks, potential asbestos VCT flooring	

City Library: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	$615,500	-	-	-	$615,500
Facade	-	-	-	-	$159,700	$159,700
Roofing	-	-	-	-	$62,300	$62,300
Interiors	-	$5,000	$336,300	$184,600	$875,700	$1,401,600
Conveying	-	-	-	$17,500	-	$17,500
Plumbing	-	-	-	$12,600	$88,100	$100,700
HVAC	-	-	-	$161,200	$692,200	$853,400
Fire Protection	-	-	-	-	$3,900	$3,900
Electrical	-	-	-	-	$2,606,400	$2,606,400
Fire Alarm & Electronic Systems	-	-	-	$225,300	-	$225,300
Equipment & Furnishings	-	-	-	$2,700	$34,500	$37,100
Special Construction & Demo	-	-	-	-	$22,400	$22,400
TOTALS (3% inflation)	**-**	**$620,600**	**$336,300**	**$603,700**	**$4,545,200**	**$6,105,800**

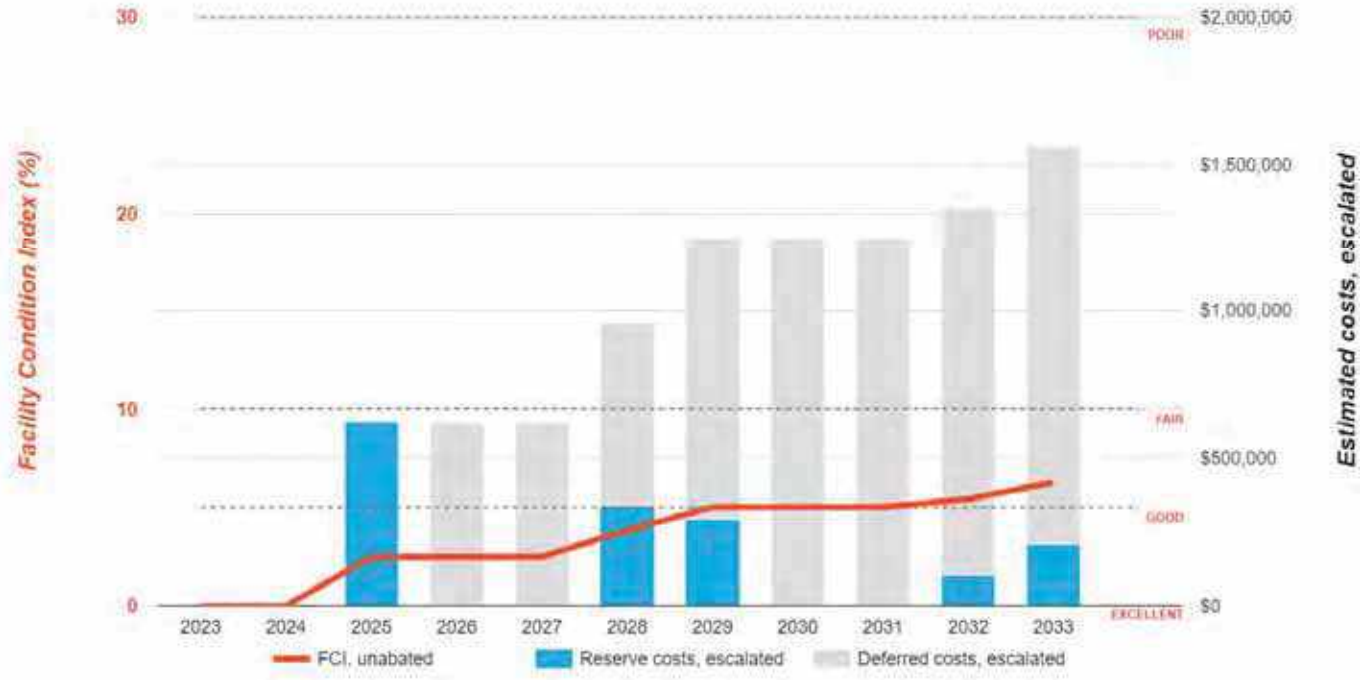
*Totals have been rounded to the nearest $100.

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

Needs by Year with Unaddressed FCI Over Time

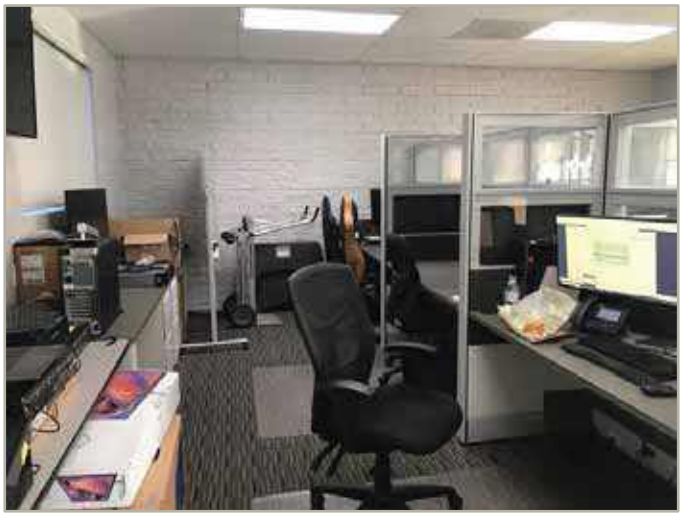
FCI Analysis: City Hall Complex/Police/Library City Library

Replacement Value: $24,920,000 | Inflation Rate: 3.0% | Average Needs per Year: $141,900



3. Police Station – IT Office/Storage Unit





Police Station – IT Office/Storage Unit: Systems Summary

Address	140 & 150 South Glendora Avenue; Glendora, California	
Constructed/Renovated	1990's	
Building Size	1,000 SF	
Number of Stories	One	
S ste	*escription*	*Con ition*
Structure	Masonry bearing walls and steel framed roof	Good
Façade	Exposed brick and stucco with aluminum windows	Fair
Roof	Flat construction with single-ply EPDM membrane	Fair
Interiors	Walls: Painted gypsum board, brick, and CMU Floors: Carpet Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--
HVAC	Individual split system	Fair

Police Station – IT Office/Storage Unit: Systems Summary

Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Fed from Police Station with copper wiring Interior Lighting: LED Emergency: Diesel generator at Police Station	Fair
Fire Alarm	Alarm panel (located in Police Station), smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	No key issues observed	

Police Station – IT Office/Storage Unit: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$6,200	$14,800	$8,300	$29,300
Roofing	-	-	-	$30,300	-	$30,300
Interiors	-	-	-	$17,300	$31,100	$48,500
Plumbing	-	-	-	-	$1,600	$1,600
HVAC	-	-	-	$6,000	-	$6,000
Electrical	-	-	-	-	$39,900	$39,900
Equipment & Furnishings	-	-	-	$2,700	$3,600	$6,200
TOTALS (3% inflation)	**-**	**-**	**$6,200**	**$71,100**	**$84,700**	**$162,000**

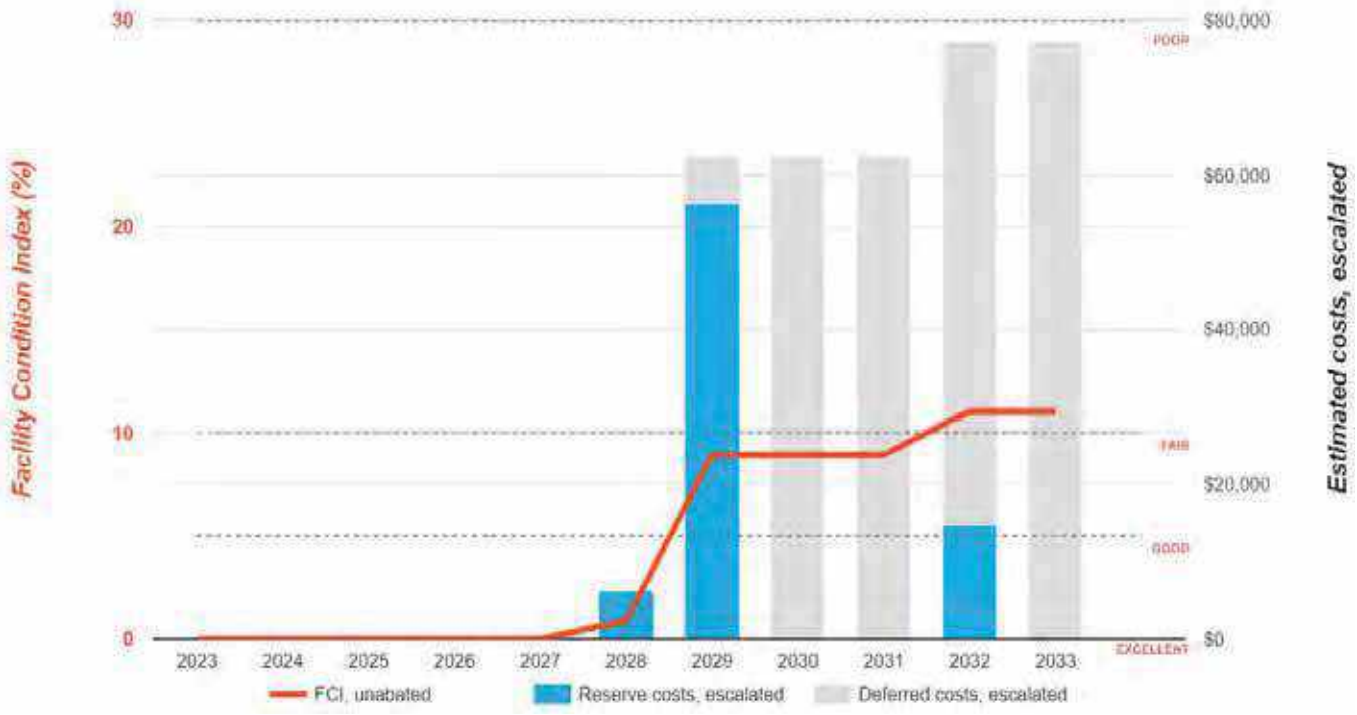
*Totals have been rounded to the nearest $100.

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: City Hall Complex/Police/Library Police Station - IT Office/Storage Unit

Replacement Value: $700,000 | Inflation Rate: 3.0% | Average Needs per Year: $7,100



4. Police Station – Police Station





Police Station – Police Station: Systems Summary

Address	140 and 150 South Glendora Avenue; Glendora, California	
Constructed/Renovated	1965/2023-2024	
Building Size	13,215 SF	
Number of Stories	One with basement	
S ste	*escription*	*Con ition*
Structure	Masonry bearing walls and steel framed roof	Good
Façade	Exposed brick with aluminum windows	Fair
Roof	Primary: Flat construction with single-ply EPDM membrane Secondary: Hip construction with clay/concrete tiles	Fair
Interiors	Walls: Painted gypsum board and brick, ceramic tile, vinyl Floors: Carpet, VCT, ceramic tile , rubber and quarry tile Ceilings: ACT	Fair
Elevators	Wheelchair lift	Fair
Plumbing	Copper supply and cast iron waste & venting Gas storage tank water heaters Toilets, urinals, and sinks in all restrooms	Good
HVAC	Central system with boilers, chillers, air handlers, and cooling tower Individual split system Supplemental components: ductless split-systems	Good

Police Station – Police Station: Systems Summary

Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency: Diesel generator	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial Kitchen Equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Boiler room floor leaks, roof leaks and damaged soffit	

Police Station – Police Station: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	-	$41,400	$41,400
Roofing	-	$4,600	-	-	$30,100	$34,700
Interiors	-	$2,300	-	$156,600	$291,800	$450,700
Conveying	-	-	-	-	$40,600	$40,600
Plumbing	-	-	-	$5,800	$150,700	$156,500
HVAC	-	-	$11,600	$43,500	$544,900	$600,000
Electrical	-	-	-	$193,600	$234,400	$427,900
Fire Alarm & Electronic Systems	-	-	-	$108,400	-	$108,400
Equipment & Furnishings	-	-	-	$64,800	$28,400	$93,200
Site Utilities	-	-	-	-	$18,500	$18,500
TOTALS (3% inflation)	**-**	**$6,900**	**$11,600**	**$572,600**	**$1,380,800**	**$1,971,900**

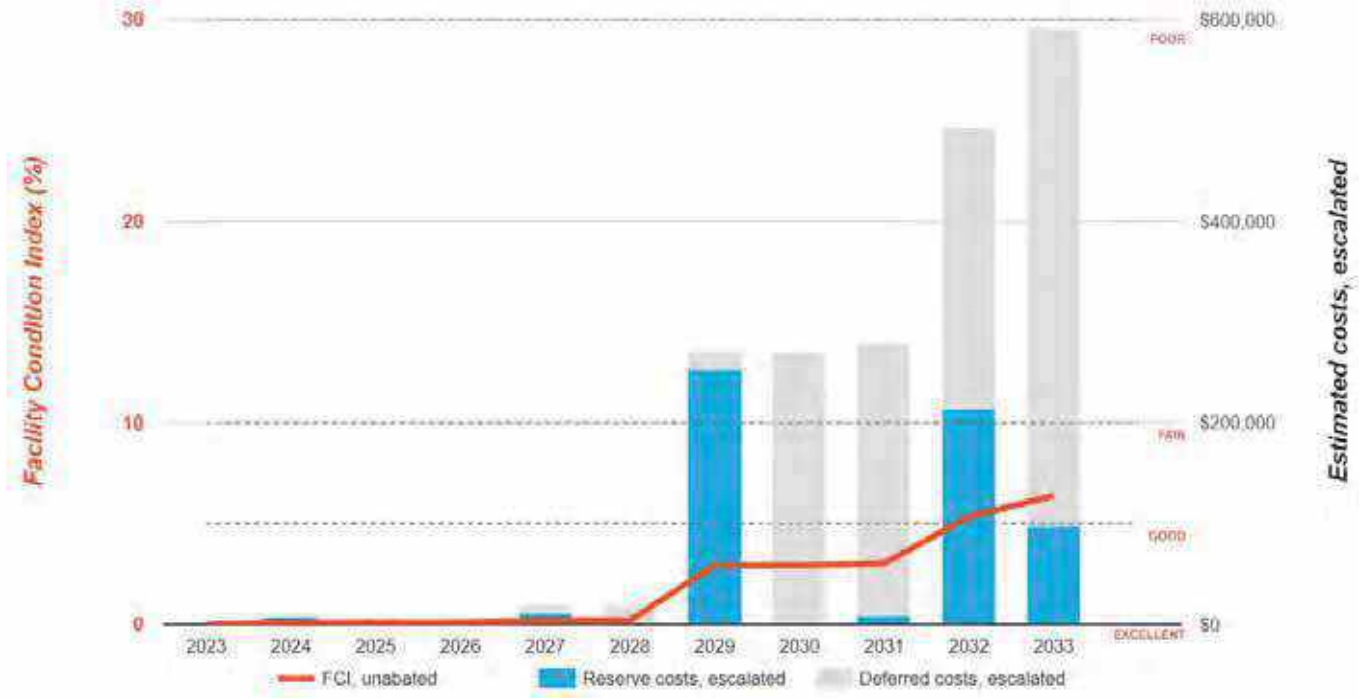
*Totals have been rounded to the nearest $100.

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: City Hall Complex/Police/Library Police Station - Police Station

Replacement Value: $9,250,500 | Inflation Rate: 3.0% | Average Needs per Year: $53,800



5. Police Station – Traffic Office





Police Station – IT Office/Storage Unit: Systems Summary		
Address	140 and 150 South Glendora Avenue; Glendora, California	
Constructed/Renovated	1980's	
Building Size	1,900 SF	
Number of Stories	One	
S ste	*escription*	*Con ition*
Structure	Masonry bearing walls and steel framed roof	Good
Façade	Exposed brick and stucco with aluminum windows	Fair
Roof	Flat construction with single-ply EPDM membrane	Fair
Interiors	Walls: Painted gypsum board Floors: Metal sheeting Ceilings: ACT	Fair
Elevators	None	--
Plumbing	None	--
HVAC	Individual ductless split system	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair

Police Station – IT Office/Storage Unit: Systems Summary

Electrical	Source & Distribution: Fed from Police Station with copper wiring Interior Lighting: LED Emergency: Diesel generator at Police Station	Fair
Fire Alarm	Alarm panel (located in Police Station), smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	No key issues observed	

Police Station – IT Office/Storage Unit: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$5,800	-	$13,200	$19,000
Roofing	-	-	-	$41,800	-	$41,800
Interiors	-	-	-	$7,600	$12,400	$20,000
HVAC	-	-	-	$6,800	-	$6,800
Electrical	-	-	-	-	$75,600	$75,600
TOTALS (3% inflation)	-	-	**$5,800**	**$56,200**	**$101,100**	**$163,100**

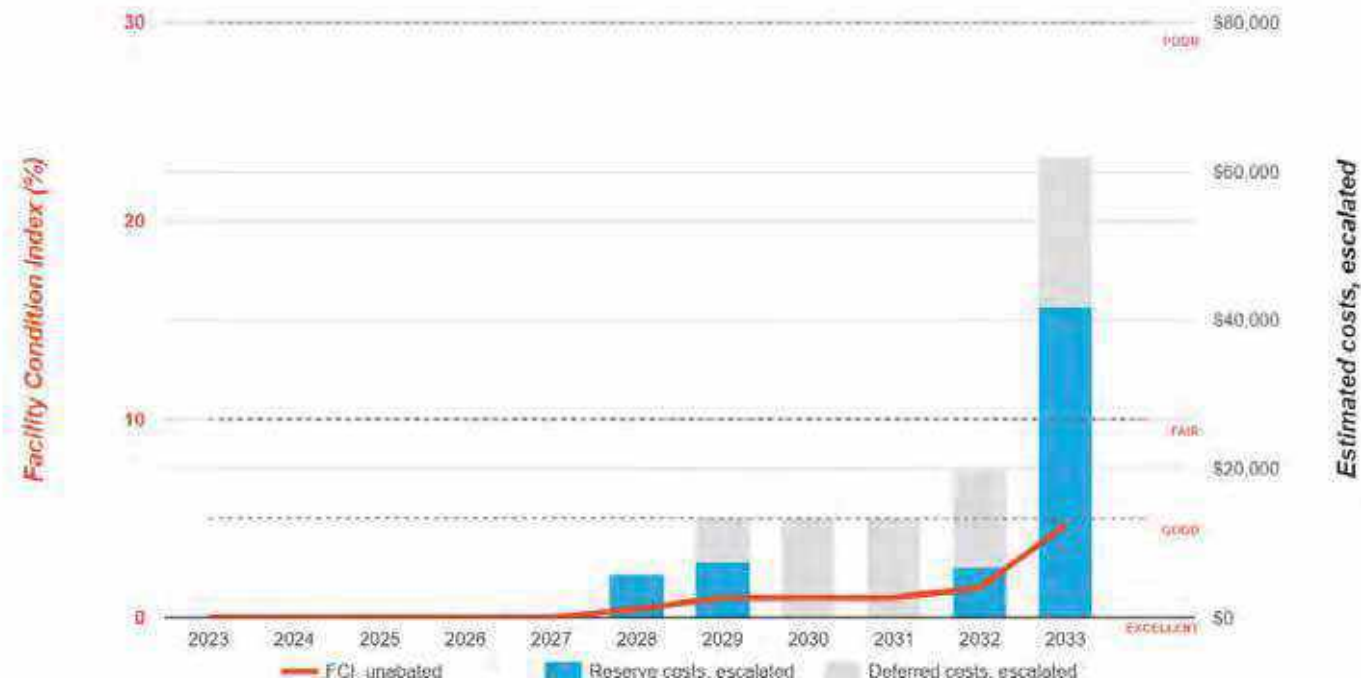
*Totals have been rounded to the nearest $100.

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: City Hall Complex/Police/Library Police Station - Traffic Office

Replacement Value: $1,330,000 Inflation Rate: 3.0% Average Needs per Year: $5,700



6. Site Summary





Site Information

Lot Size	2.78 acres (estimated)	
Parking Spaces	103 total spaces all in open lots; four of which are accessible	
S ste	*escription*	*Con ition*
Pavement/Flatwork	Asphalt lots with areas of concrete and concrete sidewalks, curbs, ramps, and stairs	Poor
Site Development	Property entrance signage; CMU wall and metal tube fencing	Fair
Landscaping and Topography	Moderate landscaping features Irrigation present CMU retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED	Fair
Ancillary Structures	CMU dumpster enclosure with roof	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
Key Issues and Findings	Asphalt pavement cracking, concrete pavement cracking, CMU retaining wall cracking	

Site: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Fire Alarm & Electronic Systems	-	-	-	-	$37,100	$37,100
Site Development	-	$18,900	-	$9,700	$89,400	$118,000
Site Pavement	-	$126,500	$11,200	$43,000	$344,200	$524,900
Site Utilities	-	-	-	-	$130,400	$130,400
TOTALS (3% inflation)	-	**$145,500**	**$11,200**	**$52,700**	**$601,100**	**$810,500**

*Totals have been rounded to the nearest $100.

7. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

8. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 1965. The facility is currently undergoing a renovation and some accessibility improvements appear to have been implemented.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues were reported.

A prior accessibility survey was performed in the past. From BV's perspective and limited analysis of the documents provided in conjunction with our own site visit, it appears that the recommendations from that study have been addressed in full. A line item by line item comparison between the prior study and BV's recent observations are beyond the scope of this assessment. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

9. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

10. Opinions of Probable Costs

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

Methodology

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

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

11. Energy Audit

The purpose of this Energy Audit is to provide City Hall Complex/Police/Library with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation and special use areas. Where we anticipated significant losses, we utilized infrared thermographs to analyze heat loss across the envelope.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

12. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

The baseline utility consumption data for the proper has been developed by aggregating the consumption from two electric meters, two gas meters, and two water meters.

Data Limitation:
No assumptions were made in tabulation of the utility data for the purposes of the audit.

The cost associated with the utility consumption at the building was not made available to Bureau Veritas at the time of report compilation. As a result, Bureau Veritas has modeled the approximate rate based on the utility company published tariff for commercial institutions. Bureau Veritas will update the report on receipt of the actual data from the client.

Utilities Metering at Glance	
Number of electric meters observed	Two
Number of gas meters observed	Two
Number of domestic water meter observed	Two

Average Utility Rates		
Electricity	Natural Gas	Water & Sewer
$0.30/kWh	$2.24/therm	$8.36/CCF

Electricity

Note: No utility data was received by Bureau Veritas from the housing authority at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the housing authority.

Natural Gas

Note: No utility data was received by Bureau Veritas from the housing authority at the time of report compilation. As a result, Bureau Veritas has used the natural gas rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the housing authority.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

End Use Energy Distribution

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete end use energy distribution on receipt of the actual data from the client.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete energy benchmarking on receipt of the actual data from the client.

13. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on City Hall Complex/Police/Library. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated eight Energy Conservation Measures (ECMs) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

The following table summarizes the recommended ECMs in terms of description, investment cost, energy consumption reduction, and cost savings.

Recommended Non-Renewable Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$93,592 *n Current ollars*
Estimated Annual Cost Savings Related to ECMs	$21,620 *n Current ollars*
Net Effective ECM Payback	4.33 years

Key Metrics to Benchmark the Subject Property's Energy Usage Profile

- Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.
- Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.
- Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.
- Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

Energy Conservation Measures Screening:

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified eight Energy Conservation Measures (ECMs) for this property.

List of Recommended Energy Conservation Measures For City Hall Complex/Police/Library

		Description of ECM	Location	Labor Cost	Material Cost	Projected Initial Investment	Utility Company Incentive	Net Projected Initial Investment	Estimated Annual Energy & Water Savings				Total Energy Savings	Total Green House Gas Savings	Estimated Utility Cost Savings	Estimated Annual O&M Savings	Total Estimated Annual Cost Savings	Simple Payback	SIR	Life Cycle Savings	Expected Useful Life (EUL)
						(A)	(B)	C=(A-B)	Natural Gas	Electricity	Demand Reduction	Water									
				($)	($)	($)	($)	($)	(Therms)	(kWh)	(kW)	(gpm)	($/year)	(MTCO2e/Yr)	($)	($)	($)	(Yrs)		($)	(Yrs)
1	Title	Install Low Flow Tankless Bathroom Fixtures	Location: Police Station	$2,775	$1,500	$4,275	$0	$4,275	0	0	0	66	$0	$.00	$0	$0	$216	6.01	1.54	$2,500	12.00
	Attribute	Replace 3x 1.5 GPF urinals with 3 125 GPF ADA Wash urinal and Retrofit 7x 1.6 GPF toilets with dual flush flush valves																			
2	Title	Replace Inefficient Heating Plant	Location: Police Station	$6,000	$27,344	$34,436	$0	$34,436	2,736	0	0	0	$70	14.51	$1,133	$263	$3,442	7.72	1.00	$17,763	20.00
	Attribute	Replace (1x) Condensing Boiler boiler(s) with (1x) 95% efficient Condensing Boiler																			
3	Title	Replace Inefficient Heating Plant	Location: Police Station	$7,500	$71,219	$20,519	$0	$20,519	3,417	0	0	0	$53	19.00	$1,674	$394	$5,271	4.72	1.00	$101,519	20.00
	Attribute	Replace (1x) Cast iron boiler(s) with (1x) 95% efficient Condensing Boiler																			
4	Title	Install Low Flow Faucet Aerators	Location: Police Station	$77	$90	$167	$0	$167	25	0	0	1	$	$.12	$24	$5	$115	1.19	7.74	$911	10.00
	Attribute	Replace 2x 2GPM rated Kitchen aerators with 1GPM WaterSense certified aerators. Replace 7x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators																			
5	Title	Install Low Flow Tankless Bathroom Fixtures	Location: City Library	$377	$440	$1,817	$0	$1,817	0	0	0	45	$	$.00	$0	$0	$1,042	1.49	7.99	$15,685	15.00
	Attribute	Retrofit (6) 1.28 GPF toilets with dual flush flush valves																			
6	Title	Retrofit Flush Tank Toilets to Dual Flush	Location: Library	$110	$24	$134	$0	$134	0	0	0	21	$	$.00	$0	$0	$258	0.47	17.34	$2,299	10.00
	Attribute	Retrofit 7x 1.28 GPF toilets to dual flush																			
7	Title	Install Low Flow Faucet Aerators	Location: City Library	$66	$68	$34	$0	$134	38	0	0	25	$5	$.52	$203	$0	$404	0.15	40.21	$4,162	10.00
	Attribute	Replace 4x 2GPM rated kitchen aerators with 1GPM WaterSense certified aerators. Replace 7x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators																			
8	Title	Install Controls for Temperature Reset Controls For Hot Water Boilers	Location: Police Station	$200	$978	$1,211	$0	$1,211	2,948	0	0	0	$30	$1.04	$6,884	$0	$6,884	0.18	46.42	$53,124	14.00
	Attribute	Install OA sensors on (1x) boiler(s)																			
		Totals for Mid/Low Cost Items		$234	$154	$388	$0	$388	142	0	0	0	$8	$.63	$274	$0	$649	0.60			
		Total For Capital Cost		$10,610	$97,730	$86,999	$0	$86,999	9,324	0	0	0	$78	48.62	$8,616	$763	$21,995	3.51			
		Interactive Savings Discount @ 10%							932	0	0	0	$8	4.86	$2,862	$76	$2,202				
		Total Contingency Expenses @ 15%				$13,050		$13,050													
Total for Improvements						$99,050	$0	$99,050	8,394	0	0	0	$70	44.34	$10,997	$839	$23,198	4.72			

14. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property.

Building Envelope

- ✓ Ensure that the building envelope has proper caulking and weather stripping.
- ✓ Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
- ✓ Inspect building vents semiannually for bird infestation
- ✓ Inspect windows monthly for damaged panes and failed thermal seals
- ✓ Repair and adjust automatic door closing mechanisms as needed.

Heating and Cooling

- ✓ Pilot lights on furnaces and boilers be turned off in summer
- ✓ All preventive maintenance should be performed on all furnaces and boilers, which would include cleaning of burners and heat exchanger tubes.
- ✓ Ensure that the combustion vents exhaust outside the conditioned space and the vent dampers are functional
- ✓ Ensure that the control valves are functioning properly before start of every season
- ✓ Ensure steam traps are functional before start of each heating season
- ✓ Ensure use of chemical treatment for boiler make up water
- ✓ Ensure boiler outside temperature re-set is set to 55F
- ✓ Ensure use of chemical treatment for cooling tower water to prevent corrosion
- ✓ Ensure the duct work in unconditioned space is un-compromised and well insulated
- ✓ Duct cleaning is recommended every 10 years. This should include sealing of ducts using products similar to 'aero-seal'
- ✓ Ensure use of economizer mode is functional and used
- ✓ Ensure that the outside air dampers actuators are operating correctly
- ✓ Ensure air coils in the AHU and FCA's are pressure washed annually
- ✓ Return vents should remain un-obstructed and be located centrally
- ✓ Temperature settings reduced in unoccupied areas and set points seasonally adjusted.
- ✓ Evaporator coils and condenser coils should be regularly cleaned to improve heat transfer
- ✓ Refrigerant pipes should be insulated with a minimum of ¾" thick Elastomeric Rubber Pipe Insulation
- ✓ Ensure refrigerant pressure is maintained in the condensers
- ✓ Change air filters on return vents seasonally. Use only filters with 'Minimum Efficiency Rating Value'(MERV) of 8

Central Domestic Hot Water Heater

- ✓ Never place gas fired water heaters adjacent to return vents so as to prevent flame roll outs
- ✓ Ensure the circulation system is on timer to reduce the losses through re-circulation
- ✓ Ensure all hot water pipes are insulated with fiberglass insulation at all times
- ✓ Replacement water heater should have Energy Factor (EF)>0.9
- ✓ Tank-type water heaters flushed monthly

Lighting Improvements

- ✓ Utilize bi-level lighting controls in stairwells and hallways.
- ✓ Use LED replacement lamps
- ✓ Clean lighting fixture reflective surfaces and translucent covers.
- ✓ Ensure that timers and/or photocells are operating correctly on exterior lighting
- ✓ Use occupancy sensors for offices and other rooms with infrequent occupancy

Existing Equipment and Replacements

- ✓ Ensure that refrigerator and freezer doors close and seal correctly
- ✓ Ensure kitchen and bathroom exhaust outside the building and the internal damper operates properly
- ✓ Ensure that bathroom vents exhaust out
- ✓ Office/ computer equipment either in the “sleep” or “off” mode when not used

Key

x	Maintenance Measure is Not Applicable For the Given Facility
✓	Maintenance Measure is Applicable For the Given Facility

15. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of City Hall Complex/Police/Library, 140 & 150 South Glendora Avenue, Glendora, California 91741, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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16. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Lighting System Schedule
Appendix J: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview



1 - CITY LIBRARY FRONT ELEVATION



2 - CITY LIBRARY LEFT ELEVATION



3 - CITY LIBRARY REAR ELEVATION



4 - CITY LIBRARY RIGHT ELEVATION



5 - IT OFFICE/STORAGE UNIT FRONT ELEVATION



6 - POLICE STATION FRONT ELEVATION

Photographic Overview



7 - POLICE STATION LEFT ELEVATION



8 - POLICE STATION REAR ELEVATION



9 - POLICE STATION RIGHT ELEVATION



10 - TRAFFIC OFFICE FRONT ELEVATION

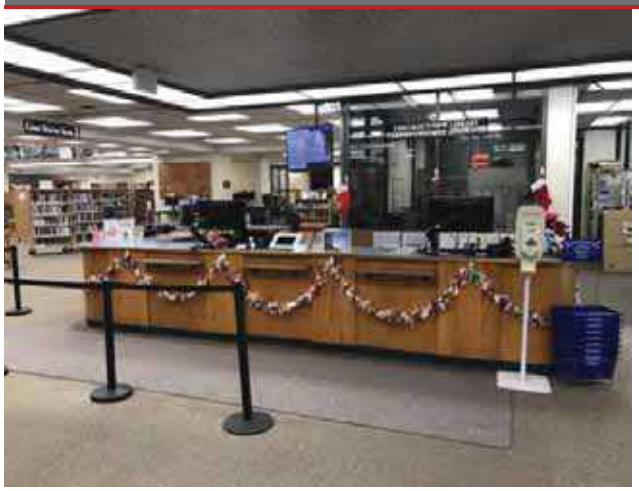


11 – FLAT EPDM ROOFING



12 - CLAY SHINGLE SLOPED ROOFING

Photographic Overview



13 - CITY LIBRARY RECEPTION AREA



14 - CITY LIBRARY INTERIOR OVERVIEW



15 - CITY LIBRARY COMPUTER AREA



16 - CITY LIBRARY PRESENTATION HALL

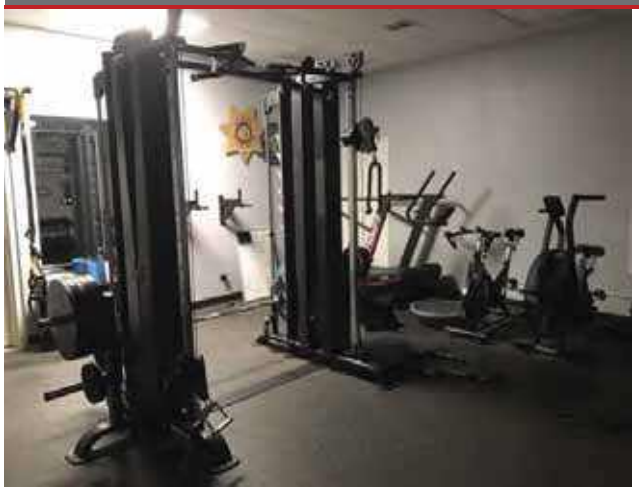


17 - CITY LIBRARY RECREATION ROOM



18 - POLICE STATION RECEPTION AREA

Photographic Overview



19 - POLICE STATION FITNESS CENTER



20 - VERTICAL CONVEYANCE WHEELCHAIR LIFT



21 - STORAGE TANK WATER HEATER



22 - HVAC GAS FIRED BOILER



23 - WATER COOLED CHILLER SYSTEM



24 - BUILDING HVAC COOLING TOWER

Photographic Overview



25 - ROOF MOUNTED PACKAGED UNIT



26 - HVAC AIR HANDLING UNIT



27 - DUCTLESS SPLIT SYSTEM UNIT



28 - MAIN BUILDING ELECTRICAL SWITCHBOARD



29 - BUILDING DIESEL EMERGENCY GENERATOR



30 - STEP DOWN SECONDARY TRANSFORMER

Photographic Overview



31 - FIRE ALARM CONTROL PANEL



32 - PARKING LOT



33 - CONCRETE PAVED PATIO AREA



34 - SITE CMU DUMPSTER ENCLOSURE



35 - AUTOMATIC GATE WITH CONTROLLER



36 - SITE POLE LIGHT FIXTURE

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-011.379	City Hall Complex/Police/Library
Source	**On-Site Date**
Google	December 13, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	City Hall Complex/Police/Library
Name of person completing form:	Ryan Hacecky
Title / Association w/ property:	Facilities Maintenance Supervisor
Length of time associated w/ property:	2 years
Date Completed:	12/11/2023
Phone Number:	626.672.6306
Method of Completion:	INTERVIEW - verbally completed during interview

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

	Data Overview	Response		
1	Year(s) constructed	Constructed: 1965	Renovated: 0	
2	Building size in SF	35,600 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Boiler and chiller replacements. Police station interior renovation.		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Ongoing Structural analysis in library. Half of the building leaks.		

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

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

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: City Hall Complex/Police/Library

BV Project Number: 158691.23R000-011.379

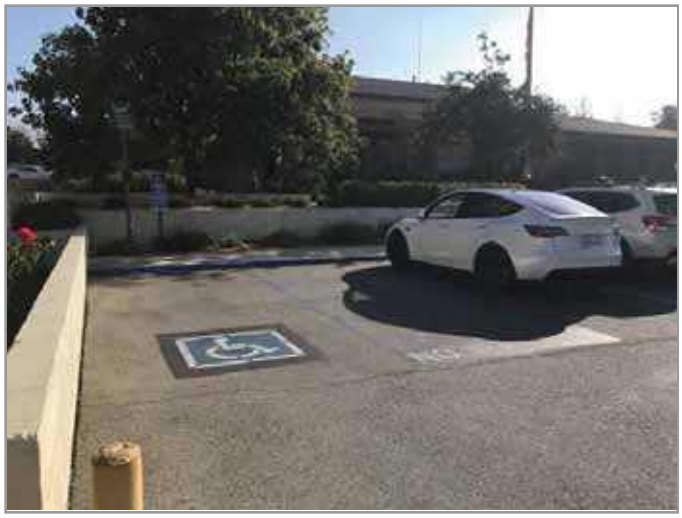
Abbreviated Accessibility Checklist					
Facility History & Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.	X			
3	Has building management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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



2ND AREA OF ACCESSIBLE PARKING

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



ACCESSIBLE RAMP

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

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



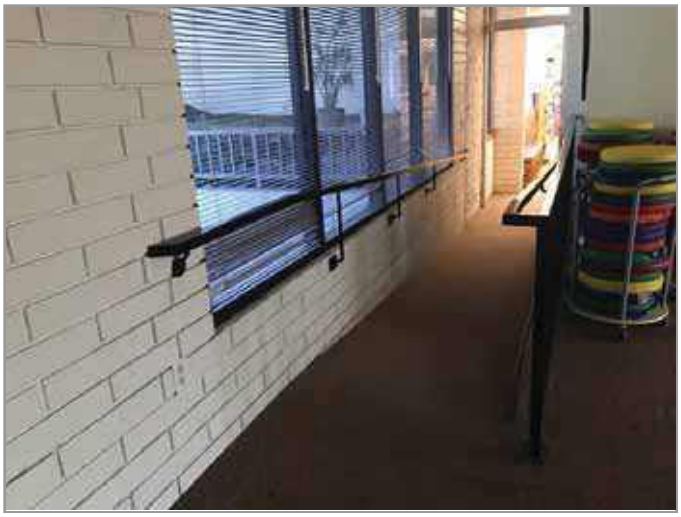
DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR RAMP



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Elevators



WHEELCHAIR LIFT OVERVIEW



WHEELCHAIR LIFT DOOR HARDWARE

	Question	Yes	No	NA	Comments
1	Are hallway call buttons configured with the “UP” button above the “DOWN” button?			X	Wheelchair lift at police station
2	Is accessible floor identification signage present on the hoistway sidewalls on each level ?			X	
3	Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances?	X			
4	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ?	X			
5	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?			X	
6	Do elevator car control buttons appear to be mounted at a compliant height ?	X			

7	Are tactile and Braille characters mounted to the left of each elevator car control button ?	✕			
8	Are audible and visual floor position indicators provided in the elevator car?			✕	
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	✕			

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Appendix E:
Component Condition Report

Component Condition Report | City Hall Complex/Police/Library / City Library

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1020	Roof	Poor	Roof Structure, Flat, Concrete Beams & Deck	15,000 SF	2	7169692
Facade						
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	18	16	7169725
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	500 SF	16	7169754
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	13	16	7169689
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	21	7169698
Roofing						
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	7,550 SF	21	7169732
B3010	Roof	Fair	Roofing, Single-Ply Membrane, EPDM	2,750 SF	11	7169691
Interiors						
C1030	Throughout building	Fair	Interior Door, Steel, Standard	10	21	7169710
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	11	21	7169752
C1030	Throughout building	Fair	Interior Door, Aluminum-Framed & Glazed, Standard Swing	9	21	7169687
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	27,100 SF	14	7169717
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	49,050 SF	6	7169718
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,500 SF	21	7169713
C2030	2nd Floor Staff Room	Poor	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	400 SF	2	7169716
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,000 SF	21	7169734
C2030	Throughout building	Fair	Flooring, Ceramic Tile	1,800 SF	21	7169731
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	3,500 SF	9	7169707
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	26,000 SF	5	7169722
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	5,600 SF	6	7169694
Conveying						
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	9	7169748
D1010	Elevator	Good	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	27	7169746
Plumbing						
D2010	Friends Room Restroom	Fair	Water Heater, Electric, Instant Hot	1	7	7169700
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	4	9	7169733
D2010	Boiler room	Good	Water Heater, Gas, Residential	1	14	7169686
D2010	Restrooms	Fair	Toilet, Residential Water Closet	1	16	7169745
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	32,700 SF	21	7169708
D2010	Restrooms	Fair	Urinal, Standard	3	16	7169747
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	8	16	7169742
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	9	16	7169706

Component Condition Report | City Hall Complex/Police/Library / City Library

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	5	16	7169739
HVAC						
D3020	Boiler room	Fair	Boiler, Gas, HVAC	1	17	7169741
D3030	Building exterior	Fair	Chiller, Water-Cooled, 61 to 80 TON	1	16	7193723
D3030	Roof	Fair	Split System Ductless, Single Zone, 2.5 to 3 TON	1	9	7169712
D3030	Building exterior	Good	Cooling Tower, (Typical) Open Circuit	1	22	7169715
D3030	Roof	Good	Split System Ductless, Single Zone	1	10	7169721
D3050	Throughout	Good	HVAC System, Ductwork, Medium Density	35,600 SF	20	7193727
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	6	7169735
D3050	Mechanical room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	6	7169729
D3050	Chiller	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	6	7169730
D3050	Throughout building	Fair	HVAC System, Hydronic Piping, 4-Pipe	35,600 SF	21	7169705
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	11	7169704
D3050	Chiller	Fair	Pump, Distribution, HVAC Chilled or Condenser Water	1	6	7169744
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	16	7169751
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	11	7169749
Fire Protection						
D4010	Throughout building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	1,635 SF	14	7169727
Electrical						
D5010	Building exterior	Fair	Generator, Diesel	1	14	7169743
D5010	Building exterior	Fair	Automatic Transfer Switch, ATS	1	14	7169690
D5010	Building exterior	Fair	Generator, Diesel	1	14	7169703
D5020	Mechanical room	Fair	Secondary Transformer, Dry, Stepdown	1	13	7169724
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	16	7169696
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	16	7169695
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	35,600 SF	20	7193726
D5020	Electrical room	Fair	Switchboard, 277/480 V	1	21	7169714
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	16	7169750
D5030	Building exterior	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	11	7169738
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	35,600 SF	15	7169728
Fire Alarm & Electronic Systems						
D7050	Reception Area	Fair	Fire Alarm Panel, Fully Addressable	1	9	7169720
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable	35,600 SF	10	7193729
Equipment & Furnishings						
E1040	Lobby	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	6	7169688
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	50 LF	11	7169737

Component Condition Report | City Hall Complex/Police/Library / City Library

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Special Construction & Demo						
F1020	Rear Library Lot	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	375 SF	16	7169702

Component Condition Report | City Hall Complex/Police/Library / Police Station - IT Office/Storage Unit

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Exterior wall	Fair	Exterior Walls, any painted surface, Prep & Paint	1,200 SF	5	7193750
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	8	9	7172234
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	21	7172246
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, EPDM	1,550 SF	6	7172236
Interiors						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,000 SF	14	7172243
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	1,500 SF	6	7172244
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	1,000 SF	6	7172238
Plumbing						
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	11	7172240
HVAC						
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	6	7172241
Electrical						
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	1,000 SF	20	7193731
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	1,000 SF	16	7172242
Equipment & Furnishings						
E1040	Office	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	6	7172235

Component Condition Report | City Hall Complex/Police/Library / Police Station - Police Station

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Glass Block	100 SF	21	7172260
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, up to 15 SF	9	16	7172315
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	8	16	7172285
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	3	16	7172276
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	1	21	7172278
Roofing						
B3010	Roof	Poor	Roofing, any type, Repairs per Man-Day, Repair	2	1	7172299
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	15,858 SF	21	7172280

Component Condition Report | City Hall Complex/Police/Library / Police Station - Police Station

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B3010	Roof	Fair	Roofing, Single-Ply Membrane, EPDM	1,330 SF	11	7172322
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	10	21	7172264
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	10,000 SF	14	7172320
C1090	Locker Room	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	108	11	7172313
C2010	Kitchen	Fair	Wall Finishes, Vinyl	450 SF	9	7172284
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	19,820 SF	6	7172282
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	1,800 SF	21	7172326
C2030	Kitchen	Fair	Flooring, Quarry Tile	300 SF	26	7172277
C2030	Boiler room	Poor	Flooring, Concrete, Repair	50 SF	1	7172307
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,200 SF	21	7172295
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	8,665 SF	9	7172265
C2030	Fitness Center	Fair	Flooring, Rubber Tile	1,000 SF	9	7172247
C2030	Offices	Excellent	Flooring, Carpet, Commercial Standard	2,000 SF	11	7172319
Conveying						
D1010	Building exterior	Fair	Vertical Lift, Wheelchair, 5' Rise, Renovate	1	16	7172267
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	13,215 SF	21	7172317
D2010	Boiler room	Excellent	Water Heater, Gas, Commercial (125 MBH)	1	20	7172310
D2010	Boiler room	Excellent	Water Heater, Gas, Commercial (125 MBH)	1	20	7172304
D2010		Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	9	7172316
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	16	7172327
D2010	Restrooms	Fair	Urinal, Standard	3	16	7172262
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	7	16	7172321
D2010	Restrooms	Fair	Shower, Ceramic Tile	3	16	7172274
D2010		Fair	Sink/Lavatory, Service Sink, Laundry	1	16	7172311
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	7	16	7172256
HVAC						
D3020	Boiler room	Good	Boiler, Gas, HVAC	1	21	7172312
D3020	Chiller Room	Good	Boiler Supplemental Components, Expansion Tank	1	30	7172306
D3030	Chiller Room	Fair	Chiller, Water-Cooled	1	15	7172300
D3030	Building exterior	Fair	Cooling Tower, (Typical) Open Circuit	1	15	7172261
D3030	Chiller Room	Fair	Chiller, Water-Cooled	1	15	7172293
D3030	Roof	Fair	Split System Ductless, Single Zone	1	9	7172268
D3030	Building exterior	Fair	Split System Ductless, Single Zone	1	9	7172309
D3030	Building exterior	Fair	Split System Ductless, Single Zone	1	9	7172291

Component Condition Report | City Hall Complex/Police/Library / Police Station - Police Station

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3030	Building exterior	Fair	Split System Ductless, Single Zone	1	4	7172290
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	4	7172279
D3050	Building exterior	Excellent	Pump, Distribution, HVAC Chilled or Condenser Water	1	25	7172318
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	13,215 SF	15	7193745
D3050	Roof	Good	Air Handler, Interior AHU, Easy/Moderate Access	1	20	7172296
D3050	Throughout building	Good	HVAC System, Hydronic Piping, 4-Pipe	13,215 SF	30	7172272
D3050	Chiller Room	Excellent	Pump, Distribution, HVAC Chilled or Condenser Water	1	25	7172253
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper	1	10	7172283
D3060		Fair	Exhaust Fan, Centrifugal, 16" Damper	1	14	7172251
Electrical						
D5010	Building exterior	Fair	Generator, Diesel	1	6	7172275
D5010	Electrical room	Fair	Automatic Transfer Switch, ATS	1	14	7172273
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	13,215 SF	21	7172257
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	16	7172308
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	6	7172297
D5030	Chiller Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	11	7172286
D5030	Chiller Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	10	7172325
D5030	Roof	Fair	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	1	11	7172270
D5040		Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	13,215 SF	16	7172248
Fire Alarm & Electronic Systems						
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable	13,215 SF	10	7193746
D7050	Utility closet	Fair	Fire Alarm Panel, Fully Addressable	1	9	7172237
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 1-Door Reach-In	1	9	7172259
E1030	Kitchen	Fair	Foodservice Equipment, Convection Oven, Double	1	6	7172303
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	9	7172263
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	8	7172292
E1030	Kitchen	Good	Foodservice Equipment, Refrigerator, 1-Door Reach-In	1	12	7172287
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	9	7172302
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 6-Burner	1	9	7172258
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	15	11	7172298

Component Condition Report | City Hall Complex/Police/Library / Police Station - Traffic Office

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

Component Condition Report | City Hall Complex/Police/Library / Police Station - Traffic Office

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,120 SF	5	7193936
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	1	16	7176122
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	1	16	7176125
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, EPDM	1,900 SF	10	7193747
Interiors						
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	275 SF	14	7176124
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	2,850 SF	6	7176121
C2030	Throughout building	Fair	Flooring, Metal, Sheeting	275 SF	21	7176123
HVAC						
D3030	Office	Fair	Split System Ductless, Single Zone	1	9	7176120
Electrical						
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	1,900 SF	20	7193742
D5040	Throughout	Good	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	1,900 SF	15	7193741

Component Condition Report | City Hall Complex/Police/Library / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D7010	Police Station Site	Good	Vehicular Access Devices, Gate w/ Controller	1	11	7172289
D7010	Police Station Site	Good	Vehicular Access Devices, Gate w/ Controller	1	11	7172255
Pedestrian Plazas & Walkways						
G2020	Rear Lot	NA	Parking Lots, Pavement, Asphalt, Seal & Stripe	21,000 SF	6	7172271
G2020	Rear Lot	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	21,000 SF	2	7172249
G2020	Main Parking	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	15,250 SF	3	7172269
G2020	Library Side Lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	14,800 SF	14	7169723
G2020	Main Parking	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	15,250 SF	14	7172281
G2020	Police Station Site	Poor	Parking Lots, Pavement, Concrete, Crack Fill & Stripe	50 SF	2	7172294
G2020	Library Side Lot	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	14,800 SF	2	7169699
Sitework						
G2060	Police Station Site	Poor	Retaining Wall, Concrete Masonry Unit (CMU)	200 SF	2	7172250
G2060	City Library Site	Fair	Retaining Wall, Concrete Masonry Unit (CMU)	700 SF	21	7169740
G2060	City Library Site	Fair	Signage, Property, Monument, Replace/Install	1	11	7169693
G2060	Police Station Site	Fair	Fences & Gates, Fence, Metal Tube 6'	250 LF	21	7172314
G2060	Police Station Site	Fair	Flagpole, Metal	1	16	7172305
G2060	City Library Site	Fair	Bike Rack, Fixed 1-5 Bikes	3	11	7169711
G2060	City Library Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	7	11	7169719

Component Condition Report | City Hall Complex/Police/Library / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Police Station Site	Fair	Fences & Gates, Screen Walls, Concrete Masonry Unit (CMU)	200 SF	26	7172301
G2060	City Library Site	Fair	Park Bench, Wood/Composite/Fiberglass	15	11	7169736
G2060	City Library Site	Fair	Park Bench, Wood/Composite/Fiberglass	2	11	7169697
G2060	Police Station Site	Fair	Signage, Property, Monument, Replace/Install	1	11	7172252
G2060	City Library Site	Fair	Picnic Table, Precast Concrete	2	14	7169709
G2080	Police Station Site	Fair	Irrigation System, Control Panel	1	9	7172288
G2080	Police Station Site	Fair	Irrigation System, Drip System, Replace/Install	5,000 SF	11	7172323
G4050	City Library Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	8	11	7169701
G4050	City Library Site	Fair	Site Light Pole, Concrete Base Only, Replace/Install	2	26	7169753
G4050	Police Station Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	11	7172324
Utilities						
G3060	Police Station Rear Lot	Fair	Storage Tank, Site Fuel, Underground, Replace/Install	1	14	7172254

Appendix F:
Replacement Reserves

Replacement Reserves Report



2/16/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
City Hall Complex/Police/Library	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
City Hall Complex/Police/Library / City Library	$0	$0	$620,588	$0	$0	$336,307	$290,396	$915	$0	$104,044	$225,726	$126,340	$0	$14,638	$787,372	$823,278	$799,872	$90,981	$0	$0	$2,104,421	**$6,324,876**
City Hall Complex/Police/Library / Police Station - Evidence Storage Unit	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
City Hall Complex/Police/Library / Police Station - IT Office/Storage Unit	$0	$0	$0	$0	$0	$6,209	$56,312	$0	$0	$14,752	$0	$1,647	$0	$0	$7,876	$8,344	$31,871	$0	$0	$0	$34,930	**$161,941**
City Hall Complex/Police/Library / Police Station - Police Records and Storage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
City Hall Complex/Police/Library / Police Station - Police Station	$0	$6,895	$0	$0	$11,553	$0	$252,656	$0	$8,481	$213,619	$97,858	$216,291	$5,727	$0	$103,288	$333,437	$449,407	$0	$0	$18,000	$254,723	**$1,971,936**
City Hall Complex/Police/Library / Police Station - Traffic Office	$0	$0	$0	$0	$0	$5,795	$7,594	$0	$0	$6,794	$41,786	$0	$0	$0	$2,166	$17,036	$15,577	$0	$0	$0	$66,368	**$163,116**
City Hall Complex/Police/Library / Site	$0	$0	$145,484	$11,156	$0	$0	$0	$12,218	$30,742	$9,706	$0	$189,252	$14,164	$35,639	$298,331	$0	$5,968	$16,420	$41,315	$0	$0	**$810,393**
Grand Total	**$0**	**$6,895**	**$766,072**	**$11,156**	**$11,553**	**$348,311**	**$606,957**	**$13,133**	**$39,223**	**$348,915**	**$365,370**	**$533,530**	**$19,891**	**$50,276**	**$1,199,032**	**$1,182,095**	**$1,302,696**	**$107,400**	**$41,315**	**$18,000**	**$2,460,442**	**$9,432,262**

City Hall Complex/Police/Library

City Hall Complex/Police/Library / City Library

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B1020	Roof	7169692	Roof Structure, Flat, Concrete Beams & Deck, Replace	75	73	2	15000	SF	$26.00	$38.68	$580,203			$580,203																			**$580,203**
B2020	Building Exterior	7169725	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	14	16	18	EA	$1,250.00	$1,859.63	$33,473																	$33,473					**$33,473**
B2020	Building Exterior	7169754	Storefront, Glazing & Framing, Replace	30	14	16	500	SF	$55.00	$81.82	$40,912																	$40,912					**$40,912**
B2050	Building Exterior	7169689	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	14	16	13	EA	$1,300.00	$1,934.01	$25,142																	$25,142					**$25,142**
B3010	Roof	7169691	Roofing, Single-Ply Membrane, EPDM, Replace	20	9	11	2750	SF	$11.00	$16.36	$45,003												$45,003										**$45,003**
C1070	Throughout building	7169717	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	11	14	27100	SF	$3.50	$5.21	$141,108															$141,108							**$141,108**
C2010	Throughout building	7169718	Wall Finishes, any surface, Prep & Paint	10	4	6	49050	SF	$1.50	$2.23	$109,458							$109,458										$109,458					**$218,915**
C2030	2nd Floor Staff Room	7169716	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement, Replace	15	13	2	400	SF	$8.00	$11.90	$4,761			$4,761															$4,761				**$9,521**
C2030	Throughout building	7169707	Flooring, Vinyl Tile (VCT), Replace	15	6	9	3500	SF	$5.00	$7.44	$26,035											$26,035											**$26,035**
C2030	Throughout building	7169722	Flooring, Carpet, Commercial Standard, Replace	10	5	5	26000	SF	$7.50	$11.16	$290,102						$290,102																**$580,203**
C2050	Throughout building	7169694	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	5600	SF	$2.00	$2.98	$16,662							$16,662										$16,662					**$33,324**
D1010	Elevator	7169748	Elevator Cab Finishes, Standard, Replace	15	6	9	1	EA	$9,000.00	$13,389.30	$13,389											$13,389											**$13,389**
D2010	Friends Room Restroom	7169700	Water Heater, Electric, Instant Hot, Replace	15	8	7	1	EA	$500.00	$743.85	$744								$744														**$744**
D2010	Boiler room	7169686	Water Heater, Gas, Residential, Replace	15	1	14	1	EA	$1,300.00	$1,934.01	$1,934															$1,934							**$1,934**
D2010	Throughout building	7169733	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	6	9	4	EA	$1,500.00	$2,231.55	$8,926											$8,926											**$8,926**
D2010	Throughout building	7169739	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	14	16	5	EA	$1,200.00	$1,785.24	$8,926																	$8,926					**$8,926**
D2010	Restrooms	7169745	Toilet, Residential Water Closet, Replace	30	14	16	1	EA	$700.00	$1,041.39	$1,041																	$1,041					**$1,041**
D2010	Restrooms	7169706	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	14	16	9	EA	$1,700.00	$2,529.09	$22,762																	$22,762					**$22,762**
D2010	Restrooms	7169747	Urinal, Standard, Replace	30	14	16	3	EA	$1,100.00	$1,636.47	$4,909																	$4,909					**$4,909**
D2010	Restrooms	7169742	Toilet, Commercial Water Closet, Replace	30	14	16	8	EA	$1,300.00	$1,934.01	$15,472																	$15,472					**$15,472**
D3020	Boiler room	7169741	Boiler, Gas, HVAC, Replace	30	13	17	1	EA	$33,800.00	$50,284.26	$50,284																		$50,284				**$50,284**
D3030	Building exterior	7193723	Chiller, Water-Cooled, 61 to 80 TON, Replace	25	9	16	1	EA	$88,400.00	$131,512.68	$131,513																	$131,513					**$131,513**
D3030	Roof	7169712	Split System Ductless, Single Zone, 2.5 to 3 TON, Replace	15	6	9	1	EA	$6,100.00	$9,074.97	$9,075											$9,075											**$9,075**
D3030	Roof	7169721	Split System Ductless, Single Zone, Replace	15	5	10	1	EA	$6,100.00	$9,074.97	$9,075												$9,075										**$9,075**
D3050	Chiller	7169730	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	19	6	1	EA	$7,600.00	$11,306.52	$11,307							$11,307															**$11,307**
D3050	Chiller	7169744	Pump, Distribution, HVAC Chilled or Condenser Water, Replace	25	19	6	1	EA	$7,600.00	$11,306.52	$11,307							$11,307															**$11,307**
D3050	Mechanical room	7169729	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	24	6	1	EA	$31,000.00	$46,118.70	$46,119							$46,119															**$46,119**
D3050	Mechanical room	7169735	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	24	6	1	EA	$31,000.00	$46,118.70	$46,119							$46,119															**$46,119**
D3050	Roof	7169704	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	9	11	1	EA	$7,500.00	$11,157.75	$11,158												$11,158										**$11,158**
D3050	Roof	7169751	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	$11,000.00	$16,364.70	$16,365																	$16,365					**$16,365**
D3050	Throughout	7193727	HVAC System, Ductwork, Medium Density, Replace	30	10	20	35600	SF	$4.00	$5.95	$211,848																					$211,848	**$211,848**
D3060	Roof	7169749	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	9	11	1	EA	$2,400.00	$3,570.48	$3,570												$3,570										**$3,570**
D4010	Throughout building	7169727	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	11	14	1635	SF	$1.07	$1.59	$2,603															$2,603							**$2,603**
D5010	Building exterior	7169743	Generator, Diesel, Replace	25	11	14	1	EA	$120,000.00	$178,524.00	$178,524															$178,524							**$178,524**
D5010	Building exterior	7169703	Generator, Diesel, Replace	25	11	14	1	EA	$120,000.00	$178,524.00	$178,524															$178,524							**$178,524**
D5010	Building exterior	7169690	Automatic Transfer Switch, ATS, Replace	25	11	14	1	EA	$12,000.00	$17,852.40	$17,852															$17,852							**$17,852**

Replacement Reserves Report



2/16/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D5020	Mechanical room	7169724	Secondary Transformer, Dry, Stepdown, Replace	30	17	13	1	EA	$6,700.00	$9,967.59	$9,968														$9,968									$9,968
D5020	Electrical room	7169696	Secondary Transformer, Dry, Stepdown, Replace	30	14	16	1	EA	$5,400.00	$8,033.58	$8,034																	$8,034						$8,034
D5020	Electrical room	7169750	Secondary Transformer, Dry, Stepdown, Replace	30	14	16	1	EA	$16,000.00	$23,803.20	$23,803																	$23,803						$23,803
D5020	Electrical room	7169695	Secondary Transformer, Dry, Stepdown, Replace	30	14	16	1	EA	$16,000.00	$23,803.20	$23,803																	$23,803						$23,803
D5020	Throughout	7193726	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	20	20	35600	SF	$18.00	$26.78	$953,318																						$953,318	$953,318
D5030	Building exterior	7169738	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	9	11	1	EA	$6,200.00	$9,223.74	$9,224												$9,224											$9,224
D5040	Throughout building	7169728	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	5	15	35600	SF	$4.50	$6.69	$238,330																$238,330							$238,330
D7050	Reception Area	7169720	Fire Alarm Panel, Fully Addressable, Replace	15	6	9	1	EA	$15,000.00	$22,315.50	$22,316										$22,316													$22,316
D7050	Throughout	7193729	Fire Alarm System, Full System Upgrade, Standard Addressable, Replace	20	10	10	35600	SF	$3.00	$4.46	$158,886											$158,886												$158,886
E1040	Lobby	7169688	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	4	6	1	EA	$1,500.00	$2,231.55	$2,232							$2,232										$2,232						$4,463
E2010	Throughout building	7169737	Casework, Cabinetry, Hardwood Standard, Replace	20	9	11	50	LF	$300.00	$446.31	$22,316												$22,316											$22,316
F1020	Rear Library Lot	7169702	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	14	16	375	SF	$25.00	$37.19	$13,947																	$13,947						$13,947
Totals, Unescalated												**$0**	**$0**	**$584,964**	**$0**	**$0**	**$290,102**	**$243,202**	**$744**	**$0**	**$79,741**	**$167,961**	**$91,270**	**$0**	**$9,968**	**$520,545**	**$528,431**	**$498,454**	**$55,045**	**$0**	**$0**	**$1,165,167**	**$4,235,593**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$620,588**	**$0**	**$0**	**$336,307**	**$290,396**	**$915**	**$0**	**$104,044**	**$225,726**	**$126,340**	**$0**	**$14,638**	**$787,372**	**$823,278**	**$799,872**	**$90,981**	**$0**	**$0**	**$2,104,421**	**$6,324,876**

City Hall Complex/Police/Library / Police Station - Evidence Storage Unit

City Hall Complex/Police/Library / Police Station - IT Office/Storage Unit

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Exterior wall	7193750	Exterior Walls, any painted surface, Prep & Paint	10	5	5	1200	SF	$3.00	$4.46	$5,356						$5,356										$5,356							$10,711
B2020	Building Exterior	7172234	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	21	9	8	EA	$950.00	$1,413.32	$11,307										$11,307													$11,307
B3010	Roof	7172236	Roofing, Single-Ply Membrane, EPDM, Replace	20	14	6	1550	SF	$11.00	$16.36	$25,365							$25,365																$25,365
C1070	Throughout building	7172243	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	11	14	1000	SF	$3.50	$5.21	$5,207														$5,207									$5,207
C2010	Throughout building	7172244	Wall Finishes, any surface, Prep & Paint	10	4	6	1500	SF	$1.50	$2.23	$3,347							$3,347									$3,347							$6,695
C2030	Throughout building	7172238	Flooring, Carpet, Commercial Standard, Replace	10	4	6	1000	SF	$7.50	$11.16	$11,158							$11,158									$11,158							$22,316
D2010	Utility closet	7172240	Sink/Lavatory, Service Sink, Floor, Replace	35	24	11	1	EA	$800.00	$1,190.16	$1,190												$1,190											$1,190
D3030	Roof	7172241	Split System, Condensing Unit/Heat Pump, Replace	15	9	6	1	EA	$3,400.00	$5,058.18	$5,058							$5,058																$5,058
D5020	Throughout	7193731	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	20	20	1000	SF	$13.00	$19.34	$19,340																					$19,340		$19,340
D5040	Throughout building	7172242	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	4	16	1000	SF	$2.10	$3.12	$3,124																	$3,124						$3,124
E1040	Office	7172235	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	4	6	1	EA	$1,500.00	$2,231.55	$2,232							$2,232										$2,232						$4,463
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$5,356**	**$47,160**	**$0**	**$0**	**$11,307**	**$0**	**$1,190**	**$0**	**$0**	**$5,207**	**$5,356**	**$19,861**	**$0**	**$0**	**$0**	**$19,340**	**$114,776**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$6,209**	**$56,312**	**$0**	**$0**	**$14,752**	**$0**	**$1,647**	**$0**	**$0**	**$7,876**	**$8,344**	**$31,871**	**$0**	**$0**	**$0**	**$34,930**	**$161,941**

City Hall Complex/Police/Library / Police Station - Police Records and Storage

City Hall Complex/Police/Library / Police Station - Police Station

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2020	Building Exterior	7172315	Window, Aluminum Double-Glazed, up to 15 SF, Replace	30	14	16	9	EA	$650.00	$967.01	$8,703																	$8,703						$8,703
B2020	Building Exterior	7172285	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	14	16	8	EA	$950.00	$1,413.32	$11,307																	$11,307						$11,307
B2050	Building Exterior	7172276	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	14	16	3	EA	$1,300.00	$1,934.01	$5,802																	$5,802						$5,802
B3010	Roof	7172299	Roofing, any type, Repairs per Man-Day, Repair	0	-1	1	2	EA	$1,500.00	$2,231.55	$4,463		$4,463																					$4,463
B3010	Roof	7172322	Roofing, Single-Ply Membrane, EPDM, Replace	20	9	11	1330	SF	$11.00	$16.36	$21,765												$21,765											$21,765
C1070	Throughout building	7172320	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	11	14	10000	SF	$3.50	$5.21	$52,070															$52,070								$52,070
C1090	Locker Room	7172313	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	9	11	108	EA	$500.00	$743.85	$80,336												$80,336											$80,336
C2010	Kitchen	7172284	Wall Finishes, Vinyl, Replace	15	6	9	450	SF	$2.50	$3.72	$1,674										$1,674													$1,674
C2010	Throughout building	7172282	Wall Finishes, any surface, Prep & Paint	10	4	6	19820	SF	$1.50	$2.23	$44,229							$44,229										$44,229						$88,459
C2030	Boiler room	7172307	Flooring, Concrete, Repair	0	-1	1	50	SF	$30.00	$44.63	$2,232		$2,232																					$2,232
C2030	Fitness Center	7172247	Flooring, Rubber Tile, Replace	15	6	9	1000	SF	$9.00	$13.39	$13,389										$13,389													$13,389
C2030	Throughout building	7172265	Flooring, Vinyl Tile (VCT), Replace	15	6	9	8665	SF	$5.00	$7.44	$64,455										$64,455													$64,455
C2030	Offices	7172319	Flooring, Carpet, Commercial Standard, Replace	10	-1	11	2000	SF	$7.50	$11.16	$22,316												$22,316											$22,316

Replacement Reserves Report



2/16/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D1010	Building exterior	7172267	Vertical Lift, Wheelchair, 5' Rise, Renovate	25	9	16	1	EA	$17,000.00	$25,290.90	$25,291																	$25,291					**$25,291**
D2010	Boiler room	7172304	Water Heater, Gas, Commercial (125 MBH), Replace	20	0	20	1	EA	$12,400.00	$18,447.48	$18,447																					$18,447	**$18,447**
D2010	Boiler room	7172310	Water Heater, Gas, Commercial (125 MBH), Replace	20	0	20	1	EA	$12,400.00	$18,447.48	$18,447																					$18,447	**$18,447**
D2010	Police Station - Police Station	7172316	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	6	9	2	EA	$1,500.00	$2,231.55	$4,463										$4,463												**$4,463**
D2010	Kitchen	7172327	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	14	16	1	EA	$2,500.00	$3,719.25	$3,719																	$3,719					**$3,719**
D2010	Restrooms	7172256	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	14	16	7	EA	$1,700.00	$2,529.09	$17,704																	$17,704					**$17,704**
D2010	Restrooms	7172262	Urinal, Standard, Replace	30	14	16	3	EA	$1,100.00	$1,636.47	$4,909																	$4,909					**$4,909**
D2010	Restrooms	7172274	Shower, Ceramic Tile, Replace	30	14	16	3	EA	$2,500.00	$3,719.25	$11,158																	$11,158					**$11,158**
D2010	Restrooms	7172321	Toilet, Commercial Water Closet, Replace	30	14	16	7	EA	$1,300.00	$1,934.01	$13,538																	$13,538					**$13,538**
D2010	Police Station - Police Station	7172311	Sink/Lavatory, Service Sink, Laundry, Replace	30	14	16	1	EA	$900.00	$1,338.93	$1,339																	$1,339					**$1,339**
D3030	Building exterior	7172261	Cooling Tower, (Typical) Open Circuit, Replace	25	10	15	1	EA	$24,600.00	$36,597.42	$36,597																$36,597						**$36,597**
D3030	Chiller Room	7172293	Chiller, Water-Cooled, Replace	25	10	15	1	EA	$33,200.00	$49,391.64	$49,392																$49,392						**$49,392**
D3030	Chiller Room	7172300	Chiller, Water-Cooled, Replace	25	10	15	1	EA	$33,200.00	$49,391.64	$49,392																$49,392						**$49,392**
D3030	Building exterior	7172290	Split System Ductless, Single Zone, Replace	15	11	4	1	EA	$3,500.00	$5,206.95	$5,207					$5,207															$5,207		**$10,414**
D3030	Building exterior	7172279	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	$3,400.00	$5,058.18	$5,058					$5,058															$5,058		**$10,116**
D3030	Building exterior	7172309	Split System Ductless, Single Zone, Replace	15	6	9	1	EA	$6,100.00	$9,074.97	$9,075										$9,075												**$9,075**
D3030	Roof	7172268	Split System Ductless, Single Zone, Replace	15	6	9	1	EA	$6,100.00	$9,074.97	$9,075										$9,075												**$9,075**
D3030	Building exterior	7172291	Split System Ductless, Single Zone, Replace	15	6	9	1	EA	$6,100.00	$9,074.97	$9,075										$9,075												**$9,075**
D3050	Throughout	7193745	HVAC System, Ductwork, Medium Density, Replace	30	15	15	13215	SF	$4.00	$5.95	$78,640																$78,640						**$78,640**
D3050	Roof	7172296	Air Handler, Interior AHU, Easy/Moderate Access, Replace	30	10	20	1	EA	$70,000.00	$104,139.00	$104,139																					$104,139	**$104,139**
D3060	Roof	7172283	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	10	10	1	EA	$4,000.00	$5,950.80	$5,951											$5,951											**$5,951**
D3060	Police Station - Police Station	7172251	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	11	14	1	EA	$2,400.00	$3,570.48	$3,570															$3,570							**$3,570**
D5010	Building exterior	7172275	Generator, Diesel, Replace	25	19	6	1	EA	$58,000.00	$86,286.60	$86,287							$86,287															**$86,287**
D5010	Electrical room	7172273	Automatic Transfer Switch, ATS, Replace	25	11	14	1	EA	$8,500.00	$12,645.45	$12,645															$12,645							**$12,645**
D5020	Electrical room	7172297	Switchboard, 120/208 V, Replace	40	34	6	1	EA	$45,000.00	$66,946.50	$66,947							$66,947															**$66,947**
D5020	Electrical room	7172308	Secondary Transformer, Dry, Stepdown, Replace	30	14	16	1	EA	$20,000.00	$29,754.00	$29,754																	$29,754					**$29,754**
D5030	Chiller Room	7172325	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	10	10	1	EA	$5,300.00	$7,884.81	$7,885											$7,885											**$7,885**
D5030	Chiller Room	7172286	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	9	11	1	EA	$6,200.00	$9,223.74	$9,224												$9,224										**$9,224**
D5030	Roof	7172270	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	9	11	1	EA	$6,200.00	$9,223.74	$9,224												$9,224										**$9,224**
D5040	Police Station - Police Station	7172248	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	4	16	13215	SF	$4.50	$6.69	$88,470																	$88,470					**$88,470**
D7050	Utility closet	7172237	Fire Alarm Panel, Fully Addressable, Replace	15	6	9	1	EA	$15,000.00	$22,315.50	$22,316										$22,316												**$22,316**
D7050	Throughout	7193746	Fire Alarm System, Full System Upgrade, Standard Addressable, Replace	20	10	10	13215	SF	$3.00	$4.46	$58,980											$58,980											**$58,980**
E1030	Kitchen	7172303	Foodservice Equipment, Convection Oven, Double, Replace	10	4	6	1	EA	$9,500.00	$14,133.15	$14,133							$14,133										$14,133					**$28,266**
E1030	Kitchen	7172292	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	7	8	1	EA	$4,500.00	$6,694.65	$6,695									$6,695													**$6,695**
E1030	Kitchen	7172259	Foodservice Equipment, Freezer, 1-Door Reach-In, Replace	15	6	9	1	EA	$3,100.00	$4,611.87	$4,612										$4,612												**$4,612**
E1030	Kitchen	7172302	Foodservice Equipment, Icemaker, Freestanding, Replace	15	6	9	1	EA	$6,700.00	$9,967.59	$9,968										$9,968												**$9,968**
E1030	Kitchen	7172258	Foodservice Equipment, Range/Oven, 6-Burner, Replace	15	6	9	1	EA	$6,000.00	$8,926.20	$8,926										$8,926												**$8,926**
E1030	Kitchen	7172263	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	6	9	1	EA	$4,500.00	$6,694.65	$6,695										$6,695												**$6,695**
E1030	Kitchen	7172287	Foodservice Equipment, Refrigerator, 1-Door Reach-In, Replace	15	3	12	1	EA	$2,700.00	$4,016.79	$4,017													$4,017									**$4,017**
G4050	Building exterior	7172298	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	9	11	15	EA	$600.00	$892.62	$13,389												$13,389										**$13,389**
Totals, Unescalated												**$0**	**$6,695**	**$0**	**$0**	**$10,265**	**$0**	**$211,596**	**$0**	**$6,695**	**$163,721**	**$72,815**	**$156,253**	**$4,017**	**$0**	**$68,285**	**$214,021**	**$280,056**	**$0**	**$0**	**$10,265**	**$141,034**	**$1,345,718**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$6,895**	**$0**	**$0**	**$11,553**	**$0**	**$252,656**	**$0**	**$8,481**	**$213,619**	**$97,858**	**$216,291**	**$5,727**	**$0**	**$103,288**	**$333,437**	**$449,407**	**$0**	**$0**	**$18,000**	**$254,723**	**$1,971,936**

City Hall Complex/Police/Library / Police Station - Traffic Office

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building exterior	7193936	Exterior Walls, any painted surface, Prep & Paint	10	5	5	1120	SF	$3.00	$4.46	$4,999						$4,999										$4,999						**$9,997**
B2020	Building Exterior	7176122	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	14	16	1	EA	$950.00	$1,413.32	$1,413																	$1,413					**$1,413**
B2050	Building Exterior	7176125	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	14	16	1	EA	$1,300.00	$1,934.01	$1,934																	$1,934					**$1,934**
B3010	Roof	7193747	Roofing, Single-Ply Membrane, EPDM, Replace	20	10	10	1900	SF	$11.00	$16.36	$31,093											$31,093											**$31,093**
C1070	Throughout building	7176124	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	11	14	275	SF	$3.50	$5.21	$1,432															$1,432							**$1,432**
C2010	Throughout building	7176121	Wall Finishes, any surface, Prep & Paint	10	4	6	2850	SF	$1.50	$2.23	$6,360							$6,360										$6,360					**$12,720**

Replacement Reserves Report



2/16/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D3030	Office	7176120	Split System Ductless, Single Zone, Replace	15	6	9	1	EA	$3,500.00	$5,206.95	$5,207										$5,207												**$5,207**
D5020	Throughout	7193742	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	20	20	1900	SF	$13.00	$19.34	$36,746																					$36,746		**$36,746**
D5040	Throughout	7193741	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	5	15	1900	SF	$2.10	$3.12	$5,936																$5,936							**$5,936**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$4,999**	**$6,360**	**$0**	**$0**	**$5,207**	**$31,093**	**$0**	**$0**	**$0**	**$1,432**	**$10,935**	**$9,707**	**$0**	**$0**	**$0**	**$36,746**	**$106,478**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$5,795**	**$7,594**	**$0**	**$0**	**$6,794**	**$41,786**	**$0**	**$0**	**$0**	**$2,166**	**$17,036**	**$15,577**	**$0**	**$0**	**$0**	**$66,368**	**$163,116**

City Hall Complex/Police/Library / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D7010	Police Station Site	7172289	Vehicular Access Devices, Gate w/ Controller, Replace	15	4	11	1	EA	$9,000.00	$13,389.30	$13,389												$13,389											**$13,389**
D7010	Police Station Site	7172255	Vehicular Access Devices, Gate w/ Controller, Replace	15	4	11	1	EA	$9,000.00	$13,389.30	$13,389												$13,389											**$13,389**
G2020	Library Side Lot	7169699	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	14800	SF	$0.45	$0.67	$9,908			$9,908					$9,908					$9,908						$9,908				**$39,632**
G2020	Rear Lot	7172249	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	21000	SF	$3.50	$5.21	$109,346			$109,346																				**$109,346**
G2020	Police Station Site	7172294	Parking Lots, Pavement, Concrete, Crack Fill & Stripe	5	3	2	50	SF	$0.35	$0.52	$26			$26					$26					$26						$26				**$104**
G2020	Main Parking	7172269	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	15250	SF	$0.45	$0.67	$10,209				$10,209					$10,209					$10,209						$10,209				**$40,837**
G2020	Rear Lot	7172271	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	-1	*6	21000	SF	$0.45	$0.67	$14,059									$14,059					$14,059						$14,059				**$42,176**
G2020	Library Side Lot	7169723	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	11	14	14800	SF	$3.50	$5.21	$77,063															$77,063								**$77,063**
G2020	Main Parking	7172281	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	11	14	15250	SF	$3.50	$5.21	$79,406															$79,406								**$79,406**
G2060	City Library Site	7169736	Park Bench, Wood/Composite/Fiberglass, Replace	20	9	11	15	EA	$600.00	$892.62	$13,389												$13,389											**$13,389**
G2060	City Library Site	7169711	Bike Rack, Fixed 1-5 Bikes, Replace	20	9	11	3	EA	$600.00	$892.62	$2,678												$2,678											**$2,678**
G2060	City Library Site	7169719	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	9	11	7	EA	$700.00	$1,041.39	$7,290												$7,290											**$7,290**
G2060	City Library Site	7169697	Park Bench, Wood/Composite/Fiberglass, Replace	20	9	11	2	EA	$600.00	$892.62	$1,785												$1,785											**$1,785**
G2060	City Library Site	7169709	Picnic Table, Precast Concrete, Replace	25	11	14	2	EA	$1,200.00	$1,785.24	$3,570															$3,570								**$3,570**
G2060	City Library Site	7169693	Signage, Property, Monument, Replace/Install	20	9	11	1	EA	$3,000.00	$4,463.10	$4,463												$4,463											**$4,463**
G2060	Police Station Site	7172252	Signage, Property, Monument, Replace/Install	20	9	11	1	EA	$3,000.00	$4,463.10	$4,463												$4,463											**$4,463**
G2060	Police Station Site	7172305	Flagpole, Metal, Replace	30	14	16	1	EA	$2,500.00	$3,719.25	$3,719																	$3,719						**$3,719**
G2060	Police Station Site	7172250	Retaining Wall, Concrete Masonry Unit (CMU), Replace	40	38	2	200	SF	$60.00	$89.26	$17,852			$17,852																				**$17,852**
G2080	Police Station Site	7172288	Irrigation System, Control Panel, Replace	15	6	9	1	EA	$5,000.00	$7,438.50	$7,439										$7,439													**$7,439**
G2080	Police Station Site	7172323	Irrigation System, Drip System, Replace/Install	20	9	11	5000	SF	$3.00	$4.46	$22,316												$22,316											**$22,316**
G3060	Police Station Rear Lot	7172254	Storage Tank, Site Fuel, Underground, Replace/Install	25	11	14	1	EA	$25,000.00	$37,192.50	$37,193															$37,193								**$37,193**
G4050	City Library Site	7169701	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	9	11	8	EA	$4,000.00	$5,950.80	$47,606												$47,606											**$47,606**
G4050	Police Station Site	7172324	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$4,000.00	$5,950.80	$5,951												$5,951											**$5,951**
Totals, Unescalated												**$0**	**$0**	**$137,132**	**$10,209**	**$0**	**$0**	**$0**	**$9,934**	**$24,268**	**$7,439**	**$0**	**$136,720**	**$9,934**	**$24,268**	**$197,232**	**$0**	**$3,719**	**$9,934**	**$24,268**	**$0**	**$0**	**$595,058**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$145,484**	**$11,156**	**$0**	**$0**	**$0**	**$12,218**	**$30,742**	**$9,706**	**$0**	**$189,252**	**$14,164**	**$35,639**	**$298,331**	**$0**	**$5,968**	**$16,420**	**$41,315**	**$0**	**$0**	**$810,393**

Appendix G:
Equipment Inventory List

Mechanical Inventory - City Hall Complex/Police/Library							
Equipment Location	Equipment	Capacity	Quantity	Year	Make	Model	Serial
Friends Room Restroom	Water Heater	3.7 gal	1	2014	Chronomite	SR-20L/240-I	1459723
Boiler room	Water Heater	74 GAL	1	2023	A. O. Smith	BL-80 100	2235130806893
Boiler room	Water Heater	74 GAL	1	2023	A. O. Smith	BL-80 100	2235130806892
Boiler room	Water Heater	40 GAL	1	2022	A. O. Smith	GUR-40 450	2244131569482
Boiler room	Boiler	650 MBH	1	2014	Raypak	No dataplate	1409385061
Boiler room	Boiler	850 MBH	1	2009	Raypak	H7-0856L	V092300961
Chiller Room	Chiller	30 TON	1	2013	Carrier	30MPW03060A01005	4013021386
Chiller Room	Chiller	30 TON	1	2013	Carrier	30MPW03060A01005	4013021387
Building exterior	Chiller	Inaccessible	1	2013	Inaccessible	Inaccessible	Inaccessible
Building exterior	Cooling Tower	52 TON	1	2013	BAC	VTO-052-J	U136549502-01
Building exterior	Cooling Tower	64 TON	1	2019	Baltimore Aircoil Com	VC1-90P	U190780601-0
Building exterior	Split System	1.5 TON	1	2011	Carrier	38YRA018340	1105E47566
Roof	Split System	2 TON	1	Unknown	Inaccessible	Inaccessible	Inaccessible
Roof	Split System Ductless	2.5 TON	1	Unknown	Sanyo	C3032	0001623
Office	Split System Ductless	No dataplate TON	1	Unknown	Mitsubishi Electric	No dataplate	No dataplate
Building exterior	Split System Ductless	3 TON	1	Unknown	Turbo Air	Inaccessible	Inaccessible
Building exterior	Split System Ductless	2.5 TON	1	Unknown	Sanyo	C3032	0026603
Building exterior	Split System Ductless	1 TON	1	2006	Sanyo	CL1271	0045662
Roof	Split System Ductless	5 TON	1	2017	Mitsubishi Electric	PUMY-P60NKMU1	7YU03490A
Roof	Split System Ductless	3 TON	1	Unknown	Fujitsu	AOU36RLXB	FTN015589
Building exterior	Pump	5 HP	1	2023	WEG	00518ET3E184JM-W22	1081436237
Chiller	Pump	15 HP	1	2003	Super Eagle	EM2333T	C0305290191
Chiller Room	Pump	5 HP	1	2023	WEG	00518ET3E184JM-W22	No dataplate
Chiller	Pump	15 HP	1	2003	Super Eagle	EM2333T	C0302170037
Mechanical room	Air Handler	No dataplate CFM	1	1971	Carrier	39CB1301U420	Inaccessible
Mechanical room	Air Handler	No dataplate CFM	1	1971	Carrier	39CB1301U420	711700771
Roof	Air Handler	13000 CFM	1	2013	Trane	CSAA030UAF00	K13H77767
Roof	Packaged Unit	Inaccessible TON	1	Unknown	Inaccessible	Inaccessible	Inaccessible
Roof	Packaged Unit	5 TON	1	2018	Carrier	50TCQA06A2A6A0A0A0	1810G40377

Appendix H:
Energy Conservation Measures Calculations

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UIC	Install Low Flow Tankless Restroom Fixtures
EAP4	Location: Police Station
Attribute:	Replace 3x; 1.6GPF urinals with 0.125 GPF -Wall Mount urinal and Retrofit 7x; 1.6 GPF toilets with dual-flush flush vales

ECM FOR DETERMINING WATER SAVINGS IN COMMERCIAL PROPERTIES

Number of Males	20	
Number of Females	20	
Number of Occupied Days Per Week (Max 7)	7	
Number of Occupied Weeks/Year (Max 52)	52	
Number of Urinals To Be Retrofitted	3	
Number of Water Closets To Be Retrofitted	7	
No. of Water Closets With Separate Flush Tank *(Typical Residential Type)*	0	
Estimated Restroom Usage/Individual/Day *Default is 4 Uses/Day For Residential/Office*	4	(Select)

Urinal Water Savings

Do you want to make any changes to the Urinals?	Yes	
Estimated Existing Use of Urinal/Day/Man	80%	
Existing Gallons Per Flush Ratings For Urinal Flushes	1.60	GPF
Proposed Urinal	0.125 GPF -Wall Mount	
GPF of Proposed Urinal Flush Valve** ***(1992 EpACT Energy Act Mandates 1.0GPF Max on Urinals)*	0.125	GPF

Water Closet Water Savings

Tankless Water Closets

Do you want to make any changes to the Water Closets?	Yes	
Existing Gallons Per Flush Ratings For Water Closet Flushes	1.60	GPF
Are The Existing Water Closet Being Replaced? *(If No; Then Only The Flush Valve Would Be Replaced With Dual Flush Retrofit Kit)*	No	
No. of Tankless Water Closets	7	
GPF of Proposed Dual Flush- Water Closet Valve* **(Federal Law Requires All Flushes Not To Exceed 1.6 GPF)*	*Solid Waste (20%)* 1.60	GPF
	Liquid Waste (80%) 0.48	GPF
Estimated Annual Water Savings From Male Users	5.22	kGal
Estimated Annual Water Savings From Female Users	26.09	kGal

Water & Cost Saving Calculations

Water Savings Calculation

Water Savings By The Use of Low Flow Water Closet Flush Valves/Yr	31.31	kgal
Water Savings By The Use of Low Flow Urinal Flush Valves/ Yr	34.36	kgal
Total Annual Water Savings in kgal	65.67	kgal

Cost Savings Calculations

Enter Water Tariff Rate ($/1000Gal)	$11.18
Estimated Cost Savings From Water	$734

Estimated Cost of Retrofit

Material Cost for Low Flow Urinal(s)	$446
Labor Cost for Installing New Urinal(s)	$2,968
Material Cost For Replacing Existing Flush Valves With Low Flow - Dual Flush Valves	$560
Labor Cost For Water Closet *(Up For Liquid Waste And Down For Solid Waste)*	$802
Estimated Total Cost For Retrofit	$4,776
Simple Pay Back Period	6.51 Yrs
Type of Recommendation	Capital Cost ECM Recommendation

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ECM EXPLANATION:

The highest water utilization at any home/office occurs in the restrooms. It is estimated that on an average a normal human being uses the restroom at least four times a day. Keeping with the global water conservation objectives, federal law prohibits use of any new water closet flushes over 1.6 GPF. At the same time the '1992 EpACT' mandates all new Urinals to have a maximum 1.0 GPF flush valves on urinals.

BV recommends replacing all urinals above 1.0 GPF with a new 0.5 GPF or lesser urinals. At the same time BV also recommends replacing all the water closets having a GPF rating of 1.6 and over with low flow water closet fixtures equipped with dual flush valves.

In case the property doesn't wish to replace the entire water closet fixtures, BV recommends retrofitting all the tankless water closet flush fixtures with new dual flush fixtures that would result in a 30% water savings per flush for liquid wastes, while retaining the same flush rate for solid wastes.

SUMMARY:

Initial Investment:	$4,776	Simple Payback Period:	6.51 Yrs
Annual Cost Savings:	$734		

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UIC	Replace Inefficient Heating Plant
EAH1A	Location: Police Station
Attributes:	Replace (1x) Condensing Boiler boiler(s) with (1x) 95% efficient Condensing Boiler

Existing System

Select Type of Heating Fuel	Natural Gas	Existing Boiler Type:	Condensing Boiler
No. of Heating Units To Be Replaced:		1	Qty
Rated Heating Capacity of Each Existing Boilers:		501-1000 MBH	
Estimated Actual Heating Fuel Used For Heating:		26,010	Therms
Existing Average Annual Heating Plant Efficiency:		85%	%
Cost For Demolition of Existing Heating System:		$1,638	

Proposed Heating System

Proposed Heating Fuel	Natural Gas	Proposed Boiler Type:	Condensing Boiler

	MBH	Qty	Total No. of New Boilers
Proposed Boiler Type-1	850	1	1 Qty
Proposed Boiler Type-2	0	0	
Proposed Boiler Type-3	0	0	

Proposed Heating Plant Efficiency:	95%	%
Estimated Fuel Consumption With Improved Efficiency:	23,272	Therms

Financial Analysis

Existing Annual Heating Cost:	$58,262	Proposed Annual Heating Cost:	$52,130 $
Annual Energy Cost Savings	$6,133	Estimated Annual O&M Savings:	$307 $
Total Annual Cost Savings:	$6,440 $		

Cost of Type-1 New Boilers (Material + Installation):	$30,449	$
Cost of Type-2 New Boilers (Material + Installation):	$0	$
Cost of Type-3 New Boilers (Material + Installation):	$0	$
Total For Material +Installation+Demolition:	**$32,088**	$
Estimated Engineering and Architecture Fees:	$2,342	$

Install New Gas Line & Gas Meter? **No**

Estimated Cost For Installing New Gas Line & Gas Meter :	$0	$
(The Above Cost is the cost for gas pipeline from gas meter to heating plant only ie. within the property)		
Estimated Cost For Extending Gas Pipeline To The Property:		$
Estimated Total Cost For Replacing All Heating Plants:	$34,430	$
Simple Payback:	5.35	years

Type of Recommendation — Capital Cost ECM Recommendation

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ECM DESCRIPTION

Standard boilers on the market generally attain operating efficiencies around 80% (Output MBH / Input MBH). The operating efficiencies for condensing boilers are above 90% and reduce the energy requirements for heating significantly. Condensing boilers utilize the latent heat of condensing exhaust gasses to extract additional heat from the input fuel, thus achieving a significantly higher operating efficiency. Additionally, many condensing boilers have the ability to modulate the input rate to meet a reduced heating demand, which boiler cycling on days of moderate temperature. . A properly-sized modulating condensing boiler will reduce the input energy required for heating and will provide ability for the boiler to turn-down the firing rate during periods of reduced heating load, further conserving heating energy. Sizing analysis and design for replacement by a local professional engineer is recommended prior to replacement of the heating equipment. This step will ensure that the new boilers are properly sized and configured to meet the building hot water demands and operate in the most efficient manner. In addition to reducing the energy consumption, the increased efficiency may also allow for a decrease in the required input capacity.

SUMMARY:

Initial Investment:	$34,430	Simple Payback:	5.35 Yrs
Energy Cost Saving	$6,440		

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UIC	Replace Inefficient Heating Plant
EAH1A	Location: Police Station
Attributes:	Replace (1x) Cast Iron boiler(s) with (1x) 95% efficient Condensing Boiler

Existing System

Select Type of Heating Fuel	Natural Gas	Existing Boiler Type:	Cast Iron
No. of Heating Units To Be Replaced:		1	Qty
Rated Heating Capacity of Each Existing Boilers:		501-1000 MBH	
Estimated Actual Heating Fuel Used For Heating:		19,656	Therms
Existing Average Annual Heating Plant Efficiency:		78%	%
Cost For Demolition of Existing Heating System:		$1,638	

Proposed Heating System

Proposed Heating Fuel	Natural Gas	Proposed Boiler Type:	Condensing Boiler

	MBH	Qty	Total No. of New Boilers
Proposed Boiler Type-1	650	1	1 Qty
Proposed Boiler Type-2	0	0	
Proposed Boiler Type-3	0	0	

Proposed Heating Plant Efficiency:	95%	%
Estimated Fuel Consumption With Improved Efficiency:	16,139	Therms

Financial Analysis

Existing Annual Heating Cost:	$44,029	Proposed Annual Heating Cost:	$36,150 $
Annual Energy Cost Savings	$7,879	Estimated Annual O&M Savings:	$394 $
Total Annual Cost Savings:	$8,273 $		

Cost of Type-1 New Boilers (Material + Installation):	$34,725	$
Cost of Type-2 New Boilers (Material + Installation):	$0	$
Cost of Type-3 New Boilers (Material + Installation):	$0	$
Total For Material +Installation+Demolition:	**$36,364**	$
Estimated Engineering and Architecture Fees:	$2,655	$

Install New Gas Line & Gas Meter? **No**

Estimated Cost For Installing New Gas Line & Gas Meter :	$0	$
(The Above Cost is the cost for gas pipeline from gas meter to heating plant only ie. within the property)		
Estimated Cost For Extending Gas Pipeline To The Property:		$
Estimated Total Cost For Replacing All Heating Plants:	$39,018	$
Simple Payback:	4.72	years

Type of Recommendation — Capital Cost ECM Recommendation

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ECM DESCRIPTION

Standard boilers on the market generally attain operating efficiencies around 80% (Output MBH / Input MBH). The operating efficiencies for condensing boilers are above 90% and reduce the energy requirements for heating significantly. Condensing boilers utilize the latent heat of condensing exhaust gasses to extract additional heat from the input fuel, thus achieving a significantly higher operating efficiency. Additionally, many condensing boilers have the ability to modulate the input rate to meet a reduced heating demand, which boiler cycling on days of moderate temperature. . A properly-sized modulating condensing boiler will reduce the input energy required for heating and will provide ability for the boiler to turn-down the firing rate during periods of reduced heating load, further conserving heating energy. Sizing analysis and design for replacement by a local professional engineer is recommended prior to replacement of the heating equipment. This step will ensure that the new boilers are properly sized and configured to meet the building hot water demands and operate in the most efficient manner. In addition to reducing the energy consumption, the increased efficiency may also allow for a decrease in the required input capacity.

SUMMARY:

Initial Investment: $39,018 Simple Payback: 4.72 Yrs

Energy Cost Saving $8,273

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UIC	Install Low Flow Faucet Aerators
EAP2-b	**Location**: Police Station
Attributes:	Replace 3x 2GPM rated kitchen aerators with 1GPM WaterSense certified aerators Replace 7x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators

Property Type:	Commercial	Estimated No. of Operational Weeks	52
		Number of Occupied Days/Week (Max 7)	7

KITCHEN FAUCETS			BATHROOM FAUCETS		
Number of Occupants Affected By Retrofit	140		Number of Occupants Affected by Retrofit	40	
Do You Want To Replace Kitchen Faucets Aerators	No	*(Select)*	Do You Want To Replace Bathroom Faucets Aerators	Yes	*(Select)*
Total Number of Faucet Aerators To Be Replaced	3		Total Number of Faucet Aerators To Be Replaced	7	
Total Number of Faucets To Be Replaced:	0		Total Number of Faucets To Be Replaced:	0	
GPM of Existing Faucet Aerators	2	GPM	GPM of Existing Faucet Aerators	1.5	GPM
GPM of Proposed Faucet Aerator	1	GPM	GPM of Proposed Faucet Aerator	0.5	GPM
Estimated Number of Uses Per Day	4		Estimated Number of Uses Per Day	5	

Annual Water Savings From Installing Low Flow Aerators: 6.99 kGal

WATER & ENERGY SAVING CALCULATION			COST SAVING CALCULATION		
Select Type of Water Heater Fuel:	Natural Gas	(Select)	Property Location in United States	Southern Localities	
Energy Factor of Domestic Hot Water Heater:	0.80	EF	Heating Fuel Tariff	$2.24	$/Therm
Hot Water Discharge Temperature at Faucet	109.00	°F	Water Tariff ($/1000 Gal)	$11.18	$/kGal
Equivalent Heating Fuel Savings:	24	Therms	Annual Cost Savings In Form of Water	$78	$
Savings Discounted by 15% to Account For Cold Water Use					
Annual Water Savings	6.99	kGal	Annual Energy Savings From Water Heater	$54	$

COST BENEFIT ANALYSIS					
Estimated Material Cost	$80		Estiamted Labor Cost	$77	
Estimated Total Annual Cost Savings	$132	$$	Estimated Total Installation Cost	$157	$$
Simple Payback Period	1.19	Years	*Type of Recommendation*	No/Low Cost ECM Recommendation	

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ECM EXPLANATION:

By reducing the flow of water coming from the restroom faucets, aerators can generate energy savings at low cost and with easy installation. The savings generated would be in the form of reduced water and sewer costs and at the same time aerators would save energy by reducing the demand for hot water. The average faucet has a flow rate of about 2 to 4 GPM. Adding a screw-in faucet aerator reduces the flow to 0.5 to 1.5 GPM in the bathroom and 2.2 GPM in the kitchen. In addition to saving energy and water, the "foamier" water that comes from faucet aerators wets objects better than water from a faucet with no aerator, which tends to bounce off the object rather than thoroughly wetting it.

BV recommends replacing the proposed faucet aerators with new low flow aerators as mentioned above. The proposed ECM shall also result in an annual energy saving in form of reduction in water heating bills.

Summary:

Initial Investment: $157 Estimated Annual Cost Savings: $132 Simple Payback Period (Yrs): 1.19

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UIC	Install Low Flow Tankless Restroom Fixtures
EAP4	Location: City Library
Attribute:	Retrofit 8x; 1.28 GPF toilets with dual-flush flush vales

ECM FOR DETERMINING WATER SAVINGS IN COMMERCIAL PROPERTIES

Number of Males	50	
Number of Females	50	
Number of Occupied Days Per Week (Max 7)	5	
Number of Occupied Weeks/Year (Max 52)	52	
Number of Urinals To Be Retrofitted	0	
Number of Water Closets To Be Retrofitted	8	
No. of Water Closets With Separate Flush Tank (*Typical Residential Type*)	0	
Estimated Restroom Usage/Individual/Day (*Default is 4 Uses/Day For Residential/Office*)	5	(Select)

Urinal Water Savings

Do you want to make any changes to the Urinals?	No	
Estimated Existing Use of Urinal/Day/Man	80%	
Existing Gallons Per Flush Ratings For Urinal Flushes		GPF
Proposed Urinal	-	
GPF of Proposed Urinal Flush Valve**	0.000	GPF

***(1992 EpACT Energy Act Mandates 1.0GPF Max on Urinals)*

Water Closet Water Savings

Tankless Water Closets

Do you want to make any changes to the Water Closets?	Yes	
Existing Gallons Per Flush Ratings For Water Closet Flushes	1.28	GPF
Are The Existing Water Closet Being Replaced? (*If No; Then Only The Flush Valve Would Be Replaced With Dual Flush Retrofit Kit*)	No	
No. of Tankless Water Closets	8	
GPF of Proposed Dual Flush- Water Closet Valve* (**(Federal Law Requires All Flushes Not To Exceed 1.6 GPF)*)	*Solid Waste (20%)* 1.28	GPF
	Liquid Waste (80%) 0.38	GPF
Estimated Annual Water Savings From Male Users	46.59	kGal
Estimated Annual Water Savings From Female Users	46.59	kGal

Water & Cost Saving Calculations

Water Savings Calculation

Water Savings By The Use of Low Flow Water Closet Flush Valves/Yr	93.18	kgal
Water Savings By The Use of Low Flow Urinal Flush Valves/ Yr	0.00	kgal
Total Annual Water Savings in kgal	93.18	kgal

Cost Savings Calculations

Enter Water Tariff Rate ($/1000Gal)	$11.18	
Estimated Cost Savings From Water	$1,042	

Estimated Cost of Retrofit

Material Cost for Low Flow Urinal(s)	$0	
Labor Cost for Installing New Urinal(s)	$0	
Material Cost For Replacing Existing Flush Valves With Low Flow - Dual Flush Valves	$640	
Labor Cost For Water Closet (*Up For Liquid Waste And Down For Solid Waste*)	$917	
Estimated Total Cost For Retrofit	$1,557	
Simple Pay Back Period	1.49	Yrs
Type of Recommendation	Capital Cost ECM Recommendation	

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ECM EXPLANATION:

The highest water utilization at any home/office occurs in the restrooms. It is estimated that on an average a normal human being uses the restroom at least four times a day. Keeping with the global water conservation objectives, federal law prohibits use of any new water closet flushes over 1.6 GPF. At the same time the '1992 EpACT' mandates all new Urinals to have a maximum 1.0 GPF flush valves on urinals.

BV recommends replacing all urinals above 1.0 GPF with a new 0.5 GPF or lesser urinals. At the same time BV also recommends replacing all the water closets having a GPF rating of 1.6 and over with low flow water closet fixtures equipped with dual flush valves.

In case the property doesn't wish to replace the entire water closet fixtures, BV recommends retrofitting all the tankless water closet flush fixtures with new dual flush fixtures that would result in a 30% water savings per flush for liquid wastes, while retaining the same flush rate for solid wastes.

SUMMARY:

Initial Investment:	$1,557	Simple Payback Period:	1.49 Yrs
Annual Cost Savings:	$1,042		

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UIC	Install Low Flow Faucet Aerators
EAP2	**Location**: City Library
Attributes:	Replace 5x 2GPM rated kitchen aerators with 1GPM WaterSense certified aerators Replace 1x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators

Property Type:	Commercial	Estimated No. of Operational Weeks	52
		Number of Occupied Days/Week (Max 7)	5

KITCHEN FAUCETS			BATHROOM FAUCETS		
Number of Occupants Affected By Retrofit	100		Number of Occupants Affected by Retrofit	100	
Do You Want To Replace Kitchen Faucets Aerators	Yes	*(Select)*	Do You Want To Replace Bathroom Faucets Aerators	Yes	*(Select)*
Total Number of Faucet Aerators To Be Replaced	5		Total Number of Faucet Aerators To Be Replaced	1	
Total Number of Faucets To Be Replaced:	0		Total Number of Faucets To Be Replaced:	0	
GPM of Existing Faucet Aerators	2	GPM	GPM of Existing Faucet Aerators	1.5	GPM
GPM of Proposed Faucet Aerator	1	GPM	GPM of Proposed Faucet Aerator	0.5	GPM
Estimated Number of Uses Per Day	5		Estimated Number of Uses Per Day	5	

Annual Water Savings From Installing Low Flow Aerators: 24.96 kGal

WATER & ENERGY SAVING CALCULATION			COST SAVING CALCULATION		
Select Type of Water Heater Fuel:	Natural Gas	(Select)	Property Location in United States	Southern Localities	
Energy Factor of Domestic Hot Water Heater:	0.63	EF	Heating Fuel Tariff	$2.24	$/Therm
Hot Water Discharge Temperature at Faucet	105.00	°F	Water Tariff ($/1000 Gal)	$11.18	$/kGal
Equivalent Heating Fuel Savings:	98	Therms	Annual Cost Savings In Form of Water	$279	$
Savings Discounted by 15% to Account For Cold Water Use					
Annual Water Savings	24.96	kGal	Annual Energy Savings From Water Heater	$220	$

COST BENEFIT ANALYSIS					
Estimated Material Cost	$48		Estiamted Labor Cost	$46	
Estimated Total Annual Cost Savings	$499	$$	Estimated Total Installation Cost	$94	$$
Simple Payback Period	0.19	Years	*Type of Recommendation*	No/Low Cost ECM Recommendation	

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ECM EXPLANATION:

By reducing the flow of water coming from the restroom faucets, aerators can generate energy savings at low cost and with easy installation. The savings generated would be in the form of reduced water and sewer costs and at the same time aerators would save energy by reducing the demand for hot water. The average faucet has a flow rate of about 2 to 4 GPM. Adding a screw-in faucet aerator reduces the flow to 0.5 to 1.5 GPM in the bathroom and 2.2 GPM in the kitchen. In addition to saving energy and water, the "foamier" water that comes from faucet aerators wets objects better than water from a faucet with no aerator, which tends to bounce off the object rather than thoroughly wetting it.

BV recommends replacing the proposed faucet aerators with new low flow aerators as mentioned above. The proposed ECM shall also result in an annual energy saving in form of reduction in water heating bills.

Summary:

Initial Investment: $94 Estimated Annual Cost Savings: $499 Simple Payback Period (Yrs): 0.19

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UIC	Retrofit Flush Tank Toilets to Dual Flush
EAP3	Location: Library
Attribute:	Retrofit 1x 1.28GPF toilets to dual-flush

EXISTING CONDITION

Total Occupants:	100	
Number of Water Closets To Be Replaced	1	
Number of Occupied Days Per Week (Max 7)	5	
Number of Occupied Weeks/Year (Max 52)	52	
Estimated Restroom Usage/Individual/Day *5.05 flushes/person/day@American Water Works Association (AWWA)*	5	(Select)

PROPOSED RETROFIT/REPLACEMENT

Existing Gallons Per Flush Ratings For Water Closet Flushes	1.28	GPF
Replace or Retrofit Toilets With Dual Flush Toilets	Retrofit	
Replace		
Proposed Toilet	-	
GPF of Proposed New Low Flow Water Closet Fixture*	-	GPF
Retrofit		
Dual Flush - Retrofit Setup Valve for Flush Tank Toilet *(Federal Law Requires All Flushes Not To Exceed 1.6 GPF)*	*Solid Waste (20%)* 1.28	GPF
	Liquid Waste (80%) 1.02	GPF

Water & Cost Saving Calculations

Water Savings By The Use of Low Flow Water Closet Flush Valves/Day			102.40	gal
Total Annual Water Savings in gallons			26.62	kgal
Cost Savings Calculations				
Enter Water Tariff Rate ($/1000Gal)			$11.18	$
Estimated Cost Savings From Water			$298	$
Estimated Cost of Retrofit				
Estimated Total Cost For Retrofit	*Material* $24 *Labor* $115	Total	$139	$
Simple Pay Back Period			0.47	Yrs
Type of Recommendation	No/Low Cost ECM Recommendation			

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ECM EXPLANATION:

The highest water utilization at any home/office occurs in the restrooms. It is estimated that on an average a normal human being uses the restroom at least four times a day. Keeping with the global water conservation objectives, federal law prohibits use of any new water closet flushes over 1.6 GPF.

Existing toilets can be retrofitted with pressure-assisted flush technology to reduce the flush rate to 1.0 GPF or less. Though water efficient these toilets make considerable amount of noise as this involves release of pressurized air during the course of flushing. Thus making them unpopular among residential properties.

Thus BV recommends replacing the existing high flow toilets with new low flow 1.28GPF rated flush tank toilets, which are comparatively more water efficient at the same time considerably quiter as compared to the pressure assisted technology retrofitted toilets.

Summary:

Initial Investment:	$139			
		Simple Payback:	0.47	Years
Annual Cost Savings:	$298			

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UIC	Install Outside Air Temperature Reset Controls For Hot Water Boilers
EAC5	Location: Police Station
Attributes:	Install OA sesnsors on (1x) boiler(s)

Select Type of Heating Fuel	Natural Gas (Select)	
Select The Number of Outside Air Temperature Controls To Be Installed:	1	
Estimate Actual Heating Fuel Used Annually	19,656	Therms
Total Estimated Energy Savings By Use of OA Temperature Reset Control:	15%	
Estimated New Heating Fuel Consumption With Improved System Efficiency:	16,708	Therms
Estimated Annual Heating Fuel Savings:	2,948	Therms
Cost Per Unit of Heating Fuel:	**$2.24**	$/Therm
Estimated Annual Cost Savings:	$6,604	
Installed cost of a OA Reset controller:	$1,213	
Simple Payback:	0.18	years
Type of Recommendation	Capital Cost ECM Recommendation	

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ECM DESCRIPTION:

HVAC equipment is usually sized to meet conditions at the design peak load. Hot water temperature set points are also chosen to meet the design load. However, during most hours of operation, the equipment operates at part-load. Use of design set points on water loops at part-load results in unnecessary thermal losses and equipment inefficiencies. Resetting the set point reduces energy consumption by matching hot water supply set points to the actual equipment load.

Reset of supply water temperature may be based on the outside air temperature or on the hot water demand. Except for buildings with dominant internal loads, the space load generally may be considered to be a function of the outdoor temperature. For example, as the outside air temperature rises, hot water temperature is adjusted downward. Alternatively, a more accurate method is to reset the water temperature based on instrumentation readings. Such an instrument is known as an outside air temperature rest control. The sensor shall modulate the supply water temperature based on the outside temperature, thus resulting in considerable energy savings, without manual intervention.

SUMMARY:

Initial Investment $1,213 Simple Payback: 0.18
Energy Cost Savings: $6,604

Appendix I:
Lighting System Schedule

HOME CONNECT::Project Name	HOME CONNECT::Project_Number	HOME CONNECT::Assessor Name	Bldg_ID	BUILDING ::Name
Glendora, City of - FCA	158691.23R000	Carl.Alejandro@bureauveritas	926.00	Finkbiner F
Glendora, City of - FCA	158691.23R000	Carl.Alejandro@bureauveritas	926.00	Finkbiner F
Glendora, City of - FCA	158691.23R000	Carl.Alejandro@bureauveritas	927.00	Finkbiner F
Glendora, City of - FCA	158691.23R000	Carl.Alejandro@bureauveritas	927.00	Finkbiner F

Spaces Asset::hoursPerWeekOperati	Initial_Interview::Hours_operation_hr	Initial_Interview::Hours_operation_w	Spaces Asset::LUX	Spaces Asset::humidity	Spaces Asset::comments	photoNamesAC	ID	portalTXTFullName
60	28.00	52.00					122483	D50 Lighting
60	28.00	52.00					122484	D50 Lighting
60.00	28.00	52.00					122365	D50 Lighting
60.00	28.00	52.00				2023-12-1	122378	D50 Lighting

Convert

Label	Helper_Label	Quantity	Quantity_Unit	Location_Description
Troffer - Surface Mounted Di	Troffer - Surface Mounted	1.00	EA	Main Room
Troffer - Surface Mounted Di	Troffer - Surface Mounted	1.00	EA	Main Room
Troffer - Surface Mounted In	Troffer - Surface Mounted	1.00	EA	
Troffer - Surface Mounted In	Troffer - Surface Mounted	1.00	EA	Youth Center

all values to Number

Capacity	Capacity_Unit	Notes_private	flag_Issue	flag_ECM	EnergyFieldsPrint::lightingExistingControl	EnergyFieldsPrint::lightingTechnology	EnergyFieldsPrint::lightingSubTechnology	EnergyFieldsPrint::lightingLampType
					Light Switch	Linear Fluore	T12	4' 34W T12
			0.00	0.00	Light Switch	Linear Fluore	T8	4' 32W T8
					Light Switch	Linear Fluore	T8	4' 32W T8
					Light Switch	Linear Fluore	T8	2' 17W T8

EnergyFieldsPrint::lightingLampBase	EnergyFieldsPrint::lightingBallastType	EnergyFieldsPrint::lightingLampPerFixture	EnergyFieldsPrint::lightingTotalFixtureQuantity	EnergyFieldsPrint::lightingEmergencyFixture	EnergyFieldsPrint::lightingBatteryBackupBallastQuantity
G13	Electronic	2	8	No	0.00
G13	Electronic	2	3	No	0.00
	Electronic	2	4	No	0.00
G13	Electronic	2	4	No	0.00

EnergyFieldsPrint::lightingBilevelFixture	EnergyFieldsPrint::lightingFixtureHeight	EnergyFieldsPrint::lightingLiftType	EnergyFieldsPrint::plumbingControl	EnergyFieldsPrint::plumbingWaterTemp	EnergyFieldsPrint::plumbingToilet	EnergyFieldsPrint::plumbingToiletRoughinType	EnergyFieldsPrint::plumbingToiletRoughinDistance1
No	10-15	Ladder					
No	10-15	Ladder					
No	≥ 9	Ladder					
No	≥ 9	Ladder					

Appendix J:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) **I**nvestment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT

prepared for

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



Pay N Play Racquetball
155 West Dawson Avenue
Glendora, California 91741

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BV PROJECT #:
158691.23R000-012.379

DATE OF REPORT:
February 2, 2024

ON SITE DATE:
November 10, 2023

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Racquetball Courts
Main Address	155 West Dawson Avenue, Glendora, California 91741
Site Developed	1960
Site Area	0.94 acres (estimated)
Parking Spaces	27 (estimated) total spaces all in open lots; two of which are accessible
Building Area	4,420 SF
Number of Stories	One above grade
Outside Occupants / Leased Spaces	None
Date(s) of Visit	November 10, 2023
Management Point of Contact	City of Glendora, Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Hugo Soltero 626.672.6311
Assessment and Report Prepared By	Usama Anwar
Reviewed By	Carl Alejandro Technical Reviewer carl.alejandro@bureauveritas.com 800.733.0660 x7296236
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Pay N Play Racquetball was developed in 1960. It is a self-service racquetball facility located across from the Glen Oaks Golf Course. There are five racquetball courts, two utility closets, and a unisex restroom in the building.

Architectural

The roof membrane is composed of multiple layers of modified bitumen which appear free of any significant weather damage or water ponding concerns. Some minor bulging issues were observed. A low-sloped roof over the exterior corridor is made of clay tiles that still appear in fair condition. The building façade is finished with stucco that still holds its fair appearance. Interior floors for the racquetball courts are finished with interlocking tiles made of polypropylene rubber/plastic material. Two of the courts are currently in the process of complete floor refinishing. High Impact walls and ceiling panels are the other components of the court system. The interior walls are stained throughout and recommended for repainting. Overall, each architectural element of the building is anticipated for life-cycle replacement.

Mechanical, Electrical, Plumbing and Fire (MEPF)

There is no HVAC system installed in the building. However, adequate ventilation for indoor comfort is provided by roof-mounted exhaust fans. A medium voltage distribution panel serves as source of electric distribution in the building. No fire suppression components or fire safety devices were identified, however a system-based cost to install an alarm system and fire sprinklers throughout the facility is included in the reserve tables. No domestic hot water is provided in the facility. Interior lighting fixtures consist of ceiling recessed T12 fluorescent lights and jelly jar lights at the building entrance. Court lights are controlled by dimming panels. An anticipatory cost to retrofit and replace each MEPF equipment at the end of its useful life is anticipated.

Site

Site elements include concrete sidewalks and an asphalt paved parking lot. Longitudinal cracks at various locations in the lot area have developed that are recommended for repair. Solar panels are installed on the existing carports that serve as a source of renewable energy for the facility. Short-term and long-term maintenance costs for maintaining the site infrastructure are included in the reserve tables.

Recommended Additional Studies

The interior walls and floors are in poor condition. The substructure components of the building exhibited signs of building movement as isolated sections of the interior walls and floors have developed longitudinal cracks. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to repair the foundation is also included.

Facility Condition Index (FCI)

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

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

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

FCI Analysis | Pay N Play Racquetball(1960)

Replacement Value	*Total SF*	*Cost/SF*
$ 3,094,000	*4,420*	*$ 700*

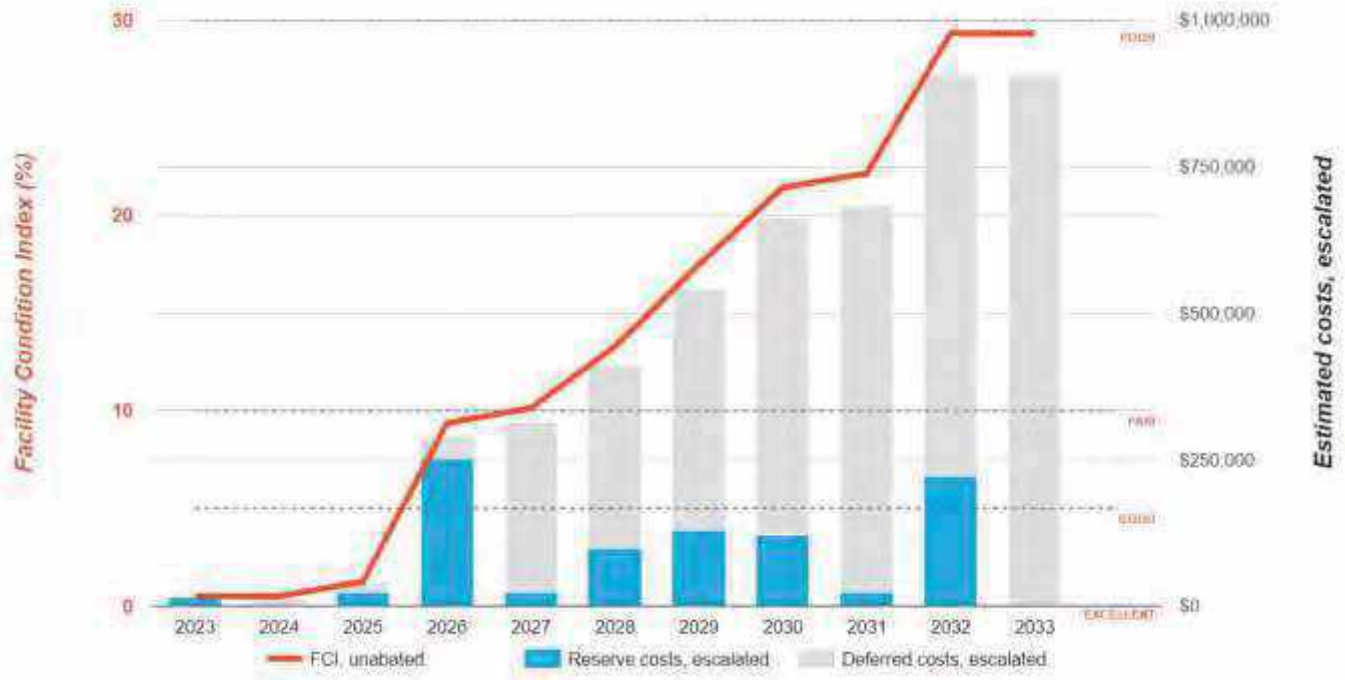
	Est Reserve Cost	FCI
Current	$ 15,200	0.5 %
3-Year	$ 289,800	9.4 %
5-Year	$ 411,300	13.3 %
10-Year	$ 907,500	29.3 %

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Pay N Play Racquetball

Replacement Value: $3,094,000 Inflation Rate: 3.0% Average Needs per Year: $82,500



Immediate Needs

Facility/Building	Total Items	Total Cost
Pay N Play Racquetball	2	$15,100
Total	**2**	**$15,100**

Pay N Play Racquetball

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7133423	Pay N Play Racquetball	Restrooms	C2050	Ceiling Finishes, Gypsum Board/Plaster, Repair	Poor	Performance/Integrity	$1,600
7133429	Pay N Play Racquetball	Throughout building	P2030	Engineering Study, Structural, Superstructure, Evaluate/Report	Poor	Performance/Integrity	$13,500
Total (2 items)							**$15,100**

Key Findings



Parking Lots in Poor condition.

Pavement, Asphalt
Pay N Play Racquetball Site

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

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: $6,100

**$$**$$

Isolated asphalt pavement cracking. - AssetCALC ID: 7133422



Recommended Follow-up Study: Structural, Superstructure

Structural, Superstructure
Pay N Play Racquetball Throughout building

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2023**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $13,500

**$$$**$

Foundation cracks were identified at various locations inside the building. A cost to hire professional engineer study the cause and analysis of structural integrity is added - AssetCALC ID: 7133429



Ceiling Finishes in Poor condition.

Gypsum Board/Plaster
Pay N Play Racquetball Restrooms

Uniformat Code: C2050
Recommendation: **Repair in 2023**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $1,600

**$$**$$

Ceiling damage observed in utility closet. Repair is recommended. - AssetCALC ID: 7133423



Wall Finishes in Poor condition.

any surface
Pay N Play Racquetball Throughout building

Uniformat Code: C2010
Recommendation: **Prep and Paint in 2025**

Priority Score: **81.6**

Plan Type:
Performance/Integrity

Cost Estimate: $16,200

**$$$**$

Repainting is required - AssetCALC ID: 7133414

Fire Suppression System

Priority Score: **60.3**

Full System Install/Retrofit, Low Density/Complexity
Pay N Play Racquetball Throughout

Plan Type: Retrofit/Adaptation

Cost Estimate: $17,900

Uniformat Code: D4010
Recommendation: **Install in 2030**

**$$$**$

No fire suppression observed. Cost allowance to install fire sprinklers. - AssetCALC ID: 7134641



Flooring

Priority Score: **54.7**

Rubber Tile
Pay N Play Racquetball Racquetball rooms

Plan Type: Retrofit/Adaptation

Cost Estimate: $17,500

Uniformat Code: C2030
Recommendation: **Replace in 2026**

**$$$**$

Removed tiles in process of replacement - AssetCALC ID: 7133440



Slab-on-Grade

Priority Score: **54.7**

Concrete
Pay N Play Racquetball Throughout

Plan Type: Retrofit/Adaptation

Cost Estimate: $83,500

Uniformat Code: A4020
Recommendation: **Repair in 2026**

$$$$

Cost allowance for making foundation repairs - AssetCALC ID: 7179901

Fire Alarm System

Priority Score: **54.3**

Full System Upgrade, Simple Addressable
Pay N Play Racquetball Throughout

Plan Type: Retrofit/Adaptation

Cost Estimate: $11,900

Uniformat Code: D7050
Recommendation: **Install in 2030**

**$$$**$

No fire alarm system observed. Cost allowance to install a fire alarm system. - AssetCALC ID: 7179904

Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



2. Building and Site Information





Systems Summary

System	Description	Condition
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete slab foundation	Poor
Façade	Primary Wall Finish: Stucco	Fair
Roof	Primary: Flat construction with modified bitumen Secondary: Sloped construction with clay/concrete tiles	Fair
Interiors	Walls: Painted gypsum board Floors: Rubber tile Ceilings: Painted particle boards	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilet and sink in restroom	Fair
HVAC	None	--
Fire Suppression	None	--

Systems Summary

Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks and curbs	Fair
Site Development	Building mounted and property entrance signage Limited furnished park benches and trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Fair
Site Lighting	Pole-mounted: metal halide Building-mounted: CFL	Fair
Ancillary Structures	None	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	Structural displacement, damaged ceilings in utility closet, stained interior walls, longitudinal cracks in parking lot	

Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	$91,400	-	$100	$91,400
Facade	-	-	$13,500	$8,700	$18,100	$40,300
Roofing	-	-	$93,200	$4,400	-	$97,500
Interiors	$1,600	$17,200	$60,800	-	$115,100	$194,700
Plumbing	-	-	$2,300	$53,600	-	$55,900
HVAC	-	-	$17,800	-	-	$17,800
Fire Protection	-	-	-	$22,000	-	$22,000
Electrical	-	-	$20,800	$271,800	$14,600	$307,300
Fire Alarm & Electronic Systems	-	-	$14,600	$14,700	$22,800	$52,100
Site Development	-	-	$27,300	$1,100	-	$28,400
Site Utilities	-	-	$30,800	$56,100	$7,700	$94,600
Site Pavement	-	$6,400	-	$63,900	$75,900	$146,200
Follow-up Studies	$13,500	-	-	-	-	$13,500
TOTALS (3% inflation)	**$15,100**	**$23,600**	**$372,500**	**$496,300**	**$254,300**	**$1,161,800**

*Totals have been rounded to the nearest $100.

3. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 1960. The facility has not since been substantially renovated.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues were reported.

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

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short-Term window but will not be pushed 'irresponsibly' (too far) into the future.

7. Energy Audit

The purpose of this Energy Audit is to provide Pay N Play Racquetball with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation, and special use areas. Where we anticipated significant losses, we utilized infrared thermographs to analyze heat loss across the envelope.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

8. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Pay N Play Racquetball. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated one Energy Conservation Measures (ECM) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

Recommended Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$8,920 *(In Current Dollars)*
Estimated Annual Cost Savings Related to ECMs	$3,212 *(In Current Dollars)*
Net Effective ECM Payback	2.78 years

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

Bureau Veritas screens and categorizes all the ECM's as per the 24 CFR 905 regulation requirements based on their payback, but only those ECM's are recommended for implementation that have a Savings to Investment Ratio ≥1.0.

Financialy methodology used to determine the Savings to Investment Ratio is as follows:

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified one Energy Conservation Measures (ECM) for this property. The basis for an ECM recommendation is a payback of less than the remaining useful life of the system or component. Recommended energy efficiency improvements and the installed cost estimates for recommended energy efficiency measures are provided in the following table:

Energy Conservation Measures					
Priority	Brief Description	Initial Investment	Annual Savings	Payback Period *(years)*	Component EUL *(years)*
1	Upgrade Building Lighting to LED and Install Automatic Lighting Controls	$7,757	$3,569	2.17	15

9. Utility Analysis

Establishing the energy baseline begins with an analysis of the utility cost and consumption of the facility. Utilizing the historical energy data and local weather information, we evaluate the existing utility consumption and assign it to the various end-uses throughout the buildings. The Historical Data Analysis breaks down utilities by consumption, cost, and annual profile.

This data is analyzed using standard engineering assumptions and practices. The analysis serves the following functions:

- Allows our engineers to benchmark the energy and water consumption of the facilities against consumption of efficient buildings of similar construction, use and occupancy.
- Generates the historical and current unit costs for energy and water
- Provides an indication of how well changes in energy consumption correlate to changes in weather.
- Reveals potential opportunities for energy consumption and/or cost reduction. For example, the analysis may indicate that there is excessive, simultaneous heating and cooling, which may mean that there is an opportunity to improve the control of the heating and cooling systems.

By performing this analysis and leveraging our experience, our engineers prioritize buildings and pinpoint systems for additional investigation during the site visit, thereby maximizing the benefit of their time spent on-site and minimizing time and effort by the customer's personnel.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the utility rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Estimated Utility Rates	
Electricity	Water and Sewer
$0.30/kWh	$8.36/CCF

The data analyzed provides the following information: 1) breakdown of utilities by consumption, 2) cost and annual profile, 3) baseline consumption in terms of energy/utility at the facility, 4) the Energy Use Index, or BTU/SF, and cost/SF. For multiple water meters, the utility data is combined to illustrate annual consumption for each utility type.

Electricity

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility. The billing for the water and sewer is monthly.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has not evaluated the energy benchmarking for the facility. Bureau Veritas will update the report on receipt of the actual data.

10. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property. These actions will ensure that the energy conservation measures identified in this report will remain effective. The following general recommendations should be continued or implemented.

Building Envelope

1. Ensure that the building envelope has proper caulking and weather stripping.
2. Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
3. Inspect building vents semiannually for bird infestation

Lighting

1. Use energy efficient replacement lamps (LEDs)
2. Clean lighting fixture reflective surfaces and translucent covers.
3. Ensure that timers and/or photocells are operating correctly on exterior lighting

11. Certification

City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Pay N Play Racquetball, 155 West Dawson Avenue, Glendora, California 91741, the “Property”. It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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12. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Lighting System Schedule
Appendix J: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - MODIFIED BITUMEN ROOFING



6 - CLAY TILE ROOFING

Photographic Overview



7 - STRUCTURAL OVERVIEW



8 - RACQUETBALL COURT OVERVIEW



9 - RESTROOM OVERVIEW



10 - ROOF MOUNTED EXHAUST FAN



11 - DISTRIBUTION PANEL



12 - SOLAR MODULES

Photographic Overview



13 - SOLAR POWER INVERTER



14 - CARPORT



15 - SIGNAGE



16 - METAL RAILS



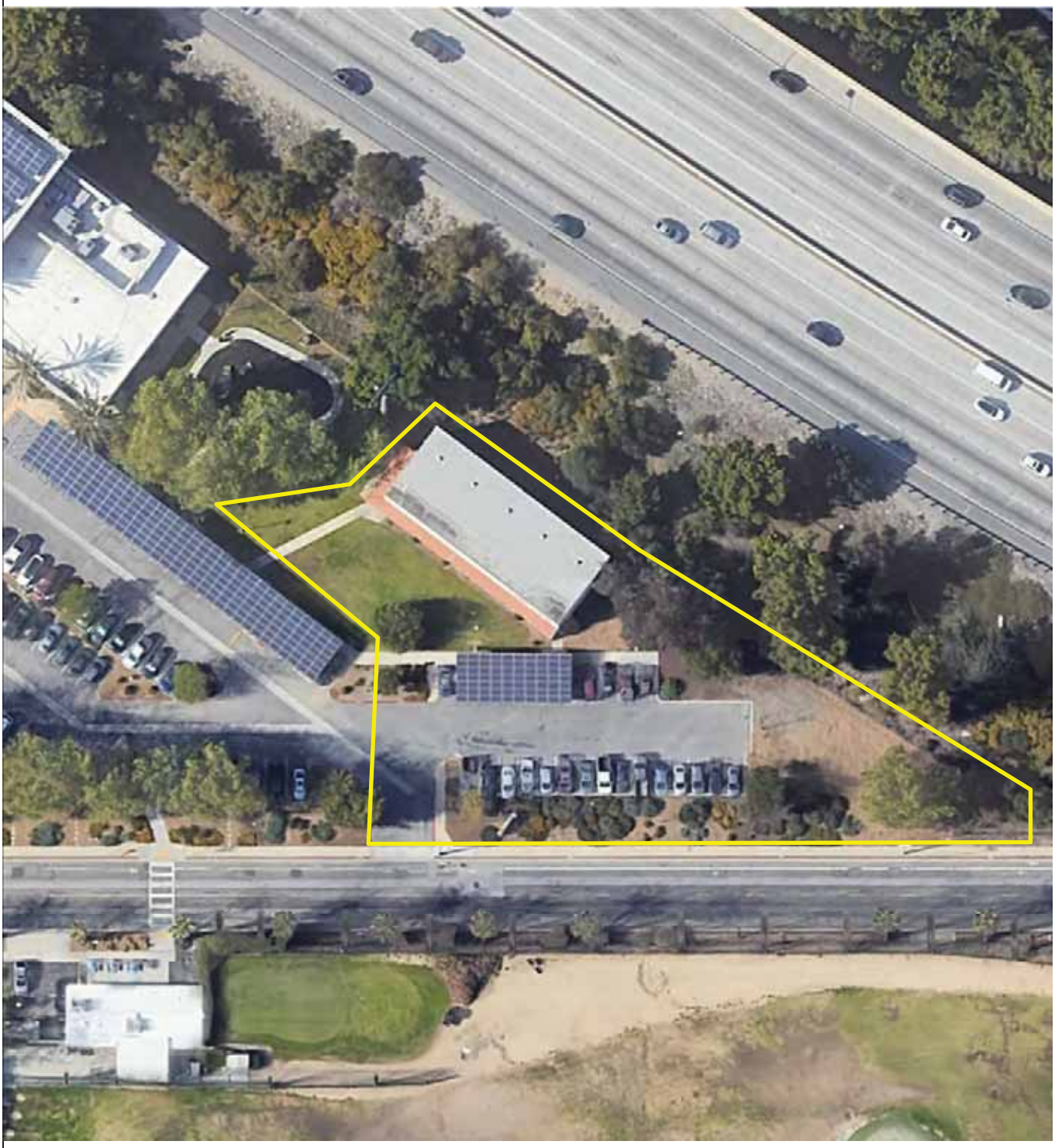
17 - CONCRETE SIDEWALK



18 - PARKING LOT

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-012.379	Pay N Play Racquetball
Source	**On-Site Date**
Google	November 10, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Pay N Play Racquetball

Name of person completing form: Ryan Hacecky

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: 11/6/2023

Phone Number:

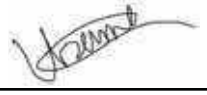
Method of Completion: DURING - verbally completed during assessment

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

Data Overview		Response		
1	Year(s) constructed	Constructed: 1960	Renovated:	Property is leased
2	Building size in SF	4,420 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	None	
		Roof		Minor bulging issues identufied
		Interiors	2023	NEw flooring in 3 courts
		HVAC	NA	
		Electrical	None	
		Site Pavement	None	
		Accessibility	Unknown	
4	List other significant capital improvements (focus on recent years; provide approximate date).	Unknown		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	New floor coverings in three courts		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Unknown		

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

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



Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Pay N Play Racquetball

BV Project Number: 158691.23R000-012.379

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



2ND AREA OF ACCESSIBLE PARKING

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



2ND PATHWAY

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

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Appendix E:
Component Condition Report

Component Condition Report | Pay N Play Racquetball

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A4020	Throughout	NA	Slab-on-Grade, Concrete, Repair	4,420 SF	3	7179901
B1080	Building Exterior	Fair	Stair/Ramp Rails, Metal, Refinish	30 LF	4	7133410
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,870 SF	5	7177776
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	9	6	7133443
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	4,350 SF	3	7133449
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	1,090 SF	5	7133427
B3020	Site	Fair	Roof Appurtenances, Roof Access Ladder, Steel	30 LF	6	7133405
Interiors						
C2010	Throughout building	Poor	Wall Finishes, any surface, Prep & Paint	8,000 SF	2	7133414
C2030	Racquetball rooms	NA	Flooring, Rubber Tile	1,440 SF	3	7133440
C2030	Racquetball courts	Fair	Flooring, Rubber Tile	2,160 SF	3	7133402
C2050	Restrooms	Poor	Ceiling Finishes, Gypsum Board/Plaster, Repair	150 SF	0	7133423
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	4,420 SF	3	7133435
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (includes fixtures)	4,420 SF	7	7133404
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	1	8	7133447
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	5	7133450
HVAC						
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	4	7133455
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	3	7133432
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	3	7133453

Component Condition Report | Pay N Play Racquetball

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	3	7133418
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	3	7133445
Fire Protection						
D4010	Throughout	NA	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	4,420 SF	7	7134641
Electrical						
D5010	Parking lot	Fair	Solar Power, Photovoltaic (PV) Panel, 24 SF	70	9	7133403
D5010	Parking lot	Fair	Solar Power, Inverter	1	5	7133430
D5020	Electrical room	Fair	Distribution Panel, 120/208 V, 400 AMP	1	3	7133407
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,420 SF	6	7133456
D5040	Throughout buildin	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,420 SF	6	7177783
D5040	Building exterior	Fair	Lighting Controls, Dimming Panel, Standard	1	3	7133416
Fire Alarm & Electronic Systems						
D7030	Utility closet	Fair	Security Panel, Annunciator	1	5	7133411
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	4,420 SF	5	7133426
D7050	Throughout	NA	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	4,420 SF	7	7179904
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	10,000 SF	6	7133425
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	10,000 SF	2	7133422
G2030	Site	Fair	Sidewalk, Concrete, Small Areas/Sections	1,400 SF	14	7133437
Sitework						
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	1	6	7133441
G2060	Building exterior	Fair	Park Bench, Wood/Composite/Fiberglass	1	4	7133459
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	4	7133442
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	295 LF	3	7133434
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	5	7133431

Component Condition Report | Pay N Play Racquetball

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	5	7133436
G2060	Site	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	5	7133446
G2060	Site	Fair	Signage, Property, Building-Mounted Individual Letters, Replace/Install	12	5	7133413
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	8	7133409
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	7	7133433
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	5	7133438
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	7	7133454
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	5	7133424
G4050		Fair	Exterior Site Lighting, Wall Pack, any type w/ LED, 50 to 105 W	2	6	7177777
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7133458
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	8	7133420
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	7	7133451
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	7	7133419
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7133448
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	12	7133421
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	4	7133412
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	6	7133452
G4050	Parking lot	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	8	7133406
Follow-up Studies						
P2030	Throughout building	Poor	Engineering Study, Structural, Superstructure, Evaluate/Report	1	0	7133429

Appendix F:
Replacement Reserves

Replacement Reserves Report

Pay N Play Racquetball

2/2/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Pay N Play Racquetball	$15,120	$0	$23,632	$251,039	$23,924	$97,522	$129,506	$122,101	$22,745	$221,942	$0	$0	$39,458	$17,525	$57,268	$18,109	$0	$10,041	$74,464	$0	$37,403	**$1,161,797**
Grand Total	**$15,120**	**$0**	**$23,632**	**$251,039**	**$23,924**	**$97,522**	**$129,506**	**$122,101**	**$22,745**	**$221,942**	**$0**	**$0**	**$39,458**	**$17,525**	**$57,268**	**$18,109**	**$0**	**$10,041**	**$74,464**	**$0**	**$37,403**	**$1,161,797**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
A4020	Throughout	7179901	Slab-on-Grade, Concrete, Repair	75	72	3	4420	SF	$14.00	$18.90	$83,538				$83,538																			**$83,538**
B1080	Building Exterior	7133410	Stair/Ramp Rails, Metal, Refinish	10	6	4	30	LF	$1.50	$2.03	$61					$61																		**$122**
B2010	Building exterior	7177776	Exterior Walls, any painted surface, Prep & Paint	10	5	5	2870	SF	$3.00	$4.05	$11,624						$11,624																	**$23,247**
B2050	Building Exterior	7133443	Exterior Door, Steel, Standard, Replace	40	34	6	9	EA	$600.00	$810.00	$7,290							$7,290															**$7,290**
B3010	Roof	7133427	Roofing, Clay/Concrete Tile, Replace	50	45	5	1090	SF	$17.00	$22.95	$25,016						$25,016																**$25,016**
B3010	Roof	7133449	Roofing, Modified Bitumen, Replace	20	17	3	4350	SF	$10.00	$13.50	$58,725				$58,725																		**$58,725**
B3020	Site	7133405	Roof Appurtenances, Roof Access Ladder, Steel, Replace	40	34	6	30	LF	$90.00	$121.50	$3,645							$3,645															**$3,645**
C2010	Throughout building	7133414	Wall Finishes, any surface, Prep & Paint	10	8	2	8000	SF	$1.50	$2.03	$16,200			$16,200										$16,200									**$32,400**
C2030	Racquetball courts	7133402	Flooring, Rubber Tile, Replace	15	12	3	2160	SF	$9.00	$12.15	$26,244				$26,244															$26,244			**$52,488**
C2030	Racquetball rooms	7133440	Flooring, Rubber Tile, Replace	15	12	3	1440	SF	$9.00	$12.15	$17,496				$17,496															$17,496			**$34,992**
C2050	Restrooms	7133423	Ceiling Finishes, Gypsum Board/Plaster, Repair	0	0	0	150	SF	$8.00	$10.80	$1,620	$1,620																					**$1,620**
C2050	Throughout building	7133435	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	4420	SF	$2.00	$2.70	$11,934				$11,934										$11,934								**$23,868**
D2010	Throughout building	7133404	Plumbing System, Supply & Sanitary, Low Density (includes fixtures), Replace	40	33	7	4420	SF	$7.00	$9.45	$41,769								$41,769														**$41,769**
D2010	Restrooms	7133450	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	25	5	1	EA	$1,500.00	$2,025.00	$2,025						$2,025																**$2,025**
D2010	Restrooms	7133447	Toilet, Commercial Water Closet, Replace	30	22	8	1	EA	$1,300.00	$1,755.00	$1,755									$1,755													**$1,755**
D3060	Roof	7133432	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	17	3	1	EA	$2,400.00	$3,240.00	$3,240				$3,240																		**$3,240**
D3060	Roof	7133453	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	17	3	1	EA	$2,400.00	$3,240.00	$3,240				$3,240																		**$3,240**
D3060	Roof	7133418	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	17	3	1	EA	$2,400.00	$3,240.00	$3,240				$3,240																		**$3,240**
D3060	Roof	7133445	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	17	3	1	EA	$2,400.00	$3,240.00	$3,240				$3,240																		**$3,240**
D3060	Roof	7133455	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	16	4	1	EA	$2,400.00	$3,240.00	$3,240					$3,240																	**$3,240**
D4010	Throughout	7134641	Fire Suppression System, Full System Install/Retrofit, Low Density/Complexity, Install	40	33	7	4420	SF	$3.00	$4.05	$17,901								$17,901														**$17,901**
D5010	Parking lot	7133430	Solar Power, Inverter, Replace	15	10	5	1	EA	$6,000.00	$8,100.00	$8,100						$8,100														$8,100		**$16,200**
D5010	Parking lot	7133403	Solar Power, Photovoltaic (PV) Panel, 24 SF, Replace	20	11	9	70	EA	$1,800.00	$2,430.00	$170,100										$170,100												**$170,100**
D5020	Electrical room	7133407	Distribution Panel, 120/208 V, 400 AMP, Replace	30	27	3	1	EA	$6,000.00	$8,100.00	$8,100				$8,100																		**$8,100**
D5030	Throughout building	7133456	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	34	6	4420	SF	$2.50	$3.38	$14,918							$14,918															**$14,918**
D5040	Building exterior	7133416	Lighting Controls, Dimming Panel, Standard, Replace	20	17	3	1	EA	$1,760.00	$2,376.00	$2,376				$2,376																		**$2,376**
D5040	Throughout buildin	7177783	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	14	6	4420	SF	$4.50	$6.08	$26,852							$26,852															**$26,852**
D7030	Throughout building	7133426	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	10	5	4420	SF	$2.00	$2.70	$11,934						$11,934														$11,934		**$23,868**
D7030	Utility closet	7133411	Security Panel, Annunciator, Replace	15	10	5	1	EA	$500.00	$675.00	$675						$675														$675		**$1,350**
D7050	Throughout	7179904	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	20	13	7	4420	SF	$2.00	$2.70	$11,934								$11,934														**$11,934**
G2020	Site	7133422	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	10000	SF	$0.45	$0.61	$6,075			$6,075					$6,075						$6,075					$6,075			**$24,300**
G2020	Site	7133425	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	19	6	10000	SF	$3.50	$4.73	$47,250							$47,250															**$47,250**
G2030	Site	7133437	Sidewalk, Concrete, Small Areas/Sections, Replace	50	36	14	1400	SF	$20.00	$27.00	$37,800																$37,800						**$37,800**
G2060	Site	7133434	Fences & Gates, Fence, Chain Link 6', Replace	40	37	3	295	LF	$21.00	$28.35	$8,363				$8,363																		**$8,363**
G2060	Building exterior	7133459	Park Bench, Wood/Composite/Fiberglass, Replace	20	16	4	1	EA	$600.00	$810.00	$810					$810																	**$810**
G2060	Site	7133442	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	16	4	1	EA	$700.00	$945.00	$945					$945																	**$945**
G2060	Site	7133436	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	15	5	1	EA	$700.00	$945.00	$945						$945																**$945**
G2060	Site	7133441	Picnic Table, Metal Powder-Coated, Replace	20	14	6	1	EA	$700.00	$945.00	$945							$945															**$945**
G2060	Site	7133431	Signage, Property, Monument, Replace/Install	20	15	5	1	EA	$3,000.00	$4,050.00	$4,050						$4,050																**$4,050**
G2060	Site	7133446	Signage, Property, Building or Pole-Mounted, Replace/Install	20	15	5	1	EA	$1,500.00	$6,525.00	$6,525						$6,525																**$6,525**
G2060	Site	7133413	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	15	5	12	EA	$150.00	$202.50	$2,430						$2,430																**$2,430**
G4050	Parking lot	7133458	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot	7133448	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot	7133412	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	16	4	1	EA	$4,000.00	$5,400.00	$5,400					$5,400																	**$5,400**
G4050	Parking lot	7133438	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	15	5	1	EA	$4,000.00	$5,400.00	$5,400						$5,400																**$5,400**
G4050	Parking lot	7133424	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	15	5	1	EA	$4,000.00	$5,400.00	$5,400						$5,400																**$5,400**
G4050	Parking lot	7133452	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	14	6	1	EA	$4,000.00	$5,400.00	$5,400							$5,400															**$5,400**
G4050	Parking lot	7133433	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	13	7	1	EA	$4,000.00	$5,400.00	$5,400								$5,400														**$5,400**
G4050	Parking lot	7133454	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	13	7	1	EA	$4,000.00	$5,400.00	$5,400								$5,400														**$5,400**
G4050	Parking lot	7133451	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	13	7	1	EA	$4,000.00	$5,400.00	$5,400								$5,400														**$5,400**
G4050	Parking lot	7133419	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	13	7	1	EA	$4,000.00	$5,400.00	$5,400								$5,400														**$5,400**
G4050	Parking lot	7133409	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	12	8	1	EA	$4,000.00	$5,400.00	$5,400									$5,400													**$5,400**
G4050	Parking lot	7133420	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	12	8	1	EA	$4,000.00	$5,400.00	$5,400									$5,400													**$5,400**
G4050	Parking lot	7133406	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	12	8	1	EA	$4,000.00	$5,400.00	$5,400									$5,400													**$5,400**

Replacement Reserves Report

Pay N Play Racquetball



2/2/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G4050	Parking lot	7133421	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	8	12	1	EA	$4,000.00	$5,400.00	$5,400													$5,400										**$5,400**
G4050	Pay N Play Racquetball	7177777	Exterior Site Lighting, Wall Pack, any type w/ LED, 50 to 105 W, Replace	20	14	6	2	EA	$800.00	$1,080.00	$2,160							$2,160																**$2,160**
P2030	Throughout building	7133429	Engineering Study, Structural, Superstructure, Evaluate/Report	0	0	0	1	EA	$10,000.00	$13,500.00	$13,500	$13,500																						**$13,500**
Totals, Unescalated												**$15,120**	**$0**	**$22,275**	**$229,736**	**$21,256**	**$84,123**	**$108,459**	**$99,279**	**$17,955**	**$170,100**	**$0**	**$0**	**$27,675**	**$11,934**	**$37,861**	**$11,624**	**$0**	**$6,075**	**$43,740**	**$0**	**$20,709**	**$927,920**
Totals, Escalated (3.0% inflation, compounded annually)												**$15,120**	**$0**	**$23,632**	**$251,039**	**$23,924**	**$97,522**	**$129,506**	**$122,101**	**$22,745**	**$221,942**	**$0**	**$0**	**$39,458**	**$17,525**	**$57,268**	**$18,109**	**$0**	**$10,041**	**$74,464**	**$0**	**$37,403**	**$1,161,797**

Appendix G:
Equipment Inventory List

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7133455	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	No dataplate	Pay N Play Racquetball	Roof	No dataplate	No dataplate	No dataplate		000084	
2	7133432	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	No dataplate	Pay N Play Racquetball	Roof	Illegible	Illegible	Illegible	1980	000119	
3	7133453	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	No dataplate	Pay N Play Racquetball	Roof	No dataplate	No dataplate	No dataplate		000253	
4	7133418	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	No dataplate	Pay N Play Racquetball	Roof	Illegible	Illegible	Illegible		000097	
5	7133445	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	No dataplate	Pay N Play Racquetball	Roof	No dataplate	No dataplate	No dataplate		000170	

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7133430	D5010	**Solar Power**	Inverter	7.5 KW	Pay N Play Racquetball	Parking lot	Solar city	Inaccessible	Inaccessible		000107	
2	7133407	D5020	**Distribution Panel**	120/208 V, 400 AMP	200 AMP	Pay N Play Racquetball	Electrical room				1980	000093	

Appendix H:
Energy Conservation Measures Calculations

roperty o B All Rights Reser ed

IC	Upgrade Building Lighting to LED and Install Automatic Lighting Controls
EAL10	Location: Building Interior and Exterior - Pay N Play Racquetball
Attributes:	Replace CFL (4x) Linear Fluorescent (80x)

	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
Upgrade Lighting to LED	2	8	16	9,598	2,8 9.51	05.22

Existing Technology	Sub-Technology	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
CFL	CFL - 2 Pin	0	0	0	0	0	0
CFL	CFL - Pin	1			11	3	63
CFL	CFL - Screw-in	0	0	0	0	0	0
Circiline	T9	0	0	0	0	0	0
Incan/H/MR	H	0	0	0	0	0	0
Incan/H/MR	Incan	0	0	0	0	0	0
Incan/H/MR	MR	0	0	0	0	0	0
HID	HPS	0	0	0	0	0	0
HID	MH	0	0	0	0	0	0
HID	M	0	0	0	0	0	0
HID	L	0	0	0	0	0	0
Linear Fluorescent	T8	0	0	0	0	0	0
Linear Fluorescent	T12	1	80	80	9, 85	2,8 5	6 2
Linear Fluorescent	T8 U	0	0	0	0	0	0
Linear Fluorescent	T12 U	0	0	0	0	0	0
Linear Fluorescent	T5	0	0	0	0	0	0
Linear Fluorescent	T6	0	0	0	0	0	0
Linear Fluorescent	T10	0	0	0	0	0	0

Proposed Controls	No. of Controls			No. of Controls
Photo Sensor	0		Ceiling Mounted	0
Wall Mounted	0			

Initial Investment			Equipment Rentals	
Material Cost	695.92		Scissor Lift 26' - Interior Spaces	0.00
Labor Cost	,060.90		ucket Truck - Exterior Spaces	0.00
Local Electric Rate	0.30	/kWh	Estimated Annual Energy Savings	9,598
			Estimated Demand Savings	6
Hourly Labor Rate For Electrician	2.05		Estimated Annual Energy Cost Savings	2,880
udgeted Initial Investment	, 5		Estimated Annual M Cost Savings	05
Estimated Return on Investment *(Including M Savings)*	2.16	ears	Estimated Annual Cost Savings	3,585

Disclaimer PREPARED UREAU ERITAS ( ). UL 2021 INF RMATI N C NTAINED IN THIS D CUMENT IS PRI ILEGED AND C NFIDENTIAL TRADE SECRET AND IS THE S LE PR PERT F .THIS MATERIAL MUST E C NSIDERED PRI ELEDGED AND C NFIDENTIAL ALL PARTIES PRI .

Appendix I:
Lighting System Schedule

Lighting Schedule - Existing

										Lamp Details				Fixture Details						Existing Consumption	
Line No.	Building Name	Interior/ Exterior	Floor	Space Type	Room No.	Additional Area Description	LUX	Control Quantity	Existing Control	Technology	Sub-Technology	Lamp Type	Total Lamps	Fixture Type	Linear Fluorescent Fixture Lens	Fixture Mounting	Fixture Quantity	24x7 Fixture Count	Fixture Height	Annual Hours	Existing Annual kWh
1	Pay N Play Racquetball	Interior		Exterior	B exterior	Bldg exterior	-	1	Light Switch	CFL	CFL - 4 Pin	CFL13	4	Jelly Jar Horizontal	Prism		4	No	≥ 9	4,368	227
2	Pay N Play Racquetball	Interior	1	Squash Room		Racquetball room	-	5	Timer	Linear Fluorescent	T12	4' 40W T12	160	Troffer - Recessed Indirect 2'x4'	Prism	Recessed	80	No	10-15	3,120	17,971

Appendix J:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) Investment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepared for

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



Finkbiner Park Facilities
159 North Cullen Avenue and 160 North Wabash Avenue
Glendora, California, 91741

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BV PROJECT #:
158691.23R000-014.379

DATE OF REPORT:
February 19, 2024

ON SITE DATE:
December 14, 2023

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A. Park Executive Summary

A-1. Park Overview and Assessment Details

General Information	
Park Type	Community
Number of Buildings	Four
Main Address	159 North Cullen Avenue and 160 North Wabash Avenue, Glendora, California 91741
Site Developed	1930
Site Area	12.14 acres (estimated)
Outside Occupants/Leased Spaces	Band Shell leased out for events and concerts
Date(s) of Visit	December 14, 2023
Management Point of Contact	City of Glendora, Ryan Hacecky, Facilities Maintenance Supervisor 626.672.6306 rhacecky@cityofglendora.org
On-site Point of Contact (POC)	same as above
Assessment and Report Prepared By	Carl Alejandro
Reviewed By	Mary Venable, CEM, RA, Program Manager Mary.venable@bureauveritas.com 800.733.0660 x7292719
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

A-2. Park Findings and Deficiencies

Historical Summary

Finkbiner Park and its facilities were originally constructed in 1930. The facilities include the American Legion Hall, Band Shell with Storage, Checkout Restrooms, and Lobb Field Restrooms Snack Bar. The Band Shell is leased out for events and concerts throughout the year. The Checkout Restrooms building was completely renovated in March 2023 with new roofing, plumbing, and electrical.

Amenities and General Site

Amenities at Finkbiner Park include baseball fields, basketball court, volleyball court, and an outdoor amphitheater area. There are also multiple shaded and unshaded picnic areas throughout the park. The facilities appear to be regularly maintained and kept in adequate condition. The basketball court was observed to have some surface cracking that may be a possible trip hazard. Concrete walkway cracking was also observed around the basketball court. Repair of the damaged areas is recommended in the near reserve term. There are isolated picnic tables throughout the site and one park bench near the American Legion Hall that are damaged and recommended for replacement. Site and walkway lighting is provided throughout the park.

Architectural

Park buildings at the site include American Legion Hall, Band Shell with Storage, Checkout Restrooms, and Lobb Field Restrooms Snack Bar. The roofing and exterior walls of the American Legion Hall appeared to be in overall fair condition with no major issues reported or observed. The Band Shell is experiencing some roof leaks on the flat, modified bitumen roofing area that is causing some interior CMU wall damage. Concrete floor cracking was also observed in the storage area and on the stage. The Checkout Restrooms building has a brand new roof from the 2023 renovation, and the exterior walls were painted as well. The Lobb Field Restrooms Snack Bar has no reported roof issues. Interior masonry cracking was observed and may be caused by a potential foundation issue. The other three buildings did not have any reported or observed issues with building movement or settlement, but routine maintenance checks on the foundation are recommended due to the ages of the buildings.

The interior finishes are replaced on an as needed basis. Stained ceiling tiles from leaks were observed in the American Legion Hall. Replacement of tiles is recommended as part of routine maintenance. The VCT flooring in the Snack Bar has isolated cracking and is deteriorated throughout. Typical lifecycle based interior and exterior finish replacements are anticipated and budgeted during the reserve term.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC system at the American Legion Hall consists of individual split systems, furnace, and packaged unit. The roof mounted units were inaccessible and unable to be observed, but the ground split system appears to have been installed in 2016 and appears to be in overall fair condition. The Lobb Field Restrooms Snack Bar is conditioned by a roof mounted ductless split system. There are no HVAC components in the Band Shell or Checkout Restrooms.

The electrical system is controlled by switchboards and distribution panels. The distribution panel in the Checkout Restrooms was replaced during the 2023 renovation. Lighting consists of fluorescent fixtures in all the buildings, except for the Checkout Restrooms building, which was upgraded with LED fixtures.

Domestic hot water is supplied to the American Legion Hall and Lobb Field Restrooms Snack Bar by storage tank water heaters. The water heaters are quite aged and recommended for replacement during the reserve term. According to the point of contact, the Snack Bar had a sewer backup issue one year ago. The sewer piping system is likely aged and has deteriorated over time. System replacement is recommended.

Fire suppression consists mainly of fire extinguishers and nearby fire hydrants. There is a kitchen suppression system in the American Legion Hall that appears to be in adequate working condition.

Recommended Additional Studies

There is extensive masonry cracking in the Lobb Field Restrooms Snack Bar, and the building appears to be slanting. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to repair the foundation and masonry walls is also included.

B. Amenities and General Site

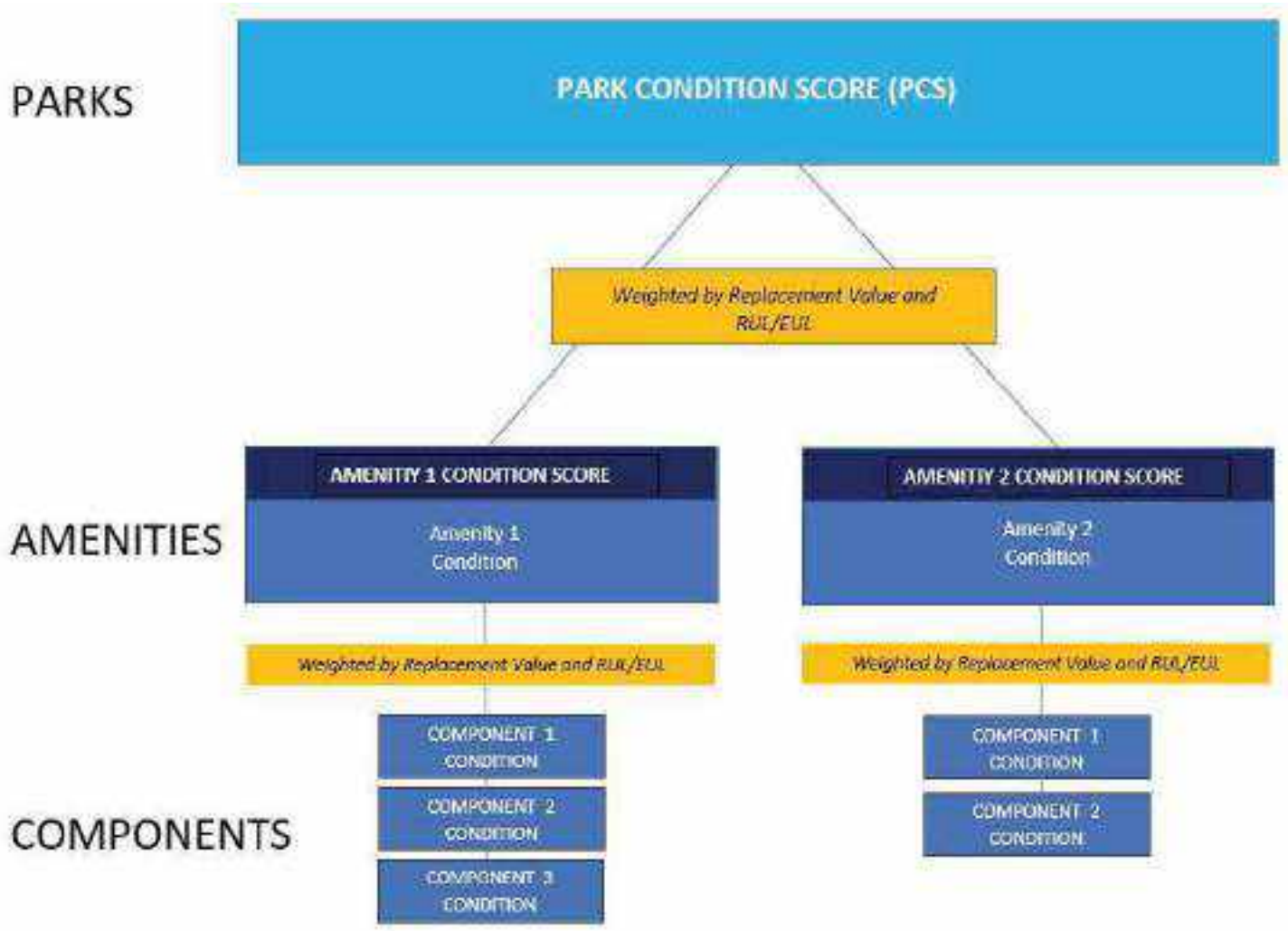
B-1. Prioritization Methodology

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

To assist in the overall prioritization effort, the following terms are used at the Component and Amenity level:

- **Component:** individual elements of the amenity or park that are evaluated and assigned conditions and GPS coordinates. Examples of components include benches, trash receptacles, tennis nets, playground surfaces, or split-rail fencing.
- **Amenity:** defined as a group of components that constitute a major feature of the park, logically grouped together by purpose and/or proximity. Examples of an amenity include a basketball court, a softball field, a dog park, picnic area, or playground.
- **Current Renewal Value (CRV):** the cost in today's dollars of the major constituent parts that make up the whole:
  - for Parks: CRV = renewal cost of all **developed** amenities within it (land value is excluded)
  - for Amenities: CRV = renewal cost of all significant components within it



The Amenity Condition Score (ACS) is a score calculated from an algorithm comprising a weighted average of the conditions of all the components within it.

AMENITY CONDITION SCORE (ACS) FORMULA = SUM [Remaining Value / Renewal Value (RenV) of combined components]

Remaining value = RenV multiplied by RUL/EUL

The Park Condition Score (PCS) is the total score for a single park property calculated from the sum of the Amenity Condition Scores (ACSs) for each amenity within the park.

PARK CONDITION SCORE FORMULA = SUM [Remaining Value]/ SUM [Renewal Value]

B-2. Park Prioritization Metrics

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

The PCS and ACS metrics have been developed so that the higher the score, the less the park or amenity needs short term financial attention, due to its relative condition. The lower the score, the more attention is needed. An increasingly low score indicates an increased need to address deficiencies, provide replacements or make essential repairs. The lower the score, the more the amenity or park requires renewal or replacement. Both PCS and ACS scores range from 0 to 100.

The color coding reflects the score definition. Higher scores are assigned a sliding scale of green, with 100 assigned the deepest green. Yellow indicates a condition in the middle of the range, with yellow green in the high mid ranges, and yellow red in the low mid ranges. Scores in the low range are assigned a sliding scale of red, with 0 assigned the deepest red.



FAILED CONDITION - 0 _____ EXCELLENT CONDITION -100

The table on the following page shows the PCS condition score of this park, along with the ACS condition score of each amenity within the park:

Finkbiner Park Facilities	OVERALL CONDITION SCORE **51**	TOTAL ACRES: REPLACEMENT VALUE: $ 955,330 REMAINING VALUE: $ 483,439 SAFETY ISSUES: 0 FAILED COMPONENTS: 0
General Site	COND. SCORE **54**	REPLACEMENT VALUE: $ 266,800 REMAINING VALUE: $ 144,178
South Parking Lot	COND. SCORE **51**	REPLACEMENT VALUE: $ 32,785 REMAINING VALUE: $ 16,600
Volleyball Court	COND. SCORE **50**	REPLACEMENT VALUE: $ 20,120 REMAINING VALUE: $ 10,060
Lobb Field	COND. SCORE **50**	REPLACEMENT VALUE: $ 573,800 REMAINING VALUE: $ 284,626
Basketball Court	COND. SCORE **45**	REPLACEMENT VALUE: $ 61,825 REMAINING VALUE: $ 27,975

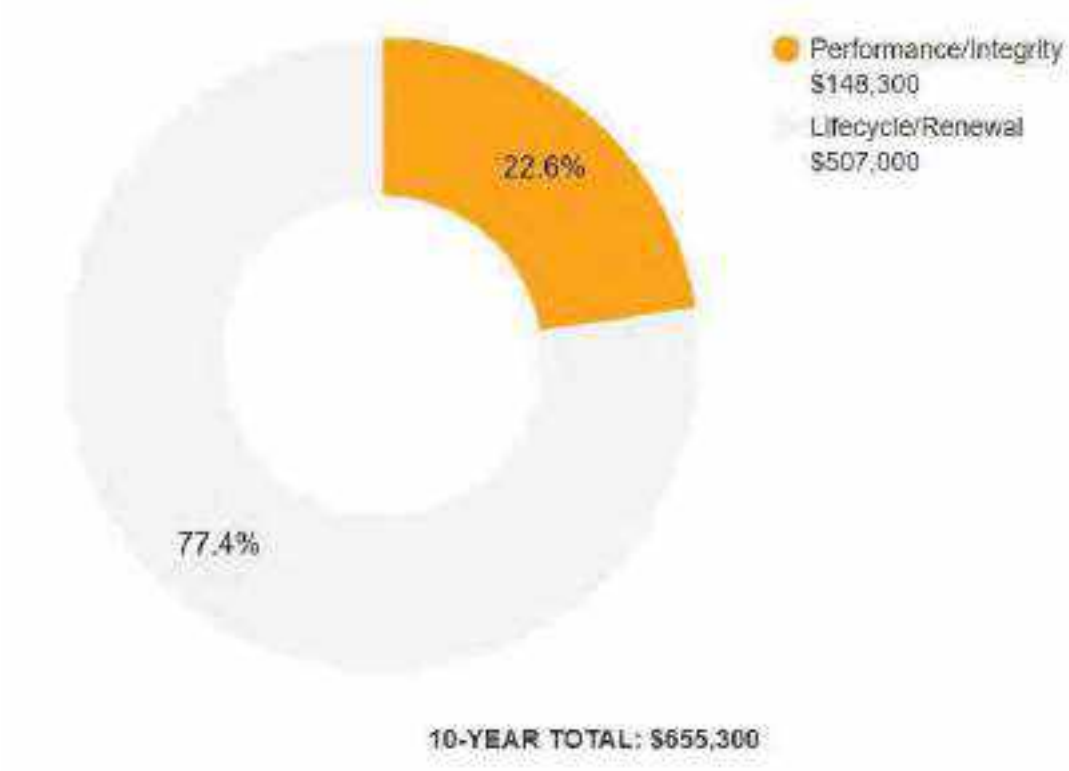
B-3. Plan Types (Amenities and General Site)

Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the best fit, typically the one with the greatest significance. See the *Purpose* description in the *Purpose and Scope* section for an explanation of Component Type.

Plan Type Descriptions

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

Plan Type Distribution (by Cost) – Timeframe 10 Years



B-4. Immediate Needs (Amenities and General Site)

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

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

BV did not identify any immediate needs associated with the amenities or general park areas at this site.

B-5. Key Findings (Amenities and General Site)

Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

The numerical scoring of condition as shown in the Key Findings is based on a 0-100 scale, as illustrated below:

- 0 - Replacement has none or very low impact on park operations
- 33 – Replacement has low impact on park operations
- 66 - Replacement has medium impact on park operation
- 100 - Failing, safety or code requirement component with high impact on park operations



Sidewalk in Poor condition.

Concrete, Large Areas
Finkbiner Park Facilities Basketball Court

Uniformat Code: G2030
Recommendation: **Replace in 2025**

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: $6,100

**$$**$$

Concrete cracking on walkway near basketball court - AssetCALC ID: 7181321



Athletic Surfaces and Courts in Poor condition.

Basketball/General, Asphalt Pavement
Finkbiner Park Facilities Basketball Court

Uniformat Code: G2050
Recommendation: **Seal and Stripe in 2025**

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: $2,100

**$$**$$

Cracking on basketball surface - AssetCALC ID: 7181305



Picnic Table in Poor condition.

Wood/Composite/Fiberglass
Finkbiner Park Facilities Site C

Uniformat Code: G2060
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $800

**$$**$$

Wood is deteriorating - AssetCALC ID: 7181316



Picnic Table in Poor condition.

Wood/Composite/Fiberglass
Finkbiner Park Facilities Site

Uniformat Code: G2060
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $800

**$$**$$

Wood is damaged - AssetCALC ID: 7181235



Picnic Table in Poor condition.

Wood/Composite/Fiberglass
Finkbiner Park Facilities Site

Uniformat Code: G2060
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $800

**$$**$$

Wood is splitting apart - AssetCALC ID: 7181256



Picnic Table in Poor condition.

Wood/Composite/Fiberglass
Finkbiner Park Facilities Bandshell

Uniformat Code: G2060
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $800

**$$**$$

Wood is splitting - AssetCALC ID: 7181301



Park Bench in Poor condition.

Wood/Composite/Fiberglass
Finkbiner Park Facilities Site

Uniformat Code: G2060
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $800

**$$**$$

Bench is damaged and has a hole in the seat. Near American Legion Hall - AssetCALC ID: 7181275



Picnic Table in Poor condition.

Wood/Composite/Fiberglass
Finkbiner Park Facilities Site

Uniformat Code: G2060
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $800

**$$**$$

Wood is significantly damaged - AssetCALC ID: 7181331



Picnic Table in Poor condition.

Wood/Composite/Fiberglass
Finkbiner Park Facilities Site B

Uniformat Code: G2060
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $800

**$$**$$

Hole in tabletop - AssetCALC ID: 7181341



Picnic Table in Poor condition.

Wood/Composite/Fiberglass
Finkbiner Park Facilities Site C

Uniformat Code: G2060
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $800

**$$**$$

Wood is deteriorating - AssetCALC ID: 7181340



Picnic Table in Poor condition.

Wood/Composite/Fiberglass
Finkbiner Park Facilities Site

Uniformat Code: G2060
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $800

**$$**$$

Wood is splitting and bent - AssetCALC ID: 7181370

B-6. Basketball Court





Basketball Court			
Amenity Type	Athletic Courts – Basketball		
Amenity Location	East of Lobb Field		
Overall Condition	Poor		
Component	*Description*	*Quantity*	*Condition*
Athletic Surfaces and Courts	Basketball/General, Asphalt Pavement, Replace	3500 SF	Fair
Pole Light Fixture with Lamps	any type 30' High, with LED Replacement, Replace/Install	2 EA	Fair
Sports Apparatus	Basketball, Backboard/Rim/Pole, Replace	2 EA	Fair

Basketball Court			
Sidewalk	Concrete, Large Areas, Replace	500 SF	Poor
Athletic Surfaces and Courts	Basketball/General, Asphalt Pavement, Seal and Stripe		
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.		
Key Issues and Findings	Athletic surface cracking, concrete pavement cracking		

B-7. Lobb Field





Lobb Field			
Amenity Type	Athletic Fields – Baseball/Softball		
Amenity Location	Southwest corner		
Overall Condition	Fair		
Component	*Description*	*Quantity*	*Condition*
Bleachers	Fixed Steel Frame, Aluminum Benches (per Seat), Replace	390 EA	Fair
Park Bench	Metal Powder-Coated, Replace	24 EA	Fair
Drinking Fountain	Exterior/Site, Precast Pedestal, Replace	3 EA	Fair
Fences and Gates	Fence, Chain Link 6', Replace	1300 LF	Fair
Pole Light Fixture with Lamps	any type 30' High, with LED Replacement, Replace/Install	12 EA	Fair
Trash Receptacle	Medium-Duty Metal or Precast, Replace	6 EA	Fair
Trash Receptacle	Heavy-Duty Fixed Concrete, Replace	1 EA	Fair
Sports Apparatus	Baseball, Backstop Chain-Link, Replace	4 EA	Fair

Lobb Field			
Shed/Gazebo/Shade Structure	Wood or Metal-Framed, Basic/Minimal, Replace	700 SF	Fair
Irrigation System	Drip System, Replace	115000 SF	Fair
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.		
Key Issues and Findings	None observed at time of assessment.		

B-8. Volleyball Court





Volleyball Court			
Amenity Type	Athletic Courts – Volleyball		
Amenity Location	West of Youth Center		
Overall Condition	Fair		
Component	*Description*	*Quantity*	*Condition*
Pole Light Fixture with Lamps	any type 30' High, with LED Replacement, Replace/Install	2 EA	Fair
Playfield Surfaces	Sand, 6" Depth, Replace	3200 SF	Fair
Sports Apparatus	Tennis/Volleyball, Net with Posts and Anchors, Replace	1 EA	Fair
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.		
Key Issues and Findings	None observed at time of assessment.		

B-9. South Parking Lot





South Parking Lot			
Amenity Type	Parking area		
Amenity Location	Southeast corner		
Overall Condition	Fair		
Parking Spaces	57 spaces in asphalt lot; one of which is accessible		
Component	*Description*	*Quantity*	*Condition*
Parking Lots	Pavement, Asphalt, Mill and Overlay	8300 SF	Fair
Parking Lots	Pavement, Asphalt, Seal and Stripe	8300 SF	Fair
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.		
Key Issues and Findings	None observed at time of assessment.		

B-10. General Site





General Site

Amenity Type	General SIte		
Amenity Location	Throughout park		
Overall Condition	Fair		
Component	*Description*	*Quantity*	*Condition*
Drinking Fountain	Exterior/Site, Precast Pedestal, Replace	1 EA	Fair
Picnic Table	Wood/Composite/Fiberglass, Replace	4 EA	Poor
Picnic Table	Precast Concrete, Replace	20 EA	Fair
Picnic Table	Wood/Composite/Fiberglass, Replace	11 EA	Fair
Shed/Gazebo/Shade Structure	Wood or Metal-Framed, Basic/Minimal, Replace	3800 SF	Fair
Park Bench	Metal Powder-Coated, Replace	6 EA	Fair
Signage	Property, Monument, Replace/Install	3 EA	Fair
Trash Receptacle	Medium-Duty Metal or Precast, Replace	4 EA	Fair

General Site			
Trash Receptacle	Heavy-Duty Fixed Concrete, Replace	5 EA	Fair
Play Structure	Multipurpose, Very Small, Replace	1 EA	Fair
Campground Accessories	Grill, Pedestal-Style, Replace	2 EA	Fair
Pole Light Fixture with Lamps	any type 20' High, with LED Replacement, Replace/Install	4 EA	Fair
Park Bench	Wood/Composite/Fiberglass, Replace	1 EA	Poor
Fences and Gates	Fence, Metal Tube 4', Replace	2600 LF	Fair
Landscaping and Topography	Heavy landscaping features; irrigation present Low to moderate site slopes throughout		
Storm Water Management	Swales connecting to drain inlets and culverts		
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.		
Key Issues and Findings	Damaged picnic tables, damaged park bench		

C. Buildings

C-1. Facility Condition Index (FCI)

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

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

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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Finkbiner Park Facilities / American Legion Hall (1930)	$375	9,523	$3,571,125	0.0%	0.0%	0.1%	10.0%
Finkbiner Park Facilities / Band Shell with Storage (1930)	$350	1,530	$535,500	0.0%	4.2%	4.2%	5.1%
Finkbiner Park Facilities / Checkout Restrooms (1930)	$375	1,000	$375,000	0.0%	0.0%	0.0%	4.1%
Finkbiner Park Facilities / Lobb Field Restrooms Snack Bar	$375	890	$333,750	0.0%	7.2%	32.9%	45.6%

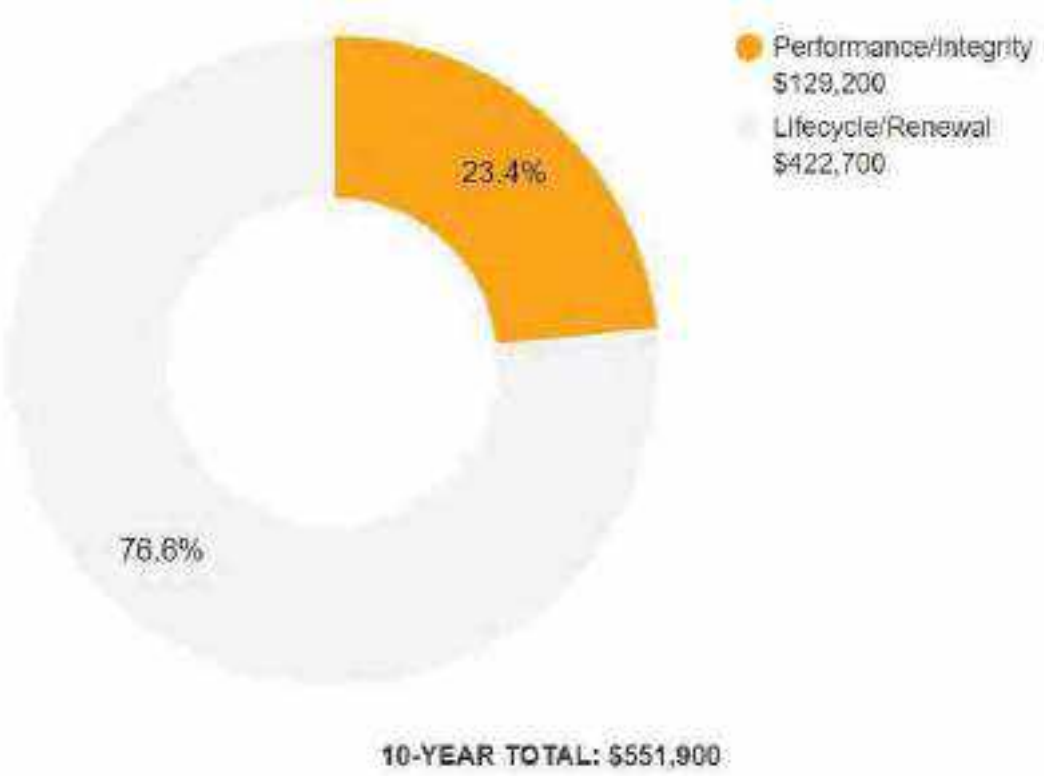
C-2. Plan Types (Buildings)

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost) – Timeframe 10 Years



C-3. Immediate Needs (Buildings)

No immediate needs identified.

C-4. Key Findings (Buildings)

C-5.



Foundation System

Concrete or CMU Walls with Continuous Footings
Lobb Field Restrooms Snack Bar
Finkbiner Park Facilities Structure

Uniformat Code: A1010
Recommendation: **Repair in 2028**

Priority Score: **90.6**

Plan Type: Performance/Integrity

Cost Estimate: $71,400

$$$$

This is an estimated cost allowance for repairs pending the structural study. - AssetCALC ID: 7200415



Exterior Walls in Poor condition.

Concrete Block (CMU)
Band Shell with Storage Finkbiner Park Facilities Interior

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

Priority Score: **88.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,500

$$$$

CMU wall damage due to roof leaks - AssetCALC ID: 7181010



Roofing in Poor condition.

Modified Bitumen
Band Shell with Storage Finkbiner Park Facilities Roof

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

Priority Score: **88.8**

Plan Type: Performance/Integrity

Cost Estimate: $4,500

$$$$

Roof leak at back corner of band hall. - AssetCALC ID: 7181008



Plumbing System in Poor condition.

Supply and Sanitary, Low Density (excludes fixtures)
Lobb Field Restrooms Snack Bar
Finkbiner Park Facilities
Throughout

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

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $6,600

**$$**$$

The point of contact reported that there were some sewer backup issues one year ago. The system is likely aged and has deteriorated over time. - AssetCALC ID: 7200411



Recommended Follow-up Study: Structural, General Design

Structural, General Design
Lobb Field Restrooms Snack Bar
Finkbiner Park Facilities Snack Stand

Uniformat Code: P2030
Recommendation: **Design in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $10,400

**$$$**$

Foundation issues. Interior CMU cracking. Building beginning to slant. - AssetCALC ID: 7181041



Flooring in Poor condition.

Concrete
Band Shell with Storage Finkbiner Park Facilities Site

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

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $8,900

**$$**$$

Concrete cracking on stage - AssetCALC ID: 7181002



Flooring in Poor condition.

Concrete
Band Shell with Storage Finkbiner Park Facilities Band shell floor

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

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $6,700

**$$**$$

Concrete floor cracking in storage room - AssetCALC ID: 7181009



Flooring in Poor condition.

Vinyl Tile (VCT)
Lobb Field Restrooms Snack Bar Finkbiner Park Facilities
Throughout building

Uniformat Code: C2030
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $5,900

**$$**$$

Deteriorated and cracked flooring - AssetCALC ID: 7181029

C-6. American Legion Hall





American Legion Hall: Systems Summary		
Constructed/Renovated	1930	
Building/Group Size	9,523 SF	
Number of Stories	One above grade with one below-grade basement level	
System	*Description*	*Condition*
Structure	Conventional wood frame structure and masonry bearing walls over basement foundation	Good
Façade	Primary Wall Finish: CMU Windows: Aluminum, wood, vinyl	Fair
Roof	Primary: Hip construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board and CMU, wallpaper, ceramic tile Floors: Carpet, VCT, vinyl sheeting, wood, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units, furnace, split system condensing units	Fair

American Legion Hall: Systems Summary		
Fire Suppression	Kitchen hood system, fire extinguishers, nearby fire hydrants	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Smoke detectors, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

American Legion Hall: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	$30,800	$94,100	$124,900
Roofing	-	-	-	-	$58,800	$58,800
Interiors	-	-	-	$128,500	$200,300	$328,800
Plumbing	-	-	$2,200	$5,800	$50,900	$58,900
HVAC	-	-	-	$70,000	$105,100	$175,000
Fire Protection	-	-	-	-	$4,900	$4,900
Electrical	-	-	-	$85,700	$460,600	$546,300
Equipment & Furnishings	-	-	-	$33,900	$3,600	$37,500
Special Construction & Demo	-	-	-	-	$17,900	$17,900
Site Development	-	-	-	-	$11,100	$11,100
Site Utilities	-	-	-	-	$3,700	$3,700
TOTALS (3% inflation)	**-**	**-**	**$2,200**	**$354,600**	**$1,011,000**	**$1,367,800**

*Totals have been rounded to the nearest $100.

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

Needs by Year with Unaddressed FCI Over Time



C-7. Band Shell with Storage





Band Shell with Storage: Systems Summary

Constructed/Renovated	Unknown	
Building Size	1,530 SF	
Number of Stories	One above grade	
System	*Description*	*Condition*
Structure	Conventional wood frame structure and masonry bearing walls over concrete slab foundation	Good
Façade	Primary Wall Finish: CMU Windows: none	Fair
Roof	Primary: Sloped construction with asphalt shingles Secondary: Flat construction with modified bituminous finish	Poor
Interiors	Walls: Unfinished Floors: Unfinished Ceilings: Unfinished/exposed	--
Elevators	None	--
Plumbing	None	--
HVAC	None	--

Band Shell with Storage: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Roof leaks, interior CMU wall damage, concrete floor cracking	

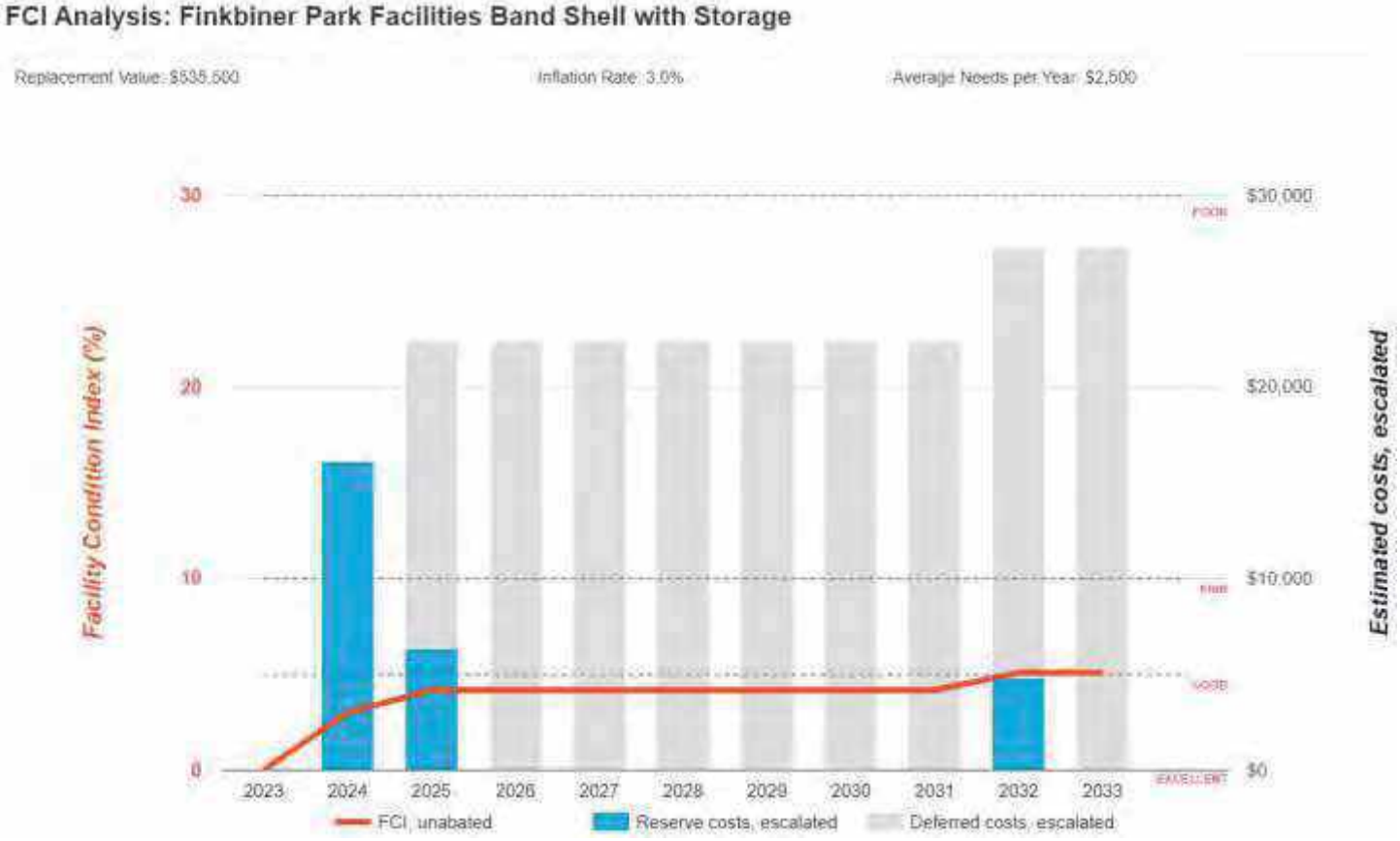
Band Shell with Storage: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$1,600	-	-	$10,500	$12,100
Roofing	-	$4,700	-	-	$18,400	$23,100
Interiors	-	$16,100	-	-	-	$16,100
Electrical	-	-	-	$4,900	$6,600	$11,500
TOTALS (3% inflation)	**-**	**$22,400**	**-**	**$4,900**	**$35,500**	**$62,800**

*Totals have been rounded to the nearest $100.

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

Needs by Year with Unaddressed FCI Over Time



C-8. Checkout Restrooms





Checkout Restrooms: Systems Summary

Constructed/Renovated	1930 / 2023	
Building Size	1,000 SF	
Number of Stories	One above grade	
System	*Description*	*Condition*
Structure	Conventional wood frame structure and masonry bearing walls over concrete slab foundation	Good
Façade	Primary Wall Finish: Brick Windows: none	Good
Roof	Primary: Gable construction with asphalt shingles	Excellent
Interiors	Walls: Vinyl Floors: Painted concrete Ceilings: Painted wood	Excellent
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Fixtures: Toilets, urinals, and sinks in restrooms	Excellent
HVAC	None	--

Checkout Restrooms: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Excellent
Fire Alarm	Smoke detectors with exit signs only	Excellent
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

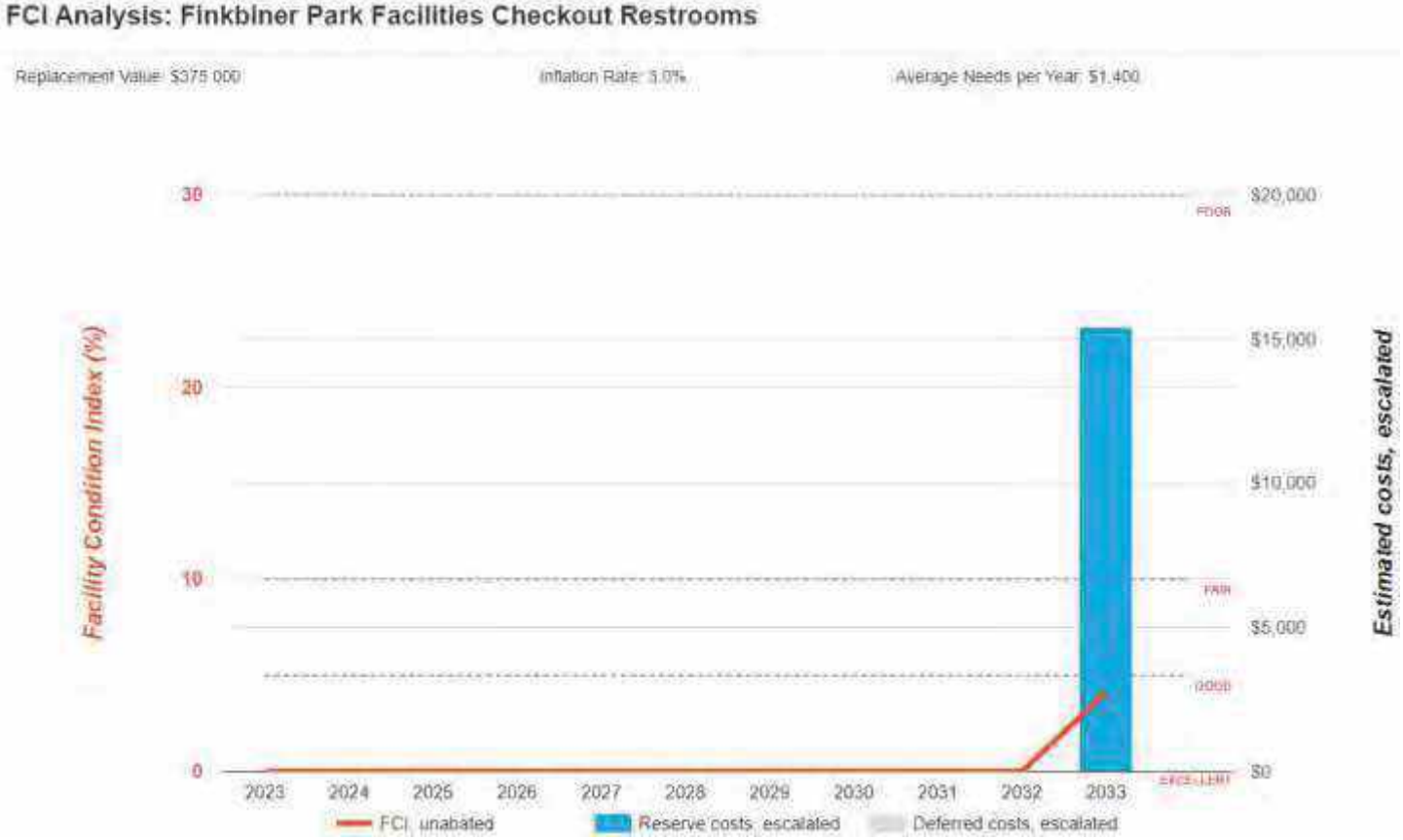
Checkout Restrooms: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	$8,400	$11,300	$19,700
Roofing	-	-	-	-	$10,200	$10,200
Interiors	-	-	-	$7,000	$18,100	$25,100
Plumbing	-	-	-	-	$8,300	$8,300
Electrical	-	-	-	-	$5,600	$5,600
Site Utilities	-	-	-	-	$9,700	$9,700
Site Development	-	-	-	-	$617,800	$617,800
TOTALS (3% inflation)	**-**	**-**	**-**	**$15,400**	**$681,000**	**$696,400**

*Totals have been rounded to the nearest $100.

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

Needs by Year with Unaddressed FCI Over Time



C-9. Lobb Field Restrooms Snack Bar





Lobb Field Restrooms Snack Bar: Systems Summary

Constructed/Renovated	1930	
Building Size	890 SF	
Number of Stories	One above grade	
System	*Description*	*Condition*
Structure	Conventional wood frame structure and masonry bearing walls over concrete slab foundation	Poor
Façade	Primary Wall Finish: Brick Windows: Steel	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: VCT, ceramic tile Ceilings: Painted gypsum board	Poor
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets and sinks in restrooms	Poor
HVAC	Non-Central System: Ductless split system	Fair
Fire Suppression	Fire extinguishers, nearby fire hydrants	Fair

Lobb Field Restrooms Snack Bar: Systems Summary

Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	Extensive brick cracking and structural issues, sewer system issues, VCT cracking	

Lobb Field Restrooms Snack Bar: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	$82,800	-	-	$82,800
Facade	-	-	-	-	$16,500	$16,500
Roofing	-	-	-	$17,800	-	$17,800
Interiors	-	$6,200	$1,900	$3,200	$16,600	$27,900
Plumbing	-	$7,000	$1,100	-	$16,100	$24,200
HVAC	-	-	-	$8,500	$4,900	$13,500
Electrical	-	-	-	$3,700	-	$3,700
Equipment & Furnishings	-	-	-	$9,300	-	$9,300
Follow-up Studies	-	$10,700	-	-	-	$10,700
TOTALS (3% inflation)	**-**	**$24,000**	**$85,800**	**$42,500**	**$54,100**	**$206,400**

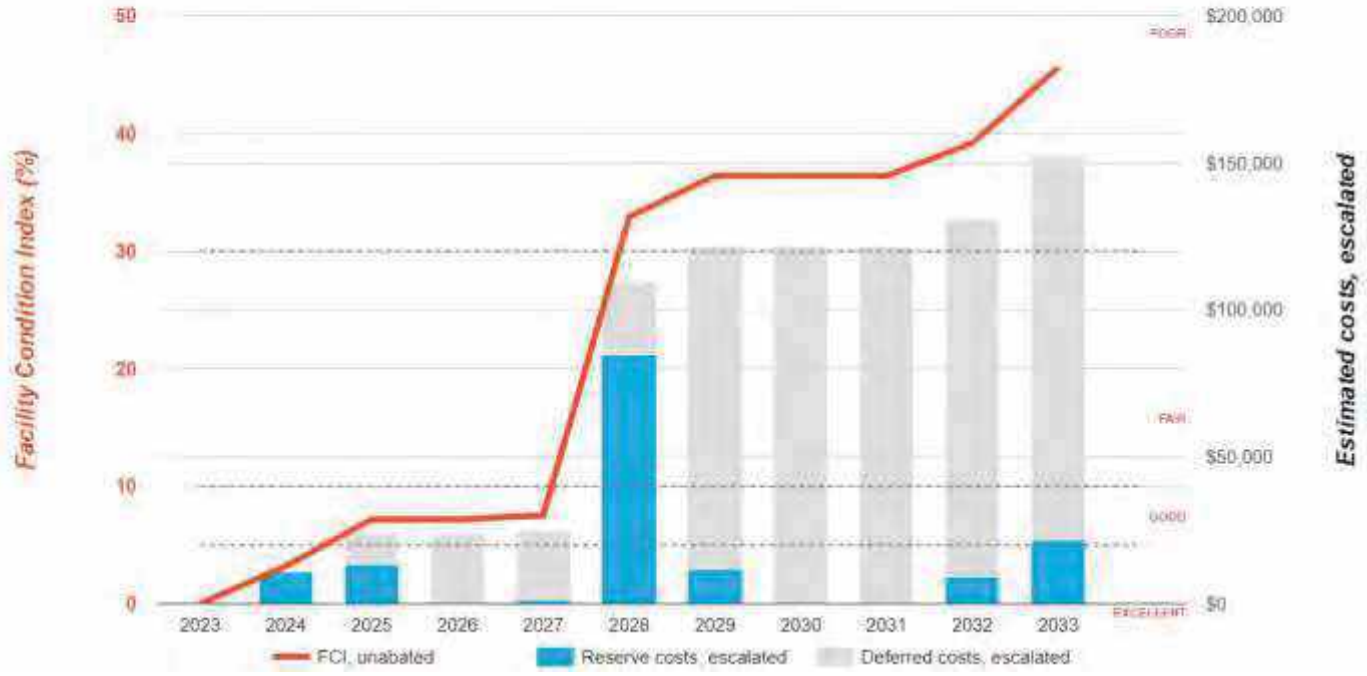
*Totals have been rounded to the nearest $100.

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Finkbiner Park Facilities Lobb Field Restrooms Snack Bar

Replacement Value: $333,800 Inflation Rate: 3.0% Average Needs per Year: $13,900



D. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

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

- Sloped roofs; safety concerns

E. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The park was originally constructed in 1930 with additional amenities and buildings added and renovated in phases over time.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues within the park were reported.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the park amenities and facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

F. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

G. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

H. Energy Audit

The purpose of this Energy Audit is to provide Finkbiner Park Facilities with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation and special use areas.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

I. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

No utility consumption or cost data was available to Bureau Veritas at the time of report compilation. As a result, Bureau Veritas has modeled the approximate rate based on the utility company published tariff for commercial institutions. Bureau Veritas will update the report on receipt of the actual data from the client.

Utilities Metering at Glance	
Number of electric meters observed	Five
Number of gas meters observed	One
Number of domestic water meter observed	Five

Average Estimated Utility Rates		
Electricity	Natural Gas	Water and Sewer
$0.30/kWh	$2.24/therm	$11.18/kgal

Electricity

Note: No utility data was received by Bureau Veritas from the owner at the time of report compilation. As a result, Bureau Veritas has used the electric rate from published tariffs. Bureau Veritas will update the report on receipt of the actual data from the owner.

Natural Gas

Note: No utility data was received by Bureau Veritas from the owner at the time of report compilation. As a result, Bureau Veritas has used the natural gas rate from published tariffs. Bureau Veritas will update the report on receipt of the actual data.

Water and Sewer

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from published tariffs. Bureau Veritas will update the report on receipt of the actual data.

End Use Energy Distribution

Note: No utility data was received by Bureau Veritas from the owner at the time of report compilation. Bureau Veritas will update the report on receipt of the actual data from the owner.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the owner at the time of report compilation. Bureau Veritas will complete energy benchmarking on receipt of the actual data from the owner.

J. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Finkbiner Park Facilities. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated three Energy Conservation Measures (ECMs) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

The following table summarizes the recommended ECMs in terms of description, investment cost, energy consumption reduction, and cost savings.

Recommended Non-Renewable Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$8,266 *(In Current Dollars)*
Estimated Annual Cost Savings Related to ECMs	$2,347 *(In Current Dollars)*
Net Effective ECM Payback	5.5 years

Key Metrics to Benchmark the Subject Property's Energy Usage Profile

- Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.
- Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.
- Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.
- Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

Energy Conservation Measures Screening:

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified three Energy Conservation Measures (ECM) for this property.

List of Recommended Energy Conservation Measures For Finkbiner Park Facilities

		Description of ECM	Location	Projected Initial Investment	Estimated Annual Energy & Water Savings				Total Energy Savings	Total Green House Gas Savings	Estimated Utility Cost Savings	Estimated Annual O&M Savings	Total Estimated Annual Cost Savings	Simple Payback	S.I.R.	Life Cycle Savings	Expected Useful Life (EUL)
				(a)	Natural Gas	Electricity	Demand Reduction	Water									
				($)	(Therms)	(kWh)	(KW)	(kGal)	(Mmbtu)	($MtCO_2$/Yr)	($)	($)	($)	(Yrs.)		($)	(Yrs.)
1	Title:	Upgrade Building Lighting to LED and Install Automatic Lighting Controls	Location: Building Interior and Exterior - Finkbiner Park Facilities	$5,942	0	7,688	5	0	26	1.73	$2,294	$194	$2,488	2.39	5.00	$23,754	15.00
	Attribute:	Replace HID (6x) ;Linear Fluorescent (62x) ;															
2	Title:	Install Low Flow Faucet Aerators	Location: American Legion Hall	$78	3	0	0	1	0	0.02	$7	$0	$16	4.96	1.72	$56	10.00
	Attribute:	Replace 5x 2GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators															
3	Title:	Install Low Flow Tankless Restroom Fixtures	Location: American Legion Hall	$1,167	0	0	0	9	0	0.00	$0	$0	$104	11.21	1.07	$76	15.00
	Attribute:	Retrofit 6x; 1.6 GPF toilets with dual-flush flush valves															
Totals for No/Low Cost Items				**$78**	**3**	**0**	**0**	**0**	**1**	**0.02**	**$7**	**$0**	**$16**	**4.96**			
Total For Capital Cost				**$7,110**	**0**	**7,688**	**5**	**5**	**9**	**1.73**	**$2,294**	**$194**	**$2,592**	**2.74**			
		Interactive Savings Discount @ 10%			0	-769	-1	-1	-1	-0.17	-$230	-$19	-$261				
		Total Contingency Expenses @ 15%		$1,078													
Total for Improvements				**$8,266**	**3**	**6,919**	**5**	**5**	**9**	**1.57**	**$2,071**	**$174**	**$2,347**	**3.52**			

K. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property. These actions will ensure that the energy conservation measures identified in this report will remain effective. The following general recommendations should be continued or implemented.

Building Envelope

1. Ensure that the building envelope has proper caulking and weather stripping.
2. Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
3. Inspect building vents semiannually for bird infestation
4. Inspect windows monthly for damaged panes and failed thermal seals
5. Repair and adjust automatic door closing mechanisms as needed.

Heating and Cooling

1. All preventive maintenance should be performed on all furnaces and boilers, which would include cleaning of burners and heat exchanger tubes.
2. Ensure that the combustion vents exhaust outside the conditioned space and the vent dampers are functional.
3. Ensure control valves/steam valves and traps are functional before start of each heating season.
4. Ensure the duct work in unconditioned space is un-compromised and well insulated
5. Duct cleaning is recommended every 10 years. This should include sealing of ducts using products similar to 'aero-seal'
6. Ensure that the air dampers are operating correctly
7. Return vents should remain un-obstructed and be located centrally.
8. Temperature settings reduced in unoccupied areas and set points seasonally adjusted.
9. Evaporator coils and condenser coils should be regularly cleaned to improve heat transfer
10. Refrigerant pipes should be insulated with a minimum of ¾" thick Elastometric Rubber Pipe Insulation
11. Ensure refrigerant pressure is maintained in the condensers
12. Change air filters on return vents seasonally. Use only filters with 'Minimum Efficiency Rating Value'(MERV) of 8

Central Domestic Hot Water

1. Never place gas fired water heaters adjacent to return vents so as to prevent flame roll outs
2. Ensure the circulation system is on timer to reduce the losses through re-circulation
3. Ensure all hot water pipes are insulated with fiberglass insulation at all times
4. Replacement water heater should have Energy Factor (EF)>0.9
5. Tank-type water heaters flushed annually

Lighting

1. Utilize bi-level lighting controls in stairwells and hallways.
2. Use energy efficient replacement lamps (LEDs)
3. Clean lighting fixture reflective surfaces and translucent covers.
4. Ensure that timers and/or photocells are operating correctly on exterior lighting
5. Use occupancy sensors for offices and other rooms with infrequent occupancy

Existing Equipment and Replacements

1. Ensure that refrigerator and freezer doors close and seal correctly
2. Ensure kitchen and bathroom exhaust outside the building and the internal damper operates properly
3. Ensure that bathroom vents exhaust out
4. Office/ computer equipment either in the "sleep" or "off" mode when not used

L. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Finkbiner Park Facilities, 159 North Cullen Avenue and 160 North Wabash Avenue, Glendora, California 91741, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Carl Alejandro,
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Reviewed by:



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M. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Observation GPS Map Links
Appendix H: Equipment Inventory
Appendix I: Energy Conservation Measures Calculations
Appendix J: Lighting System Schedule
Appendix K: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview



1 - AMERICAN LEGION HALL FRONT ELEVATION



2 - AMERICAN LEGION HALL LEFT ELEVATION



3 - AMERICAN LEGION HALL REAR ELEVATION



4 - BAND SHELL FRONT ELEVATION



5 - BAND SHELL LEFT ELEVATION



6 - BAND SHELL REAR ELEVATION

Photographic Overview



7 - CHECKOUT RESTROOMS FRONT ELEVATION



8 - CHECKOUT RESTROOMS LEFT ELEVATION



9 - CHECKOUT RESTROOMS REAR ELEVATION



10 - FRONT ELEVATION



11 - LEFT ELEVATION



12 - REAR ELEVATION

Photographic Overview



13 - AMERICAN LEGION HALL CLASSROOM



14 - AMERICAN LEGION HALL STAGE



15 - AMERICAN LEGION HALL OFFICE



16 - AMERICAN LEGION HALL BASEMENT



17 - AMERICAN LEGION HALL KITCHEN



18 - BAND SHELL STORAGE ROOM

Photographic Overview



19 - BAND SHELL STAGE AREA



20 - CHECKOUT RESTROOMS INTERIOR



21 - CHECKOUT RESTROOMS STORAGE ROOM



22 - SNACK BAR KITCHEN INTERIOR



23 - STORAGE TANK WATER HEATER



24 - ROOF MOUNTED PACKAGED UNIT

Photographic Overview



25 - SPLIT SYSTEM AIR CONDITIONER



26 - HVAC GAS FIRED FURNACE



27 - ROOF MOUNTED EXHAUST FAN



28 - MAIN BUILDING DISTRIBUTION PANEL



29 - ASPHALT PAVED PARKING AREA



30 - LOBB BASEBALL FIELD OVERVIEW

Photographic Overview



31 - LOBB FIELD BASEBALL DUGOUT



32 - FINKBINER PARK VOLLEYBALL COURT



33 - FINKBINER PARK BASKETBALL COURT



34 - FINKBINER PARK PICNIC AREA



35 - SITE LED POLE LIGHT



36 - FINKBINER PARK MONUMENT SIGNAGE

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-014.379	Finkbiner Park Facilities
Source	**On-Site Date**
Google	December 14, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Finkbiner Park Facilities

Name of person completing form: Ryan Hacecky

Title / Association w/ property: Facilities Maintenance Supervisor

Length of time associated w/ property: 2 years

Date Completed: 12/14/2023

Phone Number: 626.672.6306

Method of Completion: INTERVIEW - verbally completed during interview

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

	Data Overview	Response		
1	Year(s) constructed	Constructed: 1930	Renovated:	
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Complete renovation of Checkout Restrooms in March 2023		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

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

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Finkbiner Park Facilities

BV Project Number: 158691.23R000-014.379

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



ACCESSIBLE RAMP

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

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



AUTOMATIC DOOR OPENER

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Appendix E:
Component Condition Report

Component Condition Report | Finkbiner Park Facilities / Lobb Field Restrooms Snack Bar

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Structure	NA	Foundation System, Concrete or CMU Walls w/ Continuous Footings, Repair	400 LF	5	7200415
Facade						
B2020	Building Exterior	Fair	Window, Steel, 28-40 SF	3	16	7181040
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	21	7181035
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	890 SF	10	7200416
Interiors						
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	750 SF	5	7200419
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	150 SF	21	7181033
C2030	Throughout building	Poor	Flooring, Vinyl Tile (VCT)	790 SF	2	7181029
C2030	Restrooms	Fair	Flooring, Ceramic Tile	100 SF	21	7181045
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	890 SF	6	7181039
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	16	7181042
D2010	Throughout	Poor	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	890 SF	2	7200411
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	16	7181044
D2010	Snack Stand	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	11	7181038
D2010	Electrical room	Fair	Water Heater, Electric, Residential	1	4	7181036
HVAC						
D3030	Roof	Fair	Split System Ductless, Single Zone, 1.5 to 2 TON	1	6	7181034
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	11	7181043
Electrical						
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	890 SF	21	7181030

Component Condition Report | Finkbiner Park Facilities / Lobb Field Restrooms Snack Bar

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	21	7181032
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	890 SF	10	7200412
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	16 LF	9	7181031
Follow-up Studies						
P2030	Snack Stand	Poor	Engineering Study, Structural, General Design, Design	1	1	7181041

Component Condition Report | Finkbiner Park Facilities / American Legion Hall

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	5,775 SF	6	7180986
B2020	Building Exterior	Fair	Window, Vinyl-Clad Double-Glazed, 16-25 SF	2	16	7180987
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	2	16	7180988
B2020	Building Exterior	Fair	Window, Wood, 16-25 SF	11	16	7180982
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	21	7180971
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	16	7180985
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	7,510 SF	11	7180972
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	16	21	7180976
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	8,523 SF	14	7180991
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	10,865 SF	6	7180995
C2010	Basement	Fair	Wall Finishes, Wallpaper	2,520 SF	9	7180974
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	900 SF	21	7180998
C2030	Main Hall	Fair	Flooring, Wood, Strip	2,000 SF	16	7180950

Component Condition Report | Finkbiner Park Facilities / American Legion Hall

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Kitchen	Fair	Flooring, Vinyl Sheeting	800 SF	9	7180940
C2030	Throughout building	Fair	Flooring, Vinyl Sheeting	2,910 SF	9	7180967
C2030	Storage	Fair	Flooring, Vinyl Tile (VCT)	200 SF	9	7180992
C2030	Restrooms	Fair	Flooring, Ceramic Tile	600 SF	21	7180945
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	1,000 SF	6	7180979
C2030	Basement	Fair	Flooring, Vinyl Tile (VCT)	2,013 SF	9	7180942
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,000 SF	6	7180978
Plumbing						
D2010	Basement	Fair	Water Heater, Gas, Residential, 30 to 50 GAL	1	4	7180956
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	6	16	7180984
D2010	Restrooms	Fair	Urinal, Standard	1	16	7180948
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	9,523 SF	21	7180996
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	5	16	7180961
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	16	7180964
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	9	7180947
HVAC						
D3020	Basement	Fair	Furnace, Gas	1	13	7180953
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	9	7180955
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	9	7180959
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	6	7180969
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	8	7180970
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	9	7180993
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	9,523 SF	16	7180986
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted	1	9	7180958
D3060	Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	11	7180981

Component Condition Report | Finkbiner Park Facilities / American Legion Hall

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	6 LF	11	7180941
Electrical						
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	9,523 SF	20	7200409
D5020	Building exterior	Fair	Switchboard, 120/208 V	1	21	7180944
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,523 SF	10	7200408
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	9	7180949
E1030	Kitchen	Fair	Foodservice Equipment, Griddle	1	9	7180983
E1030	Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In	1	9	7180990
E1040	Kitchen	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	6	7180980
Special Construction & Demo						
F1020	Building exterior	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	300 SF	16	7180943
Sitework						
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	1	11	7180903
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	1	11	7180954
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	1	11	7180975
G2060	Site	Fair	Flagpole, Metal	1	16	7180968
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	11	7180980
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	3	11	7180977

Component Condition Report | Finkbiner Park Facilities / Band Shell with Storage

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Interior	Poor	Exterior Walls, Concrete Block (CMU)	50 SF	2	7181010

Component Condition Report | Finkbiner Park Facilities / Band Shell with Storage

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	21	7181011
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1	16	7181006
Roofing						
B3010	Roof	Poor	Roofing, Modified Bitumen	300 SF	2	7181008
B3010	Roof	Fair	Roofing, Modified Bitumen	360 SF	11	7181012
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	1,404 SF	11	7181007
Interiors						
C2030	Band shell floor	Poor	Flooring, Concrete, Repair	150 SF	1	7181009
C2030	Site	Poor	Flooring, Concrete, Repair	200 SF	1	7181002
Electrical						
D5020	Throughout building	Fair	Distribution Panel, 120/240 V	1	9	7181004
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	1,530 SF	21	7181001
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	1,530 SF	11	7181005

Component Condition Report | Finkbiner Park Facilities / Checkout Restrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Excellent	Exterior Walls, any painted surface, Prep & Paint	1,400 SF	10	7181022
B2050	Building Exterior	Excellent	Exterior Door, Steel, Standard	2	40	7181023
B2050	Building Exterior	Excellent	Exterior Door, Steel, Standard	2	40	7181013
Roofing						
B3010	Roof	Excellent	Roofing, Asphalt Shingle, 20-Year Standard	1,000 SF	20	7181025
Interiors						
C2010	Throughout building	Excellent	Wall Finishes, Vinyl	1,500 SF	15	7181021
C2030	Throughout building	Excellent	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,000 SF	10	7181024

Component Condition Report | Finkbiner Park Facilities / Checkout Restrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2050	Throughout building	Excellent	Ceiling Finishes, any flat surface, Prep & Paint	1,000 SF	10	7181027
Plumbing						
D2010	Throughout building	Excellent	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,000 SF	40	7181020
D2010	Restrooms	Excellent	Toilet, Commercial Water Closet	5	30	7181028
D2010	Building exterior	Excellent	Drinking Fountain, Exterior/Site, Precast Pedestal	1	15	7181026
D2010	Restrooms	Excellent	Urinal, Standard	2	30	7181018
D2010	Restrooms	Excellent	Sink/Lavatory, Vanity Top, Stainless Steel	5	30	7181014
Electrical						
D5020	Throughout	Excellent	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	1,000 SF	40	7200410
D5020	Electrical room	Excellent	Distribution Panel, 120/240 V, Residential Style	1	30	7181016
D5040	Throughout building	Excellent	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	1,000 SF	20	7181017
Sitework						
G2080	Site	Fair	Irrigation System, Drip System, Replace/Install	100,000 SF	11	7181019
G4050	Building exterior	Excellent	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	6	20	7181015

Component Condition Report | Finkbiner Park Facilities

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Scout Hut Picnic Area	Fair	Drinking Fountain, Exterior/Site, Precast Pedestal	1	9	7181285
D2010	Lobb Field	Fair	Drinking Fountain, Exterior/Site, Precast Pedestal	1	9	7181360
D2010	Lobb Field	Fair	Drinking Fountain, Exterior/Site, Precast Pedestal	1	9	7181364
D2010	Lobb Field	Fair	Drinking Fountain, Exterior/Site, Precast Pedestal	1	9	7181382
D2010	Site B	Fair	Drinking Fountain, Exterior/Site, Precast Pedestal	1	9	7181383
Equipment & Furnishings						
E2010	Lobb Field	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	30	14	7181237

Component Condition Report | Finkbiner Park Facilities

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E2010	Lobb Field	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	30	14	7181226
E2010	Lobb Field	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	30	14	7181356
E2010	Lobb Field	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	30	14	7181246
E2010	Lobb Field	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	30	9	7181263
E2010	Lobb Field	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	30	9	7181211
E2010	Lobb Field	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	30	14	7181241
E2010	Lobb Field	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	30	9	7181311
E2010	Lobb Field	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	30	9	7181231
E2010	Lobb Field	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	30	14	7181374
E2010	Lobb Field	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	30	9	7181240
E2010	Lobb Field	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	30	14	7181386
E2010	Lobb Field	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	30	14	7181397
Special Construction & Demo						
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	3,800 SF	19	7181313
F1020	Lobb Field	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	100 SF	16	7181372
F1020	Lobb Field	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	100 SF	16	7181334
F1020	Lobb Field	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	100 SF	16	7181323
F1020	Lobb Field	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	100 SF	16	7181339
F1020	Lobb Field	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	100 SF	16	7181238
F1020	Lobb Field	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	100 SF	16	7181308
F1020	Lobb Field	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	100 SF	16	7181276
Pedestrian Plazas & Walkways						
G2020	South Parking Lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	8,300 SF	14	7181223
G2020	South Parking Lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	8,300 SF	3	7181332
G2030	Basketball Court	Poor	Sidewalk, Concrete, Large Areas	500 SF	2	7181321

Component Condition Report | Finkbiner Park Facilities

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Athletic, Recreational & Playfield Areas						
G2050	Basketball Court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement	3,500 SF	14	7181394
G2050	Lobb Field	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	11	7181329
G2050	Volleyball Court	Fair	Playfield Surfaces, Sand, 6" Depth	3,200 SF	11	7181306
G2050	Site	Fair	Play Structure, Multipurpose, Very Small	1	11	7181333
G2050	Lobb Field	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	11	7181336
G2050	Site C	Fair	Campground Accessories, Grill, Pedestal-Style	1	9	7181257
G2050	Site	Fair	Campground Accessories, Grill, Pedestal-Style	1	11	7181379
G2050	Basketball Court	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	11	7181359
G2050	Lobb Field	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	11	7181366
G2050	Site A	Fair	Campground Accessories, Grill, Pedestal-Style	1	9	7181314
G2050	Volleyball Court	Fair	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	1	11	7181261
G2050	Lobb Field	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	11	7181273
G2050	Site A	Fair	Campground Accessories, Grill, Pedestal-Style	1	6	7181217
G2050	Site	Fair	Campground Accessories, Grill, Pedestal-Style	1	11	7181267
G2050	Basketball Court	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	14	7181289
G2050	Basketball Court	Poor	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	3,500 SF	2	7181305
G2050	Site B	Fair	Campground Accessories, Grill, Pedestal-Style	1	9	7181228
Sitework						
G2060	Site C	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181338
G2060	Bandshell	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181385
G2060	Site	Poor	Picnic Table, Wood/Composite/Fiberglass	1	2	7181370
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181357
G2060	Site	Fair	Picnic Table, Precast Concrete	1	14	7181368
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181391

Component Condition Report | Finkbiner Park Facilities

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181328
G2060	Lobb Field	Fair	Fences & Gates, Fence, Chain Link 6'	1,300 LF	21	7181260
G2060	Site	Fair	Picnic Table, Precast Concrete	1	14	7181304
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	11	7181230
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181310
G2060	Site A	Fair	Picnic Table, Precast Concrete	1	14	7181315
G2060	Lobb Field	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	9	7181200
G2060	Site	Fair	Picnic Table, Precast Concrete	1	14	7181377
G2060	Lobb Field	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	11	7181201
G2060	Site C	Poor	Picnic Table, Wood/Composite/Fiberglass	1	2	7181340
G2060	Site	Fair	Picnic Table, Precast Concrete	1	14	7181378
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181207
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	16	7181277
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	11	7181250
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181348
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181309
G2060	Site	Fair	Picnic Table, Precast Concrete	1	14	7181229
G2060	Bandshell	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181282
G2060	Site C	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181322
G2060	Site C	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	9	7181234
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	11	7181270
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181291
G2060	Site C	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181367
G2060	Lobb Field	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	11	7181259
G2060	Lobb Field	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	11	7181239

Component Condition Report | Finkbiner Park Facilities

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Picnic Table, Precast Concrete	1	14	7181373
G2060	Site B	Poor	Picnic Table, Wood/Composite/Fiberglass	1	2	7181341
G2060	Site	Fair	Picnic Table, Precast Concrete	1	14	7181214
G2060	Site C	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181213
G2060	Lobb Field	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	1	14	7181206
G2060	Site	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	1	14	7181258
G2060	Site A	Fair	Picnic Table, Precast Concrete	1	14	7181371
G2060	Site C	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181281
G2060	Site C	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	11	7181254
G2060	Site	Poor	Picnic Table, Wood/Composite/Fiberglass	1	2	7181331
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181300
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181271
G2060	Site	Fair	Picnic Table, Precast Concrete	1	14	7181295
G2060	Site C	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181358
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	9	7181396
G2060	Site C	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181384
G2060	Site C	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181298
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181233
G2060	Site	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	1	14	7181248
G2060	Site A	Fair	Picnic Table, Precast Concrete	1	14	7181269
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181210
G2060	Site C	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181385
G2060	Site A	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	1	14	7181395
G2060	Site C	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181303
G2060	Site C	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181205

Component Condition Report | Finkbiner Park Facilities

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181361
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181245
G2060	Site B	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181312
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	16	7181389
G2060	Site	Fair	Picnic Table, Precast Concrete	1	14	7181279
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	11	7181362
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181302
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	11	7181224
G2060	Lobb Field	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	11	7181219
G2060	Site C	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181318
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181216
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181296
G2060	Site	Fair	Picnic Table, Precast Concrete	1	14	7181262
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	11	7181380
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181249
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181297
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181209
G2060	Site	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	1	14	7181212
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181299
G2060	Site	Poor	Park Bench, Wood/Composite/Fiberglass	1	2	7181275
G2060	Site B	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181317
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	13	7181324
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181283
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181255
G2060	Site	Fair	Picnic Table, Precast Concrete	1	14	7181222

Component Condition Report | Finkbiner Park Facilities

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	11	7181199
G2060	Site	Fair	Picnic Table, Precast Concrete	1	14	7181242
G2060	Site	Fair	Picnic Table, Precast Concrete	1	14	7181243
G2060	Site A	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	1	14	7181350
G2060	Site	Fair	Picnic Table, Precast Concrete	1	14	7181352
G2060	Lobb Field	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	11	7181220
G2060	Site B	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181285
G2060	Site B	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181351
G2060	Site	Fair	Picnic Table, Precast Concrete	1	14	7181204
G2060	Site C	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181342
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181346
G2060	Site	Fair	Picnic Table, Precast Concrete	1	14	7181287
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181393
G2060	Site A	Fair	Picnic Table, Precast Concrete	1	14	7181353
G2060	Site C	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	11	7181345
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	11	7181376
G2060	Site	Fair	Picnic Table, Precast Concrete	1	14	7181326
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181206
G2060	Bandshell	Poor	Picnic Table, Wood/Composite/Fiberglass	1	2	7181301
G2060	Bandshell	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181278
G2060	Site	Poor	Picnic Table, Wood/Composite/Fiberglass	1	2	7181256
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181390
G2060	Site	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	1	14	7181288
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181268
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181232

Component Condition Report | Finkbiner Park Facilities

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site B	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	11	7181252
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181343
G2060	Site	Fair	Fences & Gates, Fence, Metal Tube 4'	2,600 LF	21	7181375
G2060	Site A	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	1	14	7181387
G2060	Site	Poor	Picnic Table, Wood/Composite/Fiberglass	1	2	7181235
G2060	Site C	Poor	Picnic Table, Wood/Composite/Fiberglass	1	2	7181316
G2060	Site	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	1	14	7181330
G2060	Site A	Fair	Picnic Table, Precast Concrete	1	14	7181293
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181280
G2060	Site	Fair	Picnic Table, Precast Concrete	1	14	7181225
G2060	Site C	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	11	7181251
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	9	7181266
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181227
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181272
G2060	Site	Fair	Picnic Table, Precast Concrete	1	14	7181284
G2060	Site C	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181286
G2060	Site C	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181244
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181253
G2060	Site A	Fair	Picnic Table, Precast Concrete	1	14	7181292
G2060	Site C	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	11	7181388
G2060	Lobb Field	Fair	Park Bench, Metal Powder-Coated	1	11	7181355
G2060	Bandshell	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	11	7181396
G2060	Site	Fair	Picnic Table, Precast Concrete	1	14	7181363
G2060	Site C	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7181221
G2080	Lobb Field	Fair	Irrigation System, Drip System	115,000 SF	11	7181354

Component Condition Report | Finkbiner Park Facilities

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Lobb Field	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	11	7181290
G4050	Volleyball Court	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	11	7181218
G4050	Lobb Field	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	11	7181347
G4050	Site C	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	11	7181202
G4050	Lobb Field	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	11	7181344
G4050	Lobb Field	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	11	7181215
G4050	Lobb Field	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	11	7181236
G4050	Basketball Court	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	11	7181294
G4050	Bandshell	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	11	7181247
G4050	Lobb Field	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	11	7181264
G4050	Lobb Field	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	11	7181203
G4050	Lobb Field	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	11	7181325
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	11	7181392
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	11	7181337
G4050	Site C	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	11	7181327
G4050	Lobb Field	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	11	7181335
G4050	Lobb Field	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	11	7181198
G4050	Basketball Court	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	11	7181381
G4050	Volleyball Court	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	11	7181369
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	11	7181307
G4050	Lobb Field	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	11	7181320
G4050	Site C	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	11	7181319
G4050	Lobb Field	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	11	7181274
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	11	7181349

Appendix F:
Replacement Reserves

Replacement Reserves Report



2/19/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Finkbiner Park Facilities	$0	$0	$16,435	$5,510	$0	$0	$967	$2,615	$6,387	$71,515	$0	$1,088,191	$3,032	$13,352	$273,423	$0	$50,909	$3,514	$8,584	$224,887	$0	**$1,769,321**
Finkbiner Park Facilities / American Legion Hall	$0	$0	$0	$0	$2,177	$0	$86,373	$0	$13,380	$169,224	$85,679	$77,509	$0	$9,176	$67,127	$0	$393,227	$0	$0	$3,391	$460,581	**$1,367,844**
Finkbiner Park Facilities / Band Shell with Storage	$0	$16,089	$6,313	$0	$0	$0	$0	$0	$0	$4,853	$0	$25,017	$0	$0	$0	$0	$10,504	$0	$0	$0	$0	**$62,777**
Finkbiner Park Facilities / Checkout Restrooms	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$15,395	$617,797	$0	$0	$0	$17,036	$0	$0	$0	$0	$46,216	**$696,444**
Finkbiner Park Facilities / Lobb Field Restrooms Snack Bar	$0	$10,726	$13,258	$0	$1,088	$84,724	$11,689	$0	$0	$9,317	$21,531	$7,414	$0	$0	$0	$2,608	$32,659	$9,713	$0	$1,696	$0	**$206,421**
Grand Total	**$0**	**$26,816**	**$36,006**	**$5,510**	**$3,265**	**$84,724**	**$99,028**	**$2,615**	**$19,768**	**$254,909**	**$122,605**	**$1,815,927**	**$3,032**	**$22,528**	**$340,550**	**$19,643**	**$487,299**	**$13,227**	**$8,584**	**$229,974**	**$506,797**	**$4,102,806**

Finkbiner Park Facilities

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Lobb Field	7181360	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	15	6	9	1	EA	$3,600.00	$4,860.00	$4,860										$4,860													**$4,860**
D2010	Lobb Field	7181364	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	15	6	9	1	EA	$3,600.00	$4,860.00	$4,860										$4,860													**$4,860**
D2010	Lobb Field	7181382	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	15	6	9	1	EA	$3,600.00	$4,860.00	$4,860										$4,860													**$4,860**
D2010	Scout Hut Picnic Area	7181265	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	15	6	9	1	EA	$3,600.00	$4,860.00	$4,860										$4,860													**$4,860**
D2010	Site B	7181383	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	15	6	9	1	EA	$3,600.00	$4,860.00	$4,860										$4,860													**$4,860**
E2010	Lobb Field	7181263	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	16	9	30	EA	$120.00	$162.00	$4,860										$4,860													**$4,860**
E2010	Lobb Field	7181211	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	16	9	30	EA	$120.00	$162.00	$4,860										$4,860													**$4,860**
E2010	Lobb Field	7181311	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	16	9	30	EA	$120.00	$162.00	$4,860										$4,860													**$4,860**
E2010	Lobb Field	7181231	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	16	9	30	EA	$120.00	$162.00	$4,860										$4,860													**$4,860**
E2010	Lobb Field	7181240	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	16	9	30	EA	$120.00	$162.00	$4,860										$4,860													**$4,860**
E2010	Lobb Field	7181237	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	11	14	30	EA	$120.00	$162.00	$4,860															$4,860								**$4,860**
E2010	Lobb Field	7181226	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	11	14	30	EA	$120.00	$162.00	$4,860															$4,860								**$4,860**
E2010	Lobb Field	7181356	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	11	14	30	EA	$120.00	$162.00	$4,860															$4,860								**$4,860**
E2010	Lobb Field	7181246	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	11	14	30	EA	$120.00	$162.00	$4,860															$4,860								**$4,860**
E2010	Lobb Field	7181241	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	11	14	30	EA	$120.00	$162.00	$4,860															$4,860								**$4,860**
E2010	Lobb Field	7181374	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	11	14	30	EA	$120.00	$162.00	$4,860															$4,860								**$4,860**
E2010	Lobb Field	7181386	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	11	14	30	EA	$120.00	$162.00	$4,860															$4,860								**$4,860**
E2010	Lobb Field	7181397	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	11	14	30	EA	$120.00	$162.00	$4,860															$4,860								**$4,860**
F1020	Lobb Field	7181372	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	14	16	100	SF	$25.00	$33.75	$3,375																	$3,375						**$3,375**
F1020	Lobb Field	7181334	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	14	16	100	SF	$25.00	$33.75	$3,375																	$3,375						**$3,375**
F1020	Lobb Field	7181323	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	14	16	100	SF	$25.00	$33.75	$3,375																	$3,375						**$3,375**
F1020	Lobb Field	7181339	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	14	16	100	SF	$25.00	$33.75	$3,375																	$3,375						**$3,375**
F1020	Lobb Field	7181238	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	14	16	100	SF	$25.00	$33.75	$3,375																	$3,375						**$3,375**
F1020	Lobb Field	7181308	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	14	16	100	SF	$25.00	$33.75	$3,375																	$3,375						**$3,375**
F1020	Lobb Field	7181276	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	14	16	100	SF	$25.00	$33.75	$3,375																	$3,375						**$3,375**
F1020	Site	7181313	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	11	19	3800	SF	$25.00	$33.75	$128,250																				$128,250			**$128,250**
G2020	South Parking Lot	7181332	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	8300	SF	$0.45	$0.61	$5,042				$5,042					$5,042					$5,042					$5,042				**$20,169**
G2020	South Parking Lot	7181223	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	11	14	8300	SF	$3.50	$4.73	$39,218															$39,218								**$39,218**
G2030	Basketball Court	7181321	Sidewalk, Concrete, Large Areas, Replace	50	48	2	500	SF	$9.00	$12.15	$6,075			$6,075																				**$6,075**
G2050	Basketball Court	7181305	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	5	3	2	3500	SF	$0.45	$0.61	$2,126			$2,126					$2,126							$2,126					$2,126				**$8,505**
G2050	Basketball Court	7181359	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	14	11	1	EA	$9,500.00	$12,825.00	$12,825													$12,825										**$12,825**
G2050	Lobb Field	7181329	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	9	11	1	EA	$5,000.00	$6,750.00	$6,750													$6,750										**$6,750**
G2050	Lobb Field	7181336	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	9	11	1	EA	$5,000.00	$6,750.00	$6,750													$6,750										**$6,750**
G2050	Lobb Field	7181366	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	9	11	1	EA	$5,000.00	$6,750.00	$6,750													$6,750										**$6,750**
G2050	Lobb Field	7181273	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	9	11	1	EA	$5,000.00	$6,750.00	$6,750													$6,750										**$6,750**
G2050	Volleyball Court	7181261	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	20	9	11	1	EA	$1,400.00	$1,890.00	$1,890													$1,890										**$1,890**
G2050	Basketball Court	7181289	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	11	14	1	EA	$9,500.00	$12,825.00	$12,825															$12,825								**$12,825**
G2050	Basketball Court	7181394	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Replace	25	11	14	3500	SF	$6.50	$8.78	$30,713															$30,713								**$30,713**
G2050	Site A	7181217	Campground Accessories, Grill, Pedestal-Style, Replace	15	9	6	1	EA	$600.00	$810.00	$810							$810																**$810**
G2050	Site A	7181314	Campground Accessories, Grill, Pedestal-Style, Replace	15	6	9	1	EA	$600.00	$810.00	$810										$810													**$810**
G2050	Site B	7181228	Campground Accessories, Grill, Pedestal-Style, Replace	15	6	9	1	EA	$600.00	$810.00	$810										$810													**$810**
G2050	Site C	7181257	Campground Accessories, Grill, Pedestal-Style, Replace	15	6	9	1	EA	$600.00	$810.00	$810										$810													**$810**
G2050	Site	7181379	Campground Accessories, Grill, Pedestal-Style, Replace	15	4	11	1	EA	$600.00	$810.00	$810												$810											**$810**
G2050	Site	7181267	Campground Accessories, Grill, Pedestal-Style, Replace	15	4	11	1	EA	$600.00	$810.00	$810												$810											**$810**
G2050	Site	7181333	Play Structure, Multipurpose, Very Small, Replace	20	9	11	1	EA	$6,000.00	$8,100.00	$8,100												$8,100											**$8,100**
G2050	Volleyball Court	7181306	Playfield Surfaces, Sand, 6" Depth, Replace	20	9	11	3200	SF	$1.60	$2.16	$6,912													$6,912										**$6,912**
G2060	Bandshell	7181301	Picnic Table, Wood/Composite/Fiberglass, Replace	20	18	2	1	EA	$600.00	$810.00	$810			$810																				**$810**
G2060	Site	7181256	Picnic Table, Wood/Composite/Fiberglass, Replace	20	18	2	1	EA	$600.00	$810.00	$810			$810																				**$810**
G2060	Site	7181370	Picnic Table, Wood/Composite/Fiberglass, Replace	20	18	2	1	EA	$600.00	$810.00	$810			$810																				**$810**

Replacement Reserves Report



2/19/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2060	Site	7181235	Picnic Table, Wood/Composite/Fiberglass, Replace	20	18	2	1	EA	$600.00	$810.00	$810			$810																			**$810**
G2060	Site	7181331	Picnic Table, Wood/Composite/Fiberglass, Replace	20	18	2	1	EA	$600.00	$810.00	$810			$810																			**$810**
G2060	Site B	7181341	Picnic Table, Wood/Composite/Fiberglass, Replace	20	18	2	1	EA	$600.00	$810.00	$810			$810																			**$810**
G2060	Site C	7181316	Picnic Table, Wood/Composite/Fiberglass, Replace	20	18	2	1	EA	$600.00	$810.00	$810			$810																			**$810**
G2060	Site C	7181340	Picnic Table, Wood/Composite/Fiberglass, Replace	20	18	2	1	EA	$600.00	$810.00	$810			$810																			**$810**
G2060	Site	7181275	Park Bench, Wood/Composite/Fiberglass, Replace	20	18	2	1	EA	$600.00	$810.00	$810			$810																			**$810**
G2060	Lobb Field	7181200	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	11	9	1	EA	$700.00	$945.00	$945										$945												**$945**
G2060	Site	7181396	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	11	9	1	EA	$700.00	$945.00	$945										$945												**$945**
G2060	Site	7181266	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	11	9	1	EA	$700.00	$945.00	$945										$945												**$945**
G2060	Site C	7181234	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	11	9	1	EA	$700.00	$945.00	$945										$945												**$945**
G2060	Bandshell	7181282	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Bandshell	7181385	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Bandshell	7181278	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Bandshell	7181398	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181357	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181201	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181207	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181348	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181259	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181239	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181300	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181210	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181361	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181245	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181302	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181219	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181216	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181296	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181283	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181255	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181220	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181346	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181206	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181249	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181297	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181209	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181299	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181390	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181268	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181232	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181227	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181253	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Lobb Field	7181355	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Site	7181391	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site	7181328	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site	7181230	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Site	7181310	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site	7181250	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Site	7181309	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site	7181270	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Site	7181291	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site	7181271	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site	7181233	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site	7181362	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Site	7181224	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Site	7181199	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Site	7181393	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site	7181376	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**

Replacement Reserves Report



2/19/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2060	Site	7181380	Park Bench, Metal Powder-Coated, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Site	7181343	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site	7181272	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site	7181280	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site B	7181312	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site B	7181317	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site B	7181285	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site B	7181351	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site B	7181252	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Site C	7181322	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site C	7181367	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site C	7181358	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site C	7181384	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site C	7181298	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site C	7181365	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site C	7181303	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site C	7181205	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site C	7181318	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site C	7181342	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site C	7181345	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Site C	7181213	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site C	7181281	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site C	7181254	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Site C	7181338	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site C	7181251	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Site C	7181286	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site C	7181244	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Site C	7181388	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Site C	7181221	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$810.00	$810												$810										**$810**
G2060	Lobb Field	7181208	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	11	14	1	EA	$1,400.00	$1,890.00	$1,890															$1,890								**$1,890**
G2060	Site	7181368	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site	7181304	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site	7181377	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site	7181378	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site	7181229	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site	7181373	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site	7181295	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site	7181248	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	11	14	1	EA	$1,400.00	$1,890.00	$1,890															$1,890								**$1,890**
G2060	Site	7181279	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site	7181262	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site	7181222	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site	7181242	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site	7181243	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site	7181352	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site	7181204	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site	7181287	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site	7181326	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site	7181214	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site	7181258	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	11	14	1	EA	$1,400.00	$1,890.00	$1,890															$1,890								**$1,890**
G2060	Site	7181212	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	11	14	1	EA	$1,400.00	$1,890.00	$1,890															$1,890								**$1,890**
G2060	Site	7181288	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	11	14	1	EA	$1,400.00	$1,890.00	$1,890															$1,890								**$1,890**
G2060	Site	7181284	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site	7181363	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site	7181330	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	11	14	1	EA	$1,400.00	$1,890.00	$1,890															$1,890								**$1,890**
G2060	Site	7181225	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site A	7181315	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site A	7181269	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site A	7181395	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	11	14	1	EA	$1,400.00	$1,890.00	$1,890															$1,890								**$1,890**

Replacement Reserves Report



2/19/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2060	Site A	7181350	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	11	14	1	EA	$1,400.00	$1,890.00	$1,890															$1,890								**$1,890**
G2060	Site A	7181353	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site A	7181371	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site A	7181387	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	11	14	1	EA	$1,400.00	$1,890.00	$1,890															$1,890								**$1,890**
G2060	Site A	7181292	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site A	7181293	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620								**$1,620**
G2060	Site	7181324	Signage, Property, Monument, Replace/Install	20	7	13	1	EA	$3,000.00	$4,050.00	$4,050													$4,050										**$4,050**
G2060	Site	7181277	Signage, Property, Monument, Replace/Install	20	4	16	1	EA	$3,000.00	$4,050.00	$4,050																	$4,050						**$4,050**
G2060	Site	7181389	Signage, Property, Monument, Replace/Install	20	4	16	1	EA	$3,000.00	$4,050.00	$4,050																	$4,050						**$4,050**
G2080	Lobb Field	7181354	Irrigation System, Drip System, Replace	20	9	11	115000	SF	$3.00	$4.05	$465,750												$465,750											**$465,750**
G4050	Bandshell	7181247	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$4,000.00	$5,400.00	$5,400												$5,400											**$5,400**
G4050	Basketball Court	7181294	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$7,000.00	$9,450.00	$9,450												$9,450											**$9,450**
G4050	Basketball Court	7181381	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$7,000.00	$9,450.00	$9,450												$9,450											**$9,450**
G4050	Lobb Field	7181290	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$7,000.00	$9,450.00	$9,450												$9,450											**$9,450**
G4050	Lobb Field	7181347	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$7,000.00	$9,450.00	$9,450												$9,450											**$9,450**
G4050	Lobb Field	7181344	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$7,000.00	$9,450.00	$9,450												$9,450											**$9,450**
G4050	Lobb Field	7181215	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$7,000.00	$9,450.00	$9,450												$9,450											**$9,450**
G4050	Lobb Field	7181236	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$7,000.00	$9,450.00	$9,450												$9,450											**$9,450**
G4050	Lobb Field	7181264	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$7,000.00	$9,450.00	$9,450												$9,450											**$9,450**
G4050	Lobb Field	7181203	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$7,000.00	$9,450.00	$9,450												$9,450											**$9,450**
G4050	Lobb Field	7181325	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$7,000.00	$9,450.00	$9,450												$9,450											**$9,450**
G4050	Lobb Field	7181335	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$7,000.00	$9,450.00	$9,450												$9,450											**$9,450**
G4050	Lobb Field	7181198	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$7,000.00	$9,450.00	$9,450												$9,450											**$9,450**
G4050	Lobb Field	7181320	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$7,000.00	$9,450.00	$9,450												$9,450											**$9,450**
G4050	Lobb Field	7181274	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$7,000.00	$9,450.00	$9,450												$9,450											**$9,450**
G4050	Site	7181392	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$4,000.00	$5,400.00	$5,400												$5,400											**$5,400**
G4050	Site	7181337	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$4,000.00	$5,400.00	$5,400												$5,400											**$5,400**
G4050	Site	7181307	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$4,000.00	$5,400.00	$5,400												$5,400											**$5,400**
G4050	Site	7181349	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$4,000.00	$5,400.00	$5,400												$5,400											**$5,400**
G4050	Site C	7181202	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$4,000.00	$5,400.00	$5,400												$5,400											**$5,400**
G4050	Site C	7181327	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$4,000.00	$5,400.00	$5,400												$5,400											**$5,400**
G4050	Site C	7181319	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$4,000.00	$5,400.00	$5,400												$5,400											**$5,400**
G4050	Volleyball Court	7181218	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$6,800.00	$9,180.00	$9,180												$9,180											**$9,180**
G4050	Volleyball Court	7181369	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	9	11	1	EA	$6,800.00	$9,180.00	$9,180												$9,180											**$9,180**
Totals, Unescalated												**$0**	**$0**	**$15,491**	**$5,042**	**$0**	**$0**	**$810**	**$2,126**	**$5,042**	**$54,810**	**$0**	**$786,132**	**$2,126**	**$9,092**	**$180,765**	**$0**	**$31,725**	**$2,126**	**$5,042**	**$128,250**	**$0**	**$1,228,581**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$16,435**	**$5,510**	**$0**	**$0**	**$967**	**$2,615**	**$6,387**	**$71,515**	**$0**	**$1,088,191**	**$3,032**	**$13,352**	**$273,423**	**$0**	**$50,909**	**$3,514**	**$8,584**	**$224,887**	**$0**	**$1,769,321**

Finkbiner Park Facilities / American Legion Hall

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building Exterior	7180966	Exterior Walls, any painted surface, Prep & Paint	10	4	6	5775	SF	$3.00	$4.46	$25,774							$25,774										$25,774					**$51,549**
B2020	Building Exterior	7180987	Window, Vinyl-Clad Double-Glazed, 16-25 SF, Replace	30	14	16	2	EA	$900.00	$1,338.93	$2,678																	$2,678					**$2,678**
B2020	Building Exterior	7180982	Window, Wood, 16-25 SF, Replace	30	14	16	11	EA	$1,200.00	$1,785.24	$19,638																	$19,638					**$19,638**
B2020	Building Exterior	7180988	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	14	16	2	EA	$950.00	$1,413.32	$2,827																	$2,827					**$2,827**
B2050	Building Exterior	7180965	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	14	16	4	EA	$1,300.00	$1,934.01	$7,736																	$7,736					**$7,736**
B3010	Roof	7180972	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	9	11	7510	SF	$3.80	$5.65	$42,456												$42,456										**$42,456**
C1070	Throughout building	7180991	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	11	14	8523	SF	$3.50	$5.21	$44,379															$44,379								**$44,379**
C2010	Basement	7180974	Wall Finishes, Wallpaper, Replace	15	6	9	2520	SF	$2.20	$3.27	$8,248										$8,248												**$8,248**
C2010	Throughout building	7180995	Wall Finishes, any surface, Prep & Paint	10	4	6	10865	SF	$1.50	$2.23	$24,246							$24,246										$24,246					**$48,492**
C2030	Main Hall	7180950	Flooring, Wood, Strip, Replace	30	14	16	2000	SF	$15.00	$22.32	$44,631																	$44,631					**$44,631**
C2030	Kitchen	7180940	Flooring, Vinyl Sheeting, Replace	15	6	9	800	SF	$7.00	$10.41	$8,331										$8,331												**$8,331**
C2030	Storage	7180992	Flooring, Vinyl Tile (VCT), Replace	15	6	9	200	SF	$5.00	$7.44	$1,488										$1,488												**$1,488**
C2030	Basement	7180942	Flooring, Vinyl Tile (VCT), Replace	15	6	9	2013	SF	$5.00	$7.44	$14,974										$14,974												**$14,974**
C2030	Throughout building	7180967	Flooring, Vinyl Sheeting, Replace	15	6	9	2910	SF	$7.00	$10.41	$30,304										$30,304												**$30,304**
C2030	Throughout building	7180979	Flooring, Carpet, Commercial Standard, Replace	10	4	6	1000	SF	$7.50	$11.16	$11,158							$11,158										$11,158					**$22,316**
C2050	Throughout building	7180978	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	1000	SF	$2.00	$2.98	$2,975							$2,975										$2,975					**$5,951**
D2010	Basement	7180956	Water Heater, Gas, Residential, 30 to 50 GAL, Replace	15	11	4	1	EA	$1,300.00	$1,934.01	$1,934						$1,934															$1,934		**$3,868**
D2010	Throughout building	7180947	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	6	9	2	EA	$1,500.00	$2,231.55	$4,463										$4,463												**$4,463**
D2010	Kitchen	7180964	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	14	16	1	EA	$2,500.00	$3,719.25	$3,719																	$3,719					**$3,719**

Replacement Reserves Report



2/19/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Restrooms	7180961	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	14	16	5	EA	$1,700.00	$2,529.09	$12,645																	$12,645					**$12,645**
D2010	Restrooms	7180984	Toilet, Commercial Water Closet, Replace	30	14	16	6	EA	$1,300.00	$1,934.01	$11,604																	$11,604					**$11,604**
D2010	Restrooms	7180948	Urinal, Standard, Replace	30	14	16	1	EA	$1,100.00	$1,636.47	$1,636																	$1,636					**$1,636**
D3020	Basement	7180953	Furnace, Gas, Replace	20	7	13	1	EA	$4,200.00	$6,248.34	$6,248														$6,248								**$6,248**
D3030	Roof	7180969	Split System, Condensing Unit/Heat Pump, Replace	15	9	6	1	EA	$4,000.00	$5,950.80	$5,951							$5,951															**$5,951**
D3030	Building exterior	7180970	Split System, Condensing Unit/Heat Pump, Replace	15	7	8	1	EA	$7,100.00	$10,562.67	$10,563									$10,563													**$10,563**
D3030	Roof	7180955	Split System, Condensing Unit/Heat Pump, Replace	15	6	9	1	EA	$4,000.00	$5,950.80	$5,951										$5,951												**$5,951**
D3030	Roof	7180959	Split System, Condensing Unit/Heat Pump, Replace	15	6	9	1	EA	$7,100.00	$10,562.67	$10,563										$10,563												**$10,563**
D3030	Roof	7180993	Split System, Condensing Unit/Heat Pump, Replace	15	6	9	1	EA	$3,400.00	$5,058.18	$5,058										$5,058												**$5,058**
D3050	Roof	7180958	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	11	9	1	EA	$11,000.00	$16,364.70	$16,365										$16,365												**$16,365**
D3050	Throughout building	7180986	HVAC System, Ductwork, Medium Density, Replace	30	14	16	9523	SF	$4.00	$5.95	$56,669																	$56,669					**$56,669**
D3060	Roof	7180981	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	9	11	1	EA	$2,400.00	$3,570.48	$3,570												$3,570										**$3,570**
D4010	Kitchen	7180941	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	9	11	6	LF	$400.00	$595.08	$3,570												$3,570										**$3,570**
D5020	Throughout	7200409	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	20	20	9523	SF	$18.00	$26.78	$255,013																					$255,013	**$255,013**
D5040	Throughout	7200408	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	9523	SF	$4.50	$6.69	$63,753											$63,753											**$63,753**
E1030	Kitchen	7180949	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	6	9	1	EA	$4,500.00	$6,694.65	$6,695										$6,695												**$6,695**
E1030	Kitchen	7180983	Foodservice Equipment, Griddle, Replace	15	6	9	1	EA	$7,000.00	$10,413.90	$10,414										$10,414												**$10,414**
E1030	Kitchen	7180990	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	6	9	1	EA	$4,600.00	$6,843.42	$6,843										$6,843												**$6,843**
E1040	Kitchen	7180960	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	4	6	1	EA	$1,500.00	$2,231.55	$2,232							$2,232										$2,232					**$4,463**
F1020	Building exterior	7180943	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	14	16	300	SF	$25.00	$37.19	$11,158																	$11,158					**$11,158**
G2060	Site	7180975	Park Bench, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$892.62	$893												$893										**$893**
G2060	Site	7180954	Park Bench, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$892.62	$893												$893										**$893**
G2060	Site	7180963	Park Bench, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$892.62	$893												$893										**$893**
G2060	Site	7180980	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	9	11	1	EA	$700.00	$1,041.39	$1,041												$1,041										**$1,041**
G2060	Site	7180968	Flagpole, Metal, Replace	30	14	16	1	EA	$2,500.00	$3,719.25	$3,719																	$3,719					**$3,719**
G4050	Building exterior	7180977	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	9	11	3	EA	$600.00	$892.62	$2,678												$2,678										**$2,678**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$1,934**	**$0**	**$72,336**	**$0**	**$10,563**	**$129,696**	**$63,753**	**$55,994**	**$0**	**$6,248**	**$44,379**	**$0**	**$245,046**	**$0**	**$0**	**$1,934**	**$255,013**	**$886,895**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$2,177**	**$0**	**$86,373**	**$0**	**$13,380**	**$169,224**	**$85,679**	**$77,509**	**$0**	**$9,176**	**$67,127**	**$0**	**$393,227**	**$0**	**$0**	**$3,391**	**$460,581**	**$1,367,844**

Finkbiner Park Facilities / Band Shell with Storage

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Interior	7181010	Exterior Walls, Concrete Block (CMU), Replace	50	48	2	50	SF	$20.00	$29.75	$1,488			$1,488																			**$1,488**
B2050	Building Exterior	7181006	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	14	16	1	EA	$4,400.00	$6,545.88	$6,546																	$6,546					**$6,546**
B3010	Roof	7181007	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	9	11	1404	SF	$3.80	$5.65	$7,937											$7,937											**$7,937**
B3010	Roof	7181008	Roofing, Modified Bitumen, Replace	20	18	2	300	SF	$10.00	$14.88	$4,463		$4,463																				**$4,463**
B3010	Roof	7181012	Roofing, Modified Bitumen, Replace	20	9	11	360	SF	$10.00	$14.88	$5,356											$5,356											**$5,356**
C2030	Site	7181002	Flooring, Concrete, Repair	0	-1	1	200	SF	$30.00	$44.63	$8,926	$8,926																					**$8,926**
C2030	Band shell floor	7181009	Flooring, Concrete, Repair	0	-1	1	150	SF	$30.00	$44.63	$6,695	$6,695																					**$6,695**
D5020	Throughout building	7181004	Distribution Panel, 120/240 V, Replace	30	21	9	1	EA	$2,500.00	$3,719.25	$3,719										$3,719												**$3,719**
D5040	Throughout building	7181005	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	9	11	1530	SF	$2.10	$3.12	$4,780											$4,780											**$4,780**
Totals, Unescalated												**$0**	**$15,621**	**$5,951**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,719**	**$0**	**$18,073**	**$0**	**$0**	**$0**	**$0**	**$6,546**	**$0**	**$0**	**$0**	**$0**	**$49,910**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$16,089**	**$6,313**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,853**	**$0**	**$25,017**	**$0**	**$0**	**$0**	**$0**	**$10,504**	**$0**	**$0**	**$0**	**$0**	**$62,777**

Finkbiner Park Facilities / Checkout Restrooms

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building Exterior	7181022	Exterior Walls, any painted surface, Prep & Paint	10	0	10	1400	SF	$3.00	$4.46	$6,248											$6,248										$6,248	**$12,497**
B3010	Roof	7181025	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	0	20	1000	SF	$3.80	$5.65	$5,653																					$5,653	**$5,653**
C2010	Throughout building	7181021	Wall Finishes, Vinyl, Replace	15	0	15	1500	SF	$2.50	$3.72	$5,579																$5,579						**$5,579**
C2030	Throughout building	7181024	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	0	10	1000	SF	$1.50	$2.23	$2,232											$2,232										$2,232	**$4,463**
C2050	Throughout building	7181027	Ceiling Finishes, any flat surface, Prep & Paint	10	0	10	1000	SF	$2.00	$2.98	$2,975											$2,975										$2,975	**$5,951**
D2010	Building exterior	7181026	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	15	0	15	1	EA	$3,600.00	$5,355.72	$5,356																$5,356						**$5,356**
D5040	Throughout building	7181017	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	0	20	1000	SF	$2.10	$3.12	$3,124																					$3,124	**$3,124**
G2080	Site	7181019	Irrigation System, Drip System, Replace/Install	20	9	11	100000	SF	$3.00	$4.46	$446,310												$446,310										**$446,310**
G4050	Building exterior	7181015	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	0	20	6	EA	$600.00	$892.62	$5,356																					$5,356	**$5,356**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$11,455**	**$446,310**	**$0**	**$0**	**$0**	**$10,935**	**$0**	**$0**	**$0**	**$0**	**$25,588**	**$494,288**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$15,395**	**$617,797**	**$0**	**$0**	**$0**	**$17,036**	**$0**	**$0**	**$0**	**$0**	**$46,216**	**$696,444**

Finkbiner Park Facilities / Lobb Field Restrooms Snack Bar

Replacement Reserves Report



2/19/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
A1010	Structure	7200415	Foundation System, Concrete or CMU Walls w/ Continuous Footings, Repair	75	70	5	400	LF	$120.00	$178.52	$71,410						$71,410																**$71,410**
B2020	Building Exterior	7181040	Window, Steel, 28-40 SF, Replace	30	14	16	3	EA	$2,300.00	$3,421.71	$10,265																	$10,265					**$10,265**
B3010	Roof	7200416	Roofing, Modified Bitumen, Replace	20	10	10	890	SF	$10.00	$14.88	$13,241											$13,241											**$13,241**
C2010	Throughout	7200419	Wall Finishes, any surface, Prep & Paint	10	5	5	750	SF	$1.50	$2.23	$1,674						$1,674										$1,674						**$3,347**
C2030	Throughout building	7181029	Flooring, Vinyl Tile (VCT), Replace	15	13	2	790	SF	$5.00	$7.44	$5,876			$5,876															$5,876				**$11,753**
C2050	Throughout building	7181039	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	890	SF	$2.00	$2.98	$2,648							$2,648										$2,648					**$5,296**
D2010	Electrical room	7181036	Water Heater, Electric, Residential, Replace	15	11	4	1	EA	$650.00	$967.01	$967					$967														$967		**$1,934**
D2010	Throughout	7200411	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	38	2	890	SF	$5.00	$7.44	$6,620			$6,620																			**$6,620**
D2010	Snack Stand	7181038	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	19	11	1	EA	$1,200.00	$1,785.24	$1,785												$1,785										**$1,785**
D2010	Restrooms	7181042	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	14	16	2	EA	$1,200.00	$1,785.24	$3,570																	$3,570					**$3,570**
D2010	Restrooms	7181044	Toilet, Commercial Water Closet, Replace	30	14	16	2	EA	$1,300.00	$1,934.01	$3,868																	$3,868					**$3,868**
D3030	Roof	7181034	Split System Ductless, Single Zone, 1.5 to 2 TON, Replace	15	9	6	1	EA	$4,800.00	$7,140.96	$7,141							$7,141															**$7,141**
D3060	Roof	7181043	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	9	11	1	EA	$2,400.00	$3,570.48	$3,570												$3,570										**$3,570**
D5040	Throughout	7200412	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	890	SF	$2.10	$3.12	$2,781											$2,781											**$2,781**
E2010	Throughout building	7181031	Casework, Cabinetry, Hardwood Standard, Replace	20	11	9	16	LF	$300.00	$446.31	$7,141										$7,141											**$7,141**
P2030	Snack Stand	7181041	Engineering Study, Structural, General Design, Design	0	-1	1	1	EA	$7,000.00	$10,413.90	$10,414		$10,414																			**$10,414**
Totals, Unescalated												**$0**	**$10,414**	**$12,497**	**$0**	**$967**	**$73,083**	**$9,789**	**$0**	**$0**	**$7,141**	**$16,021**	**$5,356**	**$0**	**$0**	**$0**	**$1,674**	**$20,352**	**$5,876**	**$0**	**$967**	**$0**	**$164,136**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$10,726**	**$13,258**	**$0**	**$1,088**	**$84,724**	**$11,689**	**$0**	**$0**	**$9,317**	**$21,531**	**$7,414**	**$0**	**$0**	**$0**	**$2,608**	**$32,659**	**$9,713**	**$0**	**$1,696**	**$0**	**$206,421**

Appendix G:
Observation GPS Map Links

Component Description	Attributes	Action Description	Location Description	Condition	Latitude	Longitude	GPS MapLink	Plan Type	Helper Label	Effective Age	Lifespan	RUL	Fiscal Year Observed	Quantity	Unit Cost	Total Cost	Barcode	Comments Public	Park Name	AssetCALC ID
Exterior Walls	Concrete Block (CMU)	Replace	Interior	Poor	34.138446	-117.890136	https://www.google.com/maps?q=34.138446,-117.890136	Performance/Integrity	Exterior Walls, Concrete Block (CMU), Replace	49	50	1		90	21.66	1949.4			Band Shell with Storage	7181.010
Picnic Table	Wood/Composite/Fiberglass	Replace	Site C	Poor	34.138770	-117.899693	https://www.google.com/maps?q=34.138770,-117.899693	Performance/Integrity	Picnic Table, Wood/Composite/Fiberglass, Replace	19	20	1		1	649.8	649.8 00:00:40			Firebinner Park Facilities	7181.316
Picnic Table	Wood/Composite/Fiberglass	Replace	Site	Poor	34.137218	-117.899736	https://www.google.com/maps?q=34.137218,-117.899736	Performance/Integrity	Picnic Table, Wood/Composite/Fiberglass, Replace	19	20	1		1	649.8	649.8 00:20:56			Firebinner Park Facilities	7181.256
Engineering Study	Structural, General Design	Design	Snack Stand	Poor	34.136781	-117.892580	https://www.google.com/maps?q=34.136781,-117.892580	Performance/Integrity	Engineering Study, Structural, General Design, Design	0	0	0		1	75.81	75.81			Lobb Field Restrooms Snack Bar	7181.041
Flooring	Vinyl Tile (VCT)	Replace	Throughout building	Poor	34.136761	-117.892638	https://www.google.com/maps?q=34.136761,-117.892638	Performance/Integrity	Vinyl Tile - VCT	14	15	1		790	5.415	4277.85			Lobb Field Restrooms Snack Bar	7181.029
Athletic Surfaces & Courts	Basketball/General, Asphalt Pavement	Seal & Stripe	Basketball Court	Poor	34.137597	-117.861496	https://www.google.com/maps?q=34.137597,-117.861496	Performance/Integrity	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Seal & Stripe	4	5	1		3500	0.467 35	1705.725			Firebinner Park Facilities	7181.305
Flooring	Concrete	Repair	Band shell floor	Poor	34.138447	-117.890093	https://www.google.com/maps?q=34.138447,-117.890093	Performance/Integrity	Flooring, Concrete, Repair	0	0	0		150	32.49	4873.5			Band Shell with Storage	7181.009
Flooring	Concrete	Repair	Site	Poor	34.138510	-117.890138	https://www.google.com/maps?q=34.138510,-117.890138	Performance/Integrity	Flooring, Concrete, Repair	0	0	0		200	32.49	6498			Band Shell with Storage	7181.002
Roofing	Modified Bitumen	Replace	Roof	Poor	34.138145	-117.890154	https://www.google.com/maps?q=34.138145,-117.890154	Performance/Integrity	Roofing, Modified Bitumen, Replace	19	20	1		100	10.83	1083			Band Shell with Storage	7181.038
Picnic Table	Wood/Composite/Fiberglass	Replace	Site	Poor	34.137181	-117.899718	https://www.google.com/maps?q=34.137181,-117.899718	Performance/Integrity	Picnic Table, Wood/Composite/Fiberglass, Replace	19	20	1		1	649.8	649.8 00:20:53			Firebinner Park Facilities	7181.235
Park Bench	Wood/Composite/Fiberglass	Replace	Site	Poor	34.137314	-117.899876	https://www.google.com/maps?q=34.137314,-117.899876	Performance/Integrity	Park Bench, Precast Concrete, Replace	19	20	1		1	649.8	649.8 00:20:74			Firebinner Park Facilities	7181.275
Picnic Table	Wood/Composite/Fiberglass	Replace	Basketball	Poor	34.138486	-117.892048	https://www.google.com/maps?q=34.138486,-117.892048	Performance/Integrity	Picnic Table, Wood/Composite/Fiberglass, Replace	19	20	1		1	649.8	649.8 00:20:29			Lobb Field Restrooms Snack Bar	7181.301
Sidewalk	Concrete, Large Areas	Replace	Basketball Court	Poor	34.137533	-117.891500	https://www.google.com/maps?q=34.137533,-117.891500	Performance/Integrity	Sidewalk, Concrete, Large Areas, Replace	49	50	1		500	9.747	4873.5			Firebinner Park Facilities	7181.931
Picnic Table	Wood/Composite/Fiberglass	Replace	Site	Poor	34.138179	-117.899169	https://www.google.com/maps?q=34.138179,-117.899169	Performance/Integrity	Picnic Table, Wood/Composite/Fiberglass, Replace	19	20	1		1	649.8	649.8 00:20:20			Firebinner Park Facilities	7181.331
Picnic Table	Wood/Composite/Fiberglass	Replace	Site	Poor	34.137831	-117.891162	https://www.google.com/maps?q=34.137831,-117.891162	Performance/Integrity	Picnic Table, Wood/Composite/Fiberglass, Replace	19	20	1		1	649.8	649.8 00:20:39			Firebinner Park Facilities	7181.370
Picnic Table	Wood/Composite/Fiberglass	Replace	Site B	Poor	34.137680	-117.890712	https://www.google.com/maps?q=34.137680,-117.890712	Performance/Integrity	Picnic Table, Wood/Composite/Fiberglass, Replace	19	20	1		1	649.8	649.8 00:21:10			Firebinner Park Facilities	7181.341
Suspended Ceilings	Acoustical Tile (ACT)	Replace	Classroom	Poor	34.137595	-117.898634	https://www.google.com/maps?q=34.137595,-117.898634	Performance/Integrity	Suspended Ceilings, Acoustical Tile (ACT), Replace	24	25	1		100	3.7935	379.05			American Legion Hall	7180.998
Picnic Table	Wood/Composite/Fiberglass	Replace	Site C	Poor	34.138731	-117.899760	https://www.google.com/maps?q=34.138731,-117.899760	Performance/Integrity	Picnic Table, Wood/Composite/Fiberglass, Replace	19	20	1		1	649.8	649.8 00:20:64			Firebinner Park Facilities	7181.340
Plumbing System	Supply & Sanitary , Low Density (excludes fixtures)	Replace	Throughout	Poor	34.136853378953816	-117.892703790943	https://www.google.com/maps?q=34.136853378953816,-117.892703790943	Performance/Integrity		38	40	2		890	5.415	4819.35			Lobb Field Restrooms Snack Bar	7200.611
Foundation System	Concrete or CMU Walls w/ Continuous Footings	Repair	Structure	N/A				Performance/Integrity		70	75	5		400	1219.96	5109.4			Lobb Field Restrooms Snack Bar	7200.415
Roofing	Asphalt Shingle, 20-Year Standard	Replace	Roof	Excellent	34.137769	-117.861282	https://www.google.com/maps?q=34.137769,-117.861282	Lifecycle Renewal	Asphalt Shingle Roof	1	20	19		1000	4.1154	4115.4			Checkout Restrooms	7181.025
Plumbing System	Supply & Sanitary , Low Density (excludes fixtures)	Replace	Throughout building	Excellent	34.137964	-117.861079	https://www.google.com/maps?q=34.137964,-117.861079	Lifecycle Renewal	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	1	40	39		1000	5.415	5415			Checkout Restrooms	7181.020
Toilet	Commercial Water Closet	Replace	Restrooms	Excellent	34.138093	-117.861058	https://www.google.com/maps?q=34.138093,-117.861058	Lifecycle Renewal	Toilet, Commercial Water Closet, Replace	1	30	29		5	1407.9	7039.5			Checkout Restrooms	7181.028
Exterior Door	Steel, Standard	Replace	Building Exterior	Excellent	34.138012	-117.861110	https://www.google.com/maps?q=34.138012,-117.861110	Lifecycle Renewal	Exterior Door Steel	1	40	39		2	649.8	1298.6			Checkout Restrooms	7181.023
Drinking Fountain	Exterior/Site, Precast Pedestal	Replace	Building exterior	Excellent	34.137954	-117.862101	https://www.google.com/maps?q=34.137954,-117.862101	Lifecycle Renewal	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	1	15	14		1	3898.8	3898.8			Checkout Restrooms	7181.026
Flooring	any surface, w/ Paint or Sealant	Prep & Paint	Throughout building	Excellent	34.138002	-117.861070	https://www.google.com/maps?q=34.138002,-117.861070	Lifecycle Renewal	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1	10	9		1000	1.6245	1624.5			Checkout Restrooms	7181.024
Electrical System	Full System Renovation/Upgrade, Low Density/Complexity	Replace	Throughout	Excellent	34.137990314994448	-117.861140495700384	https://www.google.com/maps?q=34.137990314994448,-117.861140495700384	Lifecycle Renewal		1	40	39		1000	14.079	14079			Checkout Restrooms	7200.616
Interior Lighting System	Full Upgrade, Low Density & Standard Fixtures	Replace	Throughout building	Excellent	34.138012	-117.861066	https://www.google.com/maps?q=34.138012,-117.861066	Lifecycle Renewal	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	1	20	19		1000	2.2743	2274.3			Checkout Restrooms	7181.017
Urinal	Standard	Replace	Restrooms	Excellent	34.138025	-117.862216	https://www.google.com/maps?q=34.138025,-117.862216	Lifecycle Renewal	Urinal	1	30	29		2	1191.3	2382.6			Checkout Restrooms	7181.018
Exterior Fixture w/ Lamp	any type, w/ LED Replacement	Replace	Building exterior	Excellent	34.138193	-117.861173	https://www.google.com/maps?q=34.138193,-117.861173	Lifecycle Renewal	Light Fixture - Exterior Building	1	20	19		6	649.8	3898.8			Checkout Restrooms	7181.015
Exterior Door	Steel, Standard	Replace	Building Exterior	Excellent	34.137940	-117.861097	https://www.google.com/maps?q=34.137940,-117.861097	Lifecycle Renewal	Exterior Door Steel	1	40	39		2	649.8	1298.6			Checkout Restrooms	7181.013
Wall Finishes	Vinyl	Replace	Throughout building	Excellent	34.138006	-117.861061	https://www.google.com/maps?q=34.138006,-117.861061	Lifecycle Renewal	Vinyl Int Wall	1	15	14		1500	2.7075	4061.25			Checkout Restrooms	7181.021
Sink/Lavatory	Vanity Top, Stainless Steel	Replace	Restrooms	Excellent	34.137970	-117.861065	https://www.google.com/maps?q=34.137970,-117.861065	Lifecycle Renewal	Sink/Lavatory, Drop-in Style, Stainless Steel, Replace	1	30	29		5	1298.6	6493			Checkout Restrooms	7181.014
Exterior Walls	any painted surface	Prep & Paint	Building Exterior	Excellent	34.137896	-117.861229	https://www.google.com/maps?q=34.137896,-117.861229	Lifecycle Renewal	Any Painted Exterior Surface	1	10	9		1400	3.249	4548.6			Checkout Restrooms	7181.022
Ceiling Finishes	any flat surface	Prep & Paint	Throughout building	Excellent	34.138009	-117.861078	https://www.google.com/maps?q=34.138009,-117.861078	Lifecycle Renewal	Any Surface - Paint	1	10	9		1000	2.166	2166			Checkout Restrooms	7181.027
Distribution Panel	120/240 V, Residential Style	Replace	Electrical room	Excellent	34.138022	-117.861084	https://www.google.com/maps?q=34.138022,-117.861084	Lifecycle Renewal	Distribution Panel, 120/240 V, Residential Style, 100 AMP, Replace	1	30	29		1	1191.3	1191.3 00:22:03			Checkout Restrooms	7181.016
Split System Ductless	Single Zone, 1.5 to 2 TON	Replace	Roof	Fair	34.138305	-117.862753	https://www.google.com/maps?q=34.138305,-117.862753	Lifecycle Renewal	Split System, Condensing Unit-Heat Pump, 2 TON, Replace	10	15	5		1	5196.4	5196.4			Lobb Field Restrooms Snack Bar	7181.034
Casework	Cabinetry, Hardwood Standard	Replace	Throughout building	Fair	34.136823	-117.862732	https://www.google.com/maps?q=34.136823,-117.862732	Lifecycle Renewal	Casework, Cabinetry, Standard, Replace	12	20	8		16	3.249	51.98			Lobb Field Restrooms Snack Bar	7181.031
Wall Finishes	any surface	Prep & Paint	Throughout	Fair				Lifecycle Renewal		5	10	5		750	1.6245	1218.375			Lobb Field Restrooms Snack Bar	7200.419
Sink/Lavatory	Vanity Top, Stainless Steel	Replace	Restrooms	Fair	34.138624	-117.862624	https://www.google.com/maps?q=34.138624,-117.862624	Lifecycle Renewal	Sink/Lavatory, Drop-in Style, Stainless Steel, Replace	2	30	28		2	1298.6	2597.2			Lobb Field Restrooms Snack Bar	7181.042
Roofing	Modified Bitumen	Replace	Roof	Fair				Lifecycle Renewal		10	20	10		890	1083	9638.7			Lobb Field Restrooms Snack Bar	7200.416
Electrical System	Full System Renovation/Upgrade, Low Density/Complexity	Replace	Throughout	Fair	34.136774	-117.862622	https://www.google.com/maps?q=34.136774,-117.862622	Lifecycle Renewal	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	20	40	20		890	14.079	12530.31			Lobb Field Restrooms Snack Bar	7200.617
Exhaust Fan	Roof or Wall-Mounted, 1/8" Damper	Replace	Roof	Fair	34.137809	-117.862742	https://www.google.com/maps?q=34.137809,-117.862742	Lifecycle Renewal	Exhaust Fan, Roof or Wall-Mounted, 1/8" Damper, 1,001 to 2000 CFM, Replace	10	20	10		1	2598.2	2598.2			Lobb Field Restrooms Snack Bar	7181.043
Irrigation System	Drip System	Replace/Install	Site	Fair	34.137949	-117.861072	https://www.google.com/maps?q=34.137949,-117.861072	Lifecycle Renewal	Irrigation System, Drip System, Replace/Install	10	20	10		1000.00	3.249	3249.00 00:01:21			Checkout Restrooms	7181.019
Bleachers	Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Lobb Field	Fair	34.137833	-117.861628	https://www.google.com/maps?q=34.137833,-117.861628	Lifecycle Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	12	25	13		30	12.98	389.8 00:05:79			Firebinner Park Facilities	7181.237
Park Bench	Metal Powder-Coated	Replace	Lobb Field	Fair	34.137350	-117.861418	https://www.google.com/maps?q=34.137350,-117.861418	Lifecycle Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10		1	758.1	758.1 00:21:33			Firebinner Park Facilities	7181.357
Bleachers	Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Lobb Field	Fair	34.138796	-117.862559	https://www.google.com/maps?q=34.138796,-117.862559	Lifecycle Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	12	25	13		30	12.98	389.8 00:21:43			Firebinner Park Facilities	7181.235
Picnic Table	Precast Concrete	Replace	Site	Fair	34.138110	-117.860322	https://www.google.com/maps?q=34.138110,-117.860322	Lifecycle Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	12.98	12.98 0:02:24			Firebinner Park Facilities	7181.368
Picnic Table	Wood/Composite/Fiberglass	Replace	Site	Fair	34.137253	-117.859741	https://www.google.com/maps?q=34.137253,-117.859741	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8 00:20:57			Firebinner Park Facilities	7181.391
Picnic Table	Wood/Composite/Fiberglass	Replace	Site	Fair	34.138436	-117.859937	https://www.google.com/maps?q=34.138436,-117.859937	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8 00:20:01			Firebinner Park Facilities	7181.339
Drinking Fountain	Exterior/Site, Precast Pedestal	Replace	Lobb Field	Fair	34.137346	-117.862789	https://www.google.com/maps?q=34.137346,-117.862789	Lifecycle Renewal	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	7	15	8		1	3898.8	3898.8 00:00:54			Firebinner Park Facilities	7181.360
Shed/Gazebo/Shade Structure	Wood or Metal-Framed, Basic/Minimal	Replace	Site	Fair	34.137992	-117.862024	https://www.google.com/maps?q=34.137992,-117.862024	Lifecycle Renewal	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	12	30	18		3900	27.075	1029.85 00:20:59			Firebinner Park Facilities	7181.313
Fences & Gates	Fence, Chain Link©	Replace	Lobb Field	Fair	34.137387	-117.861521	https://www.google.com/maps?q=34.137387,-117.861521	Lifecycle Renewal	Fences & Gates, Fence, Chain Link©, Replace	20	40	20		1300	22.743	2955.65			Firebinner Park Facilities	7181.260
Picnic Table	Precast Concrete	Replace	Site	Fair	34.138059	-117.860402	https://www.google.com/maps?q=34.138059,-117.860402	Lifecycle Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	12.98	12.98 0:00:31			Firebinner Park Facilities	7181.304
Trash Receptacle	Metal Powder-Coated	Replace	Site	Fair	34.137394	-117.860413	https://www.google.com/maps?q=34.137394,-117.860413	Lifecycle Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10		1	758.1	758.1 00:19:46			Lobb Field Restrooms Snack Bar	7181.230
Bleachers	Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Lobb Field	Fair	34.137839	-117.861689	https://www.google.com/maps?q=34.137839,-117.861689	Lifecycle Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	12	25	13		30	12.98	389.8 00:05:52			Firebinner Park Facilities	7181.356
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Lobb Field	Fair	34.137177	-117.861499	https://www.google.com/maps?q=34.137177,-117.861499	Lifecycle Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1,000 W, Replace/Install	10	20	10		1	75.81	75.81 00:20:06			Firebinner Park Facilities	7181.290
Picnic Table	Wood/Composite/Fiberglass	Replace	Site	Fair	34.138387	-117.859945	https://www.google.com/maps?q=34.138387,-117.859945	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8 00:20:51			Firebinner Park Facilities	7181.310
Picnic Table	Precast Concrete	Replace	Site A	Fair	34.137716	-117.860879	https://www.google.com/maps?q=34.137716,-117.860879	Lifecycle Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	12.98	12.98 0:00:51			Firebinner Park Facilities	7181.315
Trash Receptacle	Medium Duty Metal or Precast	Replace	Lobb Field	Fair	34.136918	-117.862738	https://www.google.com/maps?q=34.136918,-117.862738	Lifecycle Renewal	Trash Receptacle, Medium-Duty Metal or Precast, Replace	12	20	8		1	758.1	758.1 00:05:98			Firebinner Park Facilities	7181.330
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Volleyball Court	Fair	34.137290	-117.860613	https://www.google.com/maps?q=34.137290,-117.860613	Lifecycle Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 400 W, Replace/Install	10	20	10		1	7364.4	7364.4 00:00:25			Firebinner Park Facilities	7181.218
Bleachers	Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Lobb Field	Fair	34.137905	-117.862367	https://www.google.com/maps?q=34.137905,-117.862367	Lifecycle Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	12	25	13		30	12.98	389.8 00:01:29			Firebinner Park Facilities	7181.246
Picnic Table	Precast Concrete	Replace	Site	Fair	34.138081	-117.860326	https://www.google.com/maps?q=34.138081,-117.860326	Lifecycle Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	12.98	12.98 0:00:50			Firebinner Park Facilities	7181.377
Bleachers	Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Lobb Field	Fair	34.136939	-117.862752	https://www.google.com/maps?q=34.136939,-117.862752	Lifecycle Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	17	25	8		30	12.98	389.8 00:05:97			Firebinner Park Facilities	7181.363
Trash Receptacle	Medium Duty Metal or Precast	Replace	Lobb Field	Fair	34.137995	-117.862797	https://www.google.com/maps?q=34.137995,-117.862797	Lifecycle Renewal	Trash Receptacle, Medium-Duty Metal or Precast, Replace	10	20	10		1	758.1	758.1 00:20:10			Firebinner Park Facilities	7181.201
Park Bench	Wood/Composite/Fiberglass	Replace	Site	Fair	34.137490	-117.859558	https://www.google.com/maps?q=34.137490,-117.859558	Lifecycle Renewal	Park Bench, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8 00:20:05			American Legion Hall	7180.993
Exterior Door	Steel, Standard	Replace	Building Exterior	Fair	34.137360	-117.859780	https://www.google.com/maps?q=34.137360,-117.859780	Lifecycle Renewal	Exterior Door Steel	20	40	20		4	649.8	2598.2			American Legion Hall	7180.971
Water Heater	Gas, Residential, 30 to 50 GAL	Replace	Basement	Fair	34.137502	-117.859121	https://www.google.com/maps?q=34.137502,-117.859121	Lifecycle Renewal	Water Heater, Electric, Residential, 30 to 52.0 A, Replace	12	15	3		1	1407.9	1407.9 00:21:29			American Legion Hall	7180.956
Toilet	Commercial Water Closet	Replace	Restrooms	Fair	34.137482	-117.859668	https://www.google.com/maps?q=34.137482,-117.859668	Lifecycle Renewal	Toilet, Commercial Water Closet, Replace	15	30	15		6	1407.9	8447.4			American Legion Hall	7180.984
Roofing	Asphalt Shingle, 30-Year Standard	Repair	Roof	Fair	34.137522	-117.859609	https://www.google.com/maps?q=34.137522,-117.859609	Lifecycle Renewal	Asphalt Shingle Roof	10	20	10		7510	4.1154	30909.654			American Legion Hall	7180.972
Foodservice Equipment	Exhaust Hood, 8 to 10 LF	Replace	Kitchen	Fair	34.137471	-117.859745	https://www.google.com/maps?q=34.137471,-117.859745	Lifecycle Renewal	Exhaust Hood- Kitchen	7	15	8		1	4873.5	4873.5 00:20:07			American Legion Hall	7180.949
Suspended Ceilings	Acoustical Tile (ACT)	Replace	Throughout building	Fair	34.137524	-117.859778	https://www.google.com/maps?q=34.137524,-117.859778	Lifecycle Renewal	Suspended ACT	12	25	13		8523	3.7935	32316.43 15			American Legion Hall	7180.991
Foodservice Equipment	Griddle	Replace	Kitchen	Fair	34.137529	-117.859775	https://www.google.com/maps?q=34.137529,-117.859775	Lifecycle Renewal	Griddle	7	15	8		1	75.81	75.81			American Legion Hall	7180.983
Park Bench	Wood/Composite/Fiberglass	Replace	Site	Fair	34.137532	-117.859595	https://www.google.com/maps?q=34.137532,-117.859595	Lifecycle Renewal	Park Bench, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8 00:20:23			American Legion Hall	7180.954
Split System	Condensing Unit-Heat Pump	Replace	Roof	Fair	34.137281	-117.859878	https://www.google.com/maps?q=34.137281,-117.859878	Lifecycle Renewal	Split System, Condensing Unit-Heat Pump, 3 TON, Replace	7	15	8		1	4332	4332			American Legion Hall	7180.955
HVAC System	Ductwork, Medium Density	Replace	Throughout building	Fair	34.137433	-117.859761	https://www.google.com/maps?q=34.137433,-117.859761	Lifecycle Renewal	HVAC System, Ductwork, Medium Density, Replace	15	30	15		9523	4.332	41253.636			American Legion Hall	7180.998
Window	Vinyl-Clad Double-Glazed, 16-25 SF	Replace	Building Exterior	Fair	34.137391	-117.859630	https://www.google.com/maps?q=34.137391,-117.859630	Lifecycle Renewal	Vinyl Window (16-25 SF)	15	30	15		2	9.747	19.494			American Legion Hall	7180.987
Shed/Gazebo/Shade Structure	Wood or Metal-Framed, Basic/Minimal	Replace	Building exterior	Fair	34.137543	-117.859897	https://www.google.com/maps?q=34.137543,-117.859897	Lifecycle Renewal	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	12	30	18		300	27.075	812.25 00:20:05			American Legion Hall	7180.943
Exhaust Fan	Roof or Wall-Mounted, 1/8" Damper	Replace	Roof	Fair	34.137430	-117.859830	https://www.google.com/maps?q=34.137430,-117.859830	Lifecycle Renewal	Exhaust Fan, Roof or Wall-Mounted, 1/8" Damper, 1,001 to 2000 CFM, Replace	10	20	10		1	2598.2	2598.2			American Legion Hall	7180.981
Flooring	Wood, Strip	Replace	Main Hall	Fair	34.137579	-117.859796	https://www.google.com/maps?q=34.137579,-117.859796	Lifecycle Renewal	Wood Floor	15	30	15		2000	10.245	20490			American Legion Hall	7180.950
Interior Door	Wood, Solid-Core	Replace	Throughout building	Fair	34.137395	-117.859762	https://www.google.com/maps?q=34.137395,-117.859762	Lifecycle Renewal	Interior Door Wood	20	40	20		16	7.58.1	1.21.28.6			American Legion Hall	7180.976
Urinal	Standard	Replace	Restrooms	Fair	34.137547	-117.859604	https://www.google.com/maps?q=34.137547,-117.859604	Lifecycle Renewal	Urinal	15	30	15		1	1191.3	1191.3			American Legion Hall	7180.948
Park Bench	Wood/Composite/Fiberglass	Replace	Site	Fair	34.137470	-117.859417	https://www.google.com/maps?q=34.137470,-117.859417	Lifecycle Renewal	Park Bench, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8			American Legion Hall	7180.975
Foodservice Equipment	Refrigerator, 2-Door Reach-In	Replace	Kitchen	Fair	34.137516	-117.859775	https://www.google.com/maps?q=34.137516,-117.859775	Lifecycle Renewal	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	7	15	8		1	4918.1	4918.1 00:20:45			American Legion Hall	7180.990
Flooring	Vinyl Sheeting	Replace	Kitchen	Fair	34.137488	-117.859736	https://www.google.com/maps?q=34.137488,-117.859736	Lifecycle Renewal	Vinyl Sheeting	7	15	8		800	7.581	6064.8			American Legion Hall	7180.940
Wall Finishes	any surface	Prep & Paint	Throughout building	Fair	34.137476	-117.859847	https://www.google.com/maps?q=34.137476,-117.859847	Lifecycle Renewal	Any Interior Wall Surface - Paint	5	10	5		10865	1.6245	17650.19 25			American Legion Hall	7180.995
Split System	Condensing Unit-Heat Pump	Replace	Roof	Fair	34.137680	-117.859877	https://www.google.com/maps?q=34.137680,-117.859877	Lifecycle Renewal	Split System, Condensing Unit-Heat Pump, 5 TON, Replace	7	15	8		1	7698.3	7698.3			American Legion Hall	7180.959
Ceiling Finishes	any flat surface	Prep & Paint	Throughout building	Fair	34.137494	-117.859754	https://www.google.com/maps?q=34.137494,-117.859754	Lifecycle Renewal	Any Surface - Paint	5	10	5		1000	2.166	2166			American Legion Hall	7180.976
Window	Aluminum Double-Glazed, 16-25 SF	Replace	Building Exterior	Fair	34.137577	-117.859826	https://www.google.com/maps?q=34.137577,-117.859826	Lifecycle Renewal	Window, Aluminum Double-Glazed, 16-25 SF, Replace	15	30	15		2	1024.85	2057.7			American Legion Hall	7180.988
Flagpole	Metal	Replace	Site	Fair	34.137518	-117.859493	https://www.google.com/maps?q=34.137518,-117.859493	Lifecycle Renewal	Flagpole, Metal, Replace	15	30	15		1	2707.5	2707.5 00:05:68			American Legion Hall	7180.968
Electrical System	Full System Renovation/Upgrade, Medium Density/Complexity	Replace	Throughout	Fair	34.137545 600.28246	-117.859668	https://www.google.com/maps?q=34.137545600.28246,-117.859668	Lifecycle Renewal		20	40	20		9523	19.494	185661.362			American Legion Hall	7180.409
Plumbing System	Supply & Sanitary , Medium Density (excludes fixtures)	Replace	Throughout building	Fair	34.137436	-117.859603	https://www.google.com/maps?q=34.137436,-117.859603	Lifecycle Renewal	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	20	40	20		9523	11.913	113447.499			American Legion Hall	7180.996
Wall Finishes	Wallpaper	Replace	Basement	Fair	34.137431	-117.859720	https://www.google.com/maps?q=34.137431,-117.859720	Lifecycle Renewal	Wallpaper	7	15	8		2520	2.3836	6004.152			American Legion Hall	7180.974
Healthcare Equipment	Defibrillator (AED), Cabinet-Mounted	Replace	Kitchen	Fair	34.137534	-117.859804	https://www.google.com/maps?q=34.137534,-117.859804	Lifecycle Renewal	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	5	10	5		1	1624.5	1624.5			American Legion Hall	7180.960
Packaged Unit	RTU, Pad or Roof-Mounted	Replace	Roof	Fair	34.137389	-117.859849	https://www.google.com/maps?q=34.137389,-117.859849	Lifecycle Renewal	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace	12	20	8		1	1191.3	1191.3			American Legion Hall	7180.958
Flooring	Vinyl Sheeting	Replace	Throughout building	Fair	34.137497	-117.859863	https://www.google.com/maps?q=34.137497,-117.859863	Lifecycle Renewal	Vinyl Sheeting	7	15	8		2910	7.581	22050.71			American Legion Hall	7180.947
Exterior Fixture w/ Lamp	any type, w/ LED Replacement	Replace	Building exterior	Fair	34.137341	-117.859919	https://www.google.com/maps?q=34.137341,-117.859919	Lifecycle Renewal	Light Fixture - Exterior Building	10	20	10		3	649.8	1948.4			American Legion Hall	7180.977
Exterior Door	Aluminum-Framed & Glazed, Standard Swing	Replace	Building Exterior	Fair	34.137599	-117.859814	https://www.google.com/maps?q=34.137599,-117.859814	Lifecycle Renewal	Exterior Door Aluminum Fully-Glazed	15	30	15		4	1407.9	5631.6			American Legion Hall	7180.965
Flooring	Vinyl Tile (VCT)	Replace	Storage	F

Component Description	Attributes	Action Description	Location Description	Condition	Latitude	Longitude	GPS MapLink	Plan Type	Helper Label	Effective Age	Lifespan	RUL	Fiscal Year Observed	Quantity	Unit Cost	Total Cost	Barcode	Comments Public	Park Name	AssetCALC ID
Ceiling Finishes	any flat surface	Prep & Paint	Throughout building	Fair	34.136875	-117.892692	https://www.google.com/maps?q=34.136875,-117.892692	Lifecycle Renewal	Any Surface - Paint	5	10	5		890	2.166	1927.74			Lobb Field Restrooms: Snack Bar	71.81.039
Picnic Table	Wood/Composite/Fiberglass	Replace	Site C	Fair	34.138090	-117.898692	https://www.google.com/maps?q=34.13809,-117.898692	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8	00:00:87		Finkbiner Park Facilities	71.81.335
Drinking Fountain	Exterior/Site, Precast Pedestal	Replace	Scout Hut Picnic Area	Fair	34.138000	-117.900205	https://www.google.com/maps?q=34.138000,-117.900205	Lifecycle Renewal	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	7	15	8		1	3898.8	3898.8	00:00:46		Finkbiner Park Facilities	71.81.395
Picnic Table	Wood/Composite/Fiberglass	Replace	Bandshell	Fair	34.138643	-117.899213	https://www.google.com/maps?q=34.138643,-117.899213	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8	00:05:69		Finkbiner Park Facilities	71.81.385
Picnic Table	Precast Concrete	Replace	Site	Fair	34.138077	-117.899328	https://www.google.com/maps?q=34.138077,-117.899328	Lifecycle Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6	00:00:84		Finkbiner Park Facilities	71.81.214
Picnic Table	Wood/Composite/Fiberglass	Replace	Site C	Fair	34.138799	-117.898131	https://www.google.com/maps?q=34.138799,-117.898131	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8	00:00:85		Finkbiner Park Facilities	71.81.213
Trash Receptacle	Heavy-Duty/Fixed Concrete	Replace	Lobb Field	Fair	34.137834	-117.899168	https://www.google.com/maps?q=34.137834,-117.899168	Lifecycle Renewal	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	12	25	13		1	1516.2	1516.2	00:05:90		Finkbiner Park Facilities	71.81.206
Trash Receptacle	Heavy-Duty/Fixed Concrete	Replace	Site	Fair	34.138134	-117.900336	https://www.google.com/maps?q=34.138134,-117.900336	Lifecycle Renewal	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	12	25	13		1	1516.2	1516.2	00:00:80		Finkbiner Park Facilities	71.81.258
Picnic Table	Precast Concrete	Replace	Site A	Fair	34.137792	-117.900938	https://www.google.com/maps?q=34.137792,-117.900938	Lifecycle Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6	00:05:60		Finkbiner Park Facilities	71.81.371
Picnic Table	Wood/Composite/Fiberglass	Replace	Site C	Fair	34.138818	-117.898150	https://www.google.com/maps?q=34.138818,-117.898150	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8	00:21:97		Finkbiner Park Facilities	71.81.281
Trash Receptacle	Medium-Duty/Metal or Precast	Replace	Site C	Fair	34.138841	-117.900100	https://www.google.com/maps?q=34.138841,-117.900100	Lifecycle Renewal	Trash Receptacle, Medium-Duty/Metal or Precast, Replace	10	20	10		1	798.1	798.1	00:21:96		Finkbiner Park Facilities	71.81.254
Sports Apparatus	Baseball, Backstop Chain-Link	Replace	Lobb Field	Fair	34.137167	-117.901452	https://www.google.com/maps?q=34.137167,-117.901452	Lifecycle Renewal	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	10	20	10		1	541.5	541.5	00:00:15		Finkbiner Park Facilities	71.81.329
Bleachers	Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Lobb Field	Fair	34.137841	-117.901684	https://www.google.com/maps?q=34.137841,-117.901684	Lifecycle Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	12	25	13		30	123.96	3898.8	00:05:78		Finkbiner Park Facilities	71.81.241
Park Bench	Metal Powder-Coated	Replace	Lobb Field	Fair	34.137941	-117.901840	https://www.google.com/maps?q=34.137941,-117.901840	Lifecycle Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10		1	798.1	798.1	00:21:32		Finkbiner Park Facilities	71.81.300
Picnic Table	Wood/Composite/Fiberglass	Replace	Site	Fair	34.138341	-117.899952	https://www.google.com/maps?q=34.138341,-117.899952	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8	00:01:35		Finkbiner Park Facilities	71.81.271
Playfield Surfaces	Sand, 6" Depth	Replace	Volleyball Court	Fair	34.137113	-117.900563	https://www.google.com/maps?q=34.137113,-117.900563	Lifecycle Renewal	Playground Surfaces, Sand, 6" Depth, Replace	10	20	10		3200	1.7328	5544.96			Finkbiner Park Facilities	71.81.306
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Lobb Field	Fair	34.137545	-117.902769	https://www.google.com/maps?q=34.137545,-117.902769	Lifecycle Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W, Replace/Install	10	20	10		1	7581	7581	00:05:53		Finkbiner Park Facilities	71.81.344
Picnic Table	Precast Concrete	Replace	Site	Fair	34.138057	-117.900350	https://www.google.com/maps?q=34.138057,-117.900350	Lifecycle Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6	00:20:28		Finkbiner Park Facilities	71.81.295
Picnic Table	Wood/Composite/Fiberglass	Replace	Site C	Fair	34.138618	-117.899031	https://www.google.com/maps?q=34.138618,-117.899031	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8	00:00:76		Finkbiner Park Facilities	71.81.356
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Lobb Field	Fair	34.137652	-117.901658	https://www.google.com/maps?q=34.137652,-117.901658	Lifecycle Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W, Replace/Install	10	20	10		1	7581	7581	00:05:91		Finkbiner Park Facilities	71.81.215
Play Structure	Multipurpose, Very Small	Replace	Site	Fair	34.138393	-117.900420	https://www.google.com/maps?q=34.138393,-117.900420	Lifecycle Renewal	Play Structure, Multipurpose, Very Small, Replace	10	20	10		1	6490	6490	00:20:73		Finkbiner Park Facilities	71.81.333
Trash Receptacle	Medium-Duty/Metal or Precast	Replace	Site	Fair	34.137222	-117.899803	https://www.google.com/maps?q=34.137222,-117.899803	Lifecycle Renewal	Trash Receptacle, Medium-Duty/Metal or Precast, Replace	12	20	8		1	798.1	798.1	00:20:54		Finkbiner Park Facilities	71.81.396
Picnic Table	Wood/Composite/Fiberglass	Replace	Site C	Fair	34.138080	-117.899749	https://www.google.com/maps?q=34.138080,-117.899749	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8	00:21:86		Finkbiner Park Facilities	71.81.384
Picnic Table	Wood/Composite/Fiberglass	Replace	Site C	Fair	34.138759	-117.898127	https://www.google.com/maps?q=34.138759,-117.898127	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8	00:20:35		Finkbiner Park Facilities	71.81.298
Picnic Table	Wood/Composite/Fiberglass	Replace	Site	Fair	34.138197	-117.900354	https://www.google.com/maps?q=34.138197,-117.900354	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8	00:20:33		Finkbiner Park Facilities	71.81.233
Trash Receptacle	Heavy-Duty/Fixed Concrete	Replace	Site	Fair	34.137945	-117.900292	https://www.google.com/maps?q=34.137945,-117.900292	Lifecycle Renewal	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	12	25	13		1	1516.2	1516.2	00:20:83		Finkbiner Park Facilities	71.81.248
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Lobb Field	Fair	34.137909	-117.901779	https://www.google.com/maps?q=34.137909,-117.901779	Lifecycle Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W, Replace/Install	10	20	10		1	7581	7581	00:20:16		Finkbiner Park Facilities	71.81.236
Sports Apparatus	Baseball, Backstop Chain-Link	Replace	Lobb Field	Fair	34.137726	-117.901678	https://www.google.com/maps?q=34.137726,-117.901678	Lifecycle Renewal	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	10	20	10		1	541.5	541.5	00:00:84		Finkbiner Park Facilities	71.81.336
Picnic Table	Precast Concrete	Replace	Site A	Fair	34.137781	-117.900934	https://www.google.com/maps?q=34.137781,-117.900934	Lifecycle Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6	00:05:59		Finkbiner Park Facilities	71.81.269
Pole Light Fixture w/ Lamps	any type 20' High, w/ LED Replacement	Replace/Install	Basketball Court	Fair	34.137938	-117.901386	https://www.google.com/maps?q=34.137938,-117.901386	Lifecycle Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 1000 W, Replace/Install	10	20	10		1	7581	7581	00:05:94		Finkbiner Park Facilities	71.81.294
Pole Light Fixture w/ Lamps	any type 20' High, w/ LED Replacement	Replace/Install	Bandshell	Fair	34.138611	-117.902027	https://www.google.com/maps?q=34.138611,-117.902027	Lifecycle Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	10	20	10		1	4332	4332	00:00:36		Finkbiner Park Facilities	71.81.347
Campground Accessories	Grill, Pedestal-Style	Replace	Site C	Fair	34.138760	-117.898031	https://www.google.com/maps?q=34.138760,-117.898031	Lifecycle Renewal	Camping/Picnic Accessories, Grill, Pedestal-Style, Replace	7	15	8		1	649.8	649.8	00:21:47		Finkbiner Park Facilities	71.81.257
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Lobb Field	Fair	34.136970	-117.902723	https://www.google.com/maps?q=34.136970,-117.902723	Lifecycle Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W, Replace/Install	10	20	10		1	7581	7581	00:05:83		Finkbiner Park Facilities	71.81.264
Park Bench	Metal Powder-Coated	Replace	Lobb Field	Fair	34.136918	-117.902369	https://www.google.com/maps?q=34.136918,-117.902369	Lifecycle Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10		1	798.1	798.1	00:20:19		Finkbiner Park Facilities	71.81.210
Parking Lots	Pavement, Asphalt	Mill & Overlay	South Parking Lot	Fair	34.137307	-117.899061	https://www.google.com/maps?q=34.137307,-117.899061	Lifecycle Renewal	Parking Lots, Pavement, Asphalt, Mill & Overlay	12	25	13		8300	3.7935	31481.15			Finkbiner Park Facilities	71.81.228
Picnic Table	Wood/Composite/Fiberglass	Replace	Site C	Fair	34.138869	-117.898196	https://www.google.com/maps?q=34.138869,-117.898196	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8	00:21:98		Finkbiner Park Facilities	71.81.385
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Lobb Field	Fair	34.136896	-117.901893	https://www.google.com/maps?q=34.136896,-117.901893	Lifecycle Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W, Replace/Install	10	20	10		1	7581	7581	00:00:03		Finkbiner Park Facilities	71.81.208
Campground Accessories	Grill, Pedestal-Style	Replace	Site	Fair	34.138101	-117.898288	https://www.google.com/maps?q=34.138101,-117.898288	Lifecycle Renewal	Camping/Picnic Accessories, Grill, Pedestal-Style, Replace	5	15	10		1	649.8	649.8	00:20:79		Finkbiner Park Facilities	71.81.379
Bleachers	Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Lobb Field	Fair	34.136791	-117.902472	https://www.google.com/maps?q=34.136791,-117.902472	Lifecycle Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	17	25	8		30	123.96	3898.8	00:21:42		Finkbiner Park Facilities	71.81.311
Trash Receptacle	Heavy-Duty/Fixed Concrete	Replace	Site A	Fair	34.137781	-117.900935	https://www.google.com/maps?q=34.137781,-117.900935	Lifecycle Renewal	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	12	25	13		1	1516.2	1516.2	00:05:57		Finkbiner Park Facilities	71.81.395
Drinking Fountain	Exterior/Site, Precast Pedestal	Replace	Lobb Field	Fair	34.136935	-117.902295	https://www.google.com/maps?q=34.136935,-117.902295	Lifecycle Renewal	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	7	15	8		1	3898.8	3898.8	00:01:65		Finkbiner Park Facilities	71.81.364
Picnic Table	Wood/Composite/Fiberglass	Replace	Site C	Fair	34.138987	-117.899734	https://www.google.com/maps?q=34.138987,-117.899734	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8	00:00:14		Finkbiner Park Facilities	71.81.303
Picnic Table	Wood/Composite/Fiberglass	Replace	Site C	Fair	34.138763	-117.898816	https://www.google.com/maps?q=34.138763,-117.898816	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8	00:01:37		Finkbiner Park Facilities	71.81.205
Park Bench	Metal Powder-Coated	Replace	Lobb Field	Fair	34.137777	-117.901684	https://www.google.com/maps?q=34.137777,-117.901684	Lifecycle Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10		1	798.1	798.1	00:05:76		Finkbiner Park Facilities	71.81.361
Sports Apparatus	Basketball, Backboard-Rim/Pole	Replace	Basketball Court	Fair	34.137813	-117.901456	https://www.google.com/maps?q=34.137813,-117.901456	Lifecycle Renewal	Sports Apparatus, Basketball, Backboard-Rim/Pole, Replace	15	25	10		1	1028.8	1028.8	00:09:97		Finkbiner Park Facilities	71.81.399
Drinking Fountain	Exterior/Site, Precast Pedestal	Replace	Lobb Field	Fair	34.137598	-117.901660	https://www.google.com/maps?q=34.137598,-117.901660	Lifecycle Renewal	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	7	15	8		1	3898.8	3898.8	00:00:59		Finkbiner Park Facilities	71.81.382
Park Bench	Metal Powder-Coated	Replace	Lobb Field	Fair	34.137904	-117.902625	https://www.google.com/maps?q=34.137904,-117.902625	Lifecycle Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10		1	798.1	798.1	00:05:15		Finkbiner Park Facilities	71.81.245
Picnic Table	Wood/Composite/Fiberglass	Replace	Site B	Fair	34.137607	-117.900366	https://www.google.com/maps?q=34.137607,-117.900366	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8	00:00:38		Finkbiner Park Facilities	71.81.312
Signage	Property, Monument	Replace/Install	Site	Fair	34.137293	-117.899647	https://www.google.com/maps?q=34.137293,-117.899647	Lifecycle Renewal	Signage, Property, Monument, Replace/Install	5	20	15		1	3249	3249	00:05:67		Finkbiner Park Facilities	71.81.389
Picnic Table	Precast Concrete	Replace	Site	Fair	34.138197	-117.900383	https://www.google.com/maps?q=34.138197,-117.900383	Lifecycle Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6	00:20:69		Finkbiner Park Facilities	71.81.279
Trash Receptacle	Medium-Duty/Metal or Precast	Replace	Site	Fair	34.137093	-117.901198	https://www.google.com/maps?q=34.137093,-117.901198	Lifecycle Renewal	Trash Receptacle, Medium-Duty/Metal or Precast, Replace	10	20	10		1	798.1	798.1	00:20:68		Finkbiner Park Facilities	71.81.362
Park Bench	Metal Powder-Coated	Replace	Lobb Field	Fair	34.137791	-117.902273	https://www.google.com/maps?q=34.137791,-117.902273	Lifecycle Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10		1	798.1	798.1	00:05:92		Finkbiner Park Facilities	71.81.302
Park Bench	Metal Powder-Coated	Replace	Site	Fair	34.137518	-117.901758	https://www.google.com/maps?q=34.137518,-117.901758	Lifecycle Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10		1	798.1	798.1	00:20:50		Finkbiner Park Facilities	71.81.224
Trash Receptacle	Medium-Duty/Metal or Precast	Replace	Lobb Field	Fair	34.137870	-117.902499	https://www.google.com/maps?q=34.137870,-117.902499	Lifecycle Renewal	Trash Receptacle, Medium-Duty/Metal or Precast, Replace	10	20	10		1	798.1	798.1	00:20:14		Finkbiner Park Facilities	71.81.219
Picnic Table	Wood/Composite/Fiberglass	Replace	Site C	Fair	34.138940	-117.899029	https://www.google.com/maps?q=34.138940,-117.899029	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8	00:22:00		Finkbiner Park Facilities	71.81.318
Park Bench	Metal Powder-Coated	Replace	Lobb Field	Fair	34.137146	-117.902755	https://www.google.com/maps?q=34.137146,-117.902755	Lifecycle Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10		1	798.1	798.1	00:05:71		Finkbiner Park Facilities	71.81.216
Bleachers	Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Lobb Field	Fair	34.137640	-117.902789	https://www.google.com/maps?q=34.137640,-117.902789	Lifecycle Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	17	25	8		30	123.96	3898.8	00:20:09		Finkbiner Park Facilities	71.81.231
Bleachers	Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Lobb Field	Fair	34.137979	-117.902672	https://www.google.com/maps?q=34.137979,-117.902672	Lifecycle Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	12	25	13		30	123.96	3898.8	00:20:11		Finkbiner Park Facilities	71.81.374
Park Bench	Metal Powder-Coated	Replace	Lobb Field	Fair	34.137898	-117.902590	https://www.google.com/maps?q=34.137898,-117.902590	Lifecycle Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10		1	798.1	798.1	00:05:17		Finkbiner Park Facilities	71.81.296
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Lobb Field	Fair	34.137981	-117.902458	https://www.google.com/maps?q=34.137981,-117.902458	Lifecycle Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W, Replace/Install	10	20	10		1	7581	7581	00:05:24		Finkbiner Park Facilities	71.81.325
Pole Light Fixture w/ Lamps	any type 20' High, w/ LED Replacement	Replace/Install	Site	Fair	34.138736	-117.899698	https://www.google.com/maps?q=34.138736,-117.899698	Lifecycle Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	10	20	10		1	4332	4332	00:21:85		Finkbiner Park Facilities	71.81.392
Picnic Table	Precast Concrete	Replace	Site	Fair	34.138077	-117.900307	https://www.google.com/maps?q=34.138077,-117.900307	Lifecycle Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6	00:20:32		Finkbiner Park Facilities	71.81.262
Pole Light Fixture w/ Lamps	any type 20' High, w/ LED Replacement	Replace/Install	Site	Fair	34.138339	-117.899343	https://www.google.com/maps?q=34.138339,-117.899343	Lifecycle Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	10	20	10		1	4332	4332	00:20:93		Finkbiner Park Facilities	71.81.337
Sports Apparatus	Baseball, Backstop Chain-Link	Replace	Lobb Field	Fair	34.136784	-117.902601	https://www.google.com/maps?q=34.136784,-117.902601	Lifecycle Renewal	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	10	20	10		1	541.5	541.5	00:00:14		Finkbiner Park Facilities	71.81.366
Bleachers	Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Lobb Field	Fair	34.137795	-117.902801	https://www.google.com/maps?q=34.137795,-117.902801	Lifecycle Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	17	25	8		30	123.96	3898.8	00:20:13		Finkbiner Park Facilities	71.81.240
Picnic Table	Wood/Composite/Fiberglass	Replace	Site B	Fair	34.137637	-117.900076	https://www.google.com/maps?q=34.137637,-117.900076	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8	00:21:60		Finkbiner Park Facilities	71.81.317
Shed/Gazebo/Shade Structure	Wood or Metal-Framed, Basic/Minimal	Replace	Lobb Field	Fair	34.137142	-117.901548	https://www.google.com/maps?q=34.137142,-117.901548	Lifecycle Renewal	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	15	30	15		100	27.075	2707.5	00:00:09		Finkbiner Park Facilities	71.81.372
Signage	Property, Monument	Replace/Install	Site	Fair	34.137122	-117.899442	https://www.google.com/maps?q=34.137122,-117.899442	Lifecycle Renewal	Signage, Property, Monument, Replace/Install	5	20	15		1	3249	3249	00:20:38		Finkbiner Park Facilities	71.81.324
Park Bench	Metal Powder-Coated	Replace	Lobb Field	Fair	34.137679	-117.901654	https://www.google.com/maps?q=34.137679,-117.901654	Lifecycle Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10		1	798.1	798.1	00:05:75		Finkbiner Park Facilities	71.81.283
Park Bench	Metal Powder-Coated	Replace	Lobb Field	Fair	34.137747	-117.901750	https://www.google.com/maps?q=34.137747,-117.901750	Lifecycle Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10		1	798.1	798.1	00:00:30		Finkbiner Park Facilities	71.81.255
Picnic Table	Precast Concrete	Replace	Site	Fair	34.138097	-117.900354	https://www.google.com/maps?q=34.138097,-117.900354	Lifecycle Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6	00:00:87		Finkbiner Park Facilities	71.81.222
Park Bench	Metal Powder-Coated	Replace	Site	Fair	34.137495	-117.900171	https://www.google.com/maps?q=34.137495,-117.900171	Lifecycle Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10		1	798.1	798.1	00:20:52		Finkbiner Park Facilities	71.81.199
Picnic Table	Precast Concrete	Replace	Site	Fair	34.138139	-117.900201	https://www.google.com/maps?q=34.138139,-117.900201	Lifecycle Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6	00:20:26		Finkbiner Park Facilities	71.81.242
Shed/Gazebo/Shade Structure	Wood or Metal-Framed, Basic/Minimal	Replace	Lobb Field	Fair	34.137822	-117.901706	https://www.google.com/maps?q=34.137822,-117.901706	Lifecycle Renewal	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	15	30	15		100	27.075	2707.5	00:05:80		Finkbiner Park Facilities	71.81.334
Picnic Table	Precast Concrete	Replace	Site	Fair	34.138184	-117.900232	https://www.google.com/maps?q=34.138184,-117.900232	Lifecycle Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6	00:05:85		Finkbiner Park Facilities	71.81.240
Trash Receptacle	Heavy-Duty/Fixed Concrete	Replace	Site C	Fair	34.137776	-117.900364	https://www.google.com/maps?q=34.137776,-117.900364	Lifecycle Renewal	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	12	25	13		1	1516.2	1516.2	00:06:27		Finkbiner Park Facilities	71.81.350
Pole Light Fixture w/ Lamps	any type 20' High, w/ LED Replacement	Replace/Install	Site C	Fair	34.138908	-117.900123	https://www.google.com/maps?q=34.138908,-117.900123	Lifecycle Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	10	20	10		1	4332	4332	00:20:48		Finkbiner Park Facilities	71.81.327
Picnic Table	Precast Concrete	Replace	Site	Fair	34.138123	-117.900192	https://www.google.com/maps?q=34.138123,-117.900192	Lifecycle Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6	00:20:98		Finkbiner Park Facilities	71.81.352
Trash Receptacle	Medium-Duty/Metal or Precast	Replace	Lobb Field	Fair	34.137877	-117.901757	https://www.google.com/maps?q=34.137877,-117.901757	Lifecycle Renewal	Trash Receptacle, Medium-Duty/Metal or Precast, Replace	10	20	10		1	798.1	798.1	00:05:74		Finkbiner Park Facilities	71.81.220
Picnic Table	Wood/Composite/Fiberglass	Replace	Site B	Fair	34.137993	-117.900091	https://www.google.com/maps?q=34.137993,-117.900091	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8	00:21:09		Finkbiner Park Facilities	71.81.285
Picnic Table	Wood/Composite/Fiberglass	Replace	Site B	Fair	34.137691	-117.900595	https://www.google.com/maps?q=34.137691,-117.900595	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8	00:21:76		Finkbiner Park Facilities	71.81.351
Picnic Table	Precast Concrete	Replace	Site	Fair	34.138097	-117.900266	https://www.google.com/maps?q=34.138097,-117.900266	Lifecycle Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6	00:20:78		Finkbiner Park Facilities	71.81.204
Picnic Table	Wood/Composite/Fiberglass	Replace	Site C	Fair	34.138774	-117.899878	https://www.google.com/maps?q=34.138774,-117.899878	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8	00:21:08		Finkbiner Park Facilities	71.81.342
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Lobb Field	Fair	34.137881	-117.902730	https://www.google.com/maps?q=34.137881,-117.902730	Lifecycle Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W, Replace/Install	10	20	10		1	7581	7581	00:00:98		Finkbiner Park Facilities	71.81.335
Shed/Gazebo/Shade Structure	Wood or Metal-Framed, Basic/Minimal	Replace	Lobb Field	Fair	34.137908	-117.902596	https://www.google.com/maps?q=34.137908,-117.902596	Lifecycle Renewal	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	15	30	15		100	27.075	2707.5	00:20:28		Finkbiner Park Facilities	71.81.320
Park Bench	Metal Powder-Coated	Replace	Lobb Field	Fair	34.136817	-117.902320	https://www.google.com/maps?q=34.136817,-117.902320	Lifecycle Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10		1	798.1	798.1	00:21:44		Finkbiner Park Facilities	71.81.346
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Lobb Field	Fair	34.137341	-117.901475	https://www.google.com/maps?q=34.137341,-117.901475	Lifecycle Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W, Replace/Install	10	20	10		1	7581	7581	00:20:60		Finkbiner Park Facilities	71.81.198
Campground Accessories	Grill, Pedestal-Style	Replace	Site A	Fair	34.137763	-117.899169	https://www.google.com/maps?q=34.137763,-117.899169	Lifecycle Renewal	Camping/Picnic Accessories, Grill, Pedestal-Style, Replace	7	15	8		1	649.8	649.8	00:09:58		Finkbiner Park Facilities	71.81.314
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Basketball Court	Fair	34.137600	-117.901676	https://www.google.com/maps?q=34.137600,-117.901676	Lifecycle Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W, Replace/Install	10	20	10		1	7581	7581	00:05:88		Finkbiner Park Fac

Component Description	Attributes	Action Description	Location Description	Condition	Latitude	Longitude	GPS Map Link	Plan Type	Helper Label	Effective Age	Lifespan	RUL	Fiscal Year Observed	Quantity	Unit Cost	Total Cost	Barcode	Comments Public	Park Name	AssetCALC ID
Trash Receptacle	Heavy-Duty Fixed Concrete	Replace	Site	Fair	34.137972	-117.8190401	https://www.google.com/maps?q=34.137972,-117.8190401	Lifecycle Renewal	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	12	25	13		1	1516.2	1516.2	00:20:02		Finkbiner Park Facilities	71.81.330
Picnic Table	Precast Concrete	Replace	Site A	Fair	34.137684	-117.8193125	https://www.google.com/maps?q=34.137684,-117.8193125	Lifecycle Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6	00:15:52		Finkbiner Park Facilities	71.81.293
Picnic Table	Wood/Composite/Fiberglass	Replace	Site	Fair	34.138361	-117.8199975	https://www.google.com/maps?q=34.138361,-117.8199975	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8	00:20:22		Finkbiner Park Facilities	71.81.260
Campground Accessories	Grill, Pedestal-Style	Replace	Site	Fair	34.138015	-117.8192701	https://www.google.com/maps?q=34.138015,-117.8192701	Lifecycle Renewal	Camping/Picnic Accessories, Grill, Pedestal-Style, Replace	5	15	10		1	649.8	649.8	00:20:76		Finkbiner Park Facilities	71.81.267
Pole Light Fixture w/ Lamps	any type 20' High, w/ LED Replacement	Replace/Install	Site C	Fair	34.138892	-117.8198184	https://www.google.com/maps?q=34.138892,-117.8198184	Lifecycle Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	10	20	10		1	43.92	43.92	00:03:86		Finkbiner Park Facilities	71.81.319
Sports Apparatus	Basketball, Backboard/Rim/Pole	Replace	Basketball Court	Fair	34.137581	-117.8161672	https://www.google.com/maps?q=34.137581,-117.8161672	Lifecycle Renewal	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	12	25	13		1	1023.85	1023.85	00:05:85		Finkbiner Park Facilities	71.81.289
Picnic Table	Precast Concrete	Replace	Site	Fair	34.138096	-117.8193125	https://www.google.com/maps?q=34.138096,-117.8193125	Lifecycle Renewal	Picnic Table, Precast Concrete, Replace	12	25	13		1	1299.6	1299.6	00:20:31		Finkbiner Park Facilities	71.81.225
Interior Lighting System	Full Upgrade, Low Density & Standard Fixtures	Replace	Throughout	Fair	34.136853187399536	-117.86270035709043	https://www.google.com/maps?q=34.136853187399536,-117.86270035709043	Lifecycle Renewal		10	20	10		890	2.2743	2024.127		Lobb Field Restrooms Snack Bar	72.00.412
Picnic Table	Wood/Composite/Fiberglass	Replace	Bandshell	Fair	34.138475	-117.8192772	https://www.google.com/maps?q=34.138475,-117.8192772	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8	00:20:07		Finkbiner Park Facilities	71.81.278
Shed/Gazebo/Shade Structure	Wood or Metal-Framed, Basic/Minimal	Replace	Lobb Field	Fair	34.137896	-117.8617790	https://www.google.com/maps?q=34.137896,-117.8617790	Lifecycle Renewal	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	15	30	15		100	27.075	2707.5	00:05:81		Finkbiner Park Facilities	71.81.238
Roofing	Modified Bitumen	Replace	Roof	Fair	34.138451	-117.8601196	https://www.google.com/maps?q=34.138451,-117.8601196	Lifecycle Renewal	Modified Bituminous Roof	10	20	10		360	10.83	3898.8		Band Shell with Storage	71.81.012
Roofing	Asphalt Shingle, 20-Year Standard	Replace	Roof	Fair	34.138484	-117.8602111	https://www.google.com/maps?q=34.138484,-117.8602111	Lifecycle Renewal	Asphalt Shingle Roof	10	20	10		1404	4.1154	5778.02	16		Band Shell with Storage	71.81.007
Electrical System	Full System Renovation/Upgrade, Low Density/Complexity	Replace	Throughout building	Fair	34.138453	-117.8601137	https://www.google.com/maps?q=34.138453,-117.8601137	Lifecycle Renewal	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	20	40	20		1530	14.079	21540.87			Band Shell with Storage	71.81.001
Overhead/Dock Door	Aluminum, 12'x12' (144 SF)	Replace	Building Exterior	Fair	34.138464	-117.8601779	https://www.google.com/maps?q=34.138464,-117.8601779	Lifecycle Renewal	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	15	30	15		1	4765.2	4765.2			Band Shell with Storage	71.81.006

Appendix H:
Equipment Inventory

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7181036	D2010	**Water Heater**	Electric, Residential	19 GAL	Finkbiner Park Facilities / Lobb Field Restrooms Snack Bar	Electrical room	Bradford White	M120L6DS13	TA4233641	1999	000078	
2	7180956	D2010	**Water Heater**	Gas, Residential, 30 to 50 GAL	50 GAL	Finkbiner Park Facilities / American Legion Hall	Basement	Bradford White	M45036FBN5	AM5527685	2004	002129	

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7180953	D3020	**Furnace**	Gas	Inaccessibe MBH	Finkbiner Park Facilities / American Legion Hall	Basement	Day & Nite	Inaccessible	Inaccessible	2016	000018	
2	7180955	D3030	**Split System**	Condensing Unit/Heat Pump	Inaccessible TON	Finkbiner Park Facilities / American Legion Hall	Roof	Inaccessible	Inaccessible	Inaccessible			
3	7180959	D3030	**Split System**	Condensing Unit/Heat Pump	5 TON	Finkbiner Park Facilities / American Legion Hall	Roof	Inaccessible	Inaccessible	Inaccessible			
4	7180969	D3030	**Split System**	Condensing Unit/Heat Pump	Inaccessible TON	Finkbiner Park Facilities / American Legion Hall	Roof	Inaccessible	Inaccessible	Inaccessible			
5	7180970	D3030	**Split System**	Condensing Unit/Heat Pump	5 TON	Finkbiner Park Facilities / American Legion Hall	Building exterior	ComfortMaker	N4A560GKC101	E162701324	2016	000116	
6	7180993	D3030	**Split System**	Condensing Unit/Heat Pump	Inaccessible TON	Finkbiner Park Facilities / American Legion Hall	Roof	Inaccessible	Inaccessible	Inaccessible			
7	7181034	D3030	**Split System Ductless**	Single Zone, 1.5 to 2 TON	2 TON	Finkbiner Park Facilities / Lobb Field Restrooms Snack Bar	Roof	Inaccessible	Inaccessible	Inaccessible			
8	7180958	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	4 TON	Finkbiner Park Facilities / American Legion Hall	Roof	Inaccessible	Inaccessible	Inaccessible			
9	7180981	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	Inaccessible CFM	Finkbiner Park Facilities / American Legion Hall	Roof	Inaccessible	Inaccessible	Inaccessible			
10	7181043	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	Inaccessible CFM	Finkbiner Park Facilities / Lobb Field Restrooms Snack Bar	Roof	Inaccessible	Inaccessible	Inaccessible			

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7180941	D4010	**Fire Suppression System**	Commercial Kitchen, per LF of Hood		Finkbiner Park Facilities / American Legion Hall	Kitchen	Ansul	No dataplate	No dataplate		002044	6

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7181032	D5020	**Switchboard**	120/208 V	400 AMP	Finkbiner Park Facilities / Lobb Field Restrooms Snack Bar	Electrical room	General Electric	No dataplate	No dataplate		000061	
2	7180944	D5020	**Switchboard**	120/208 V	400 AMP	Finkbiner Park Facilities / American Legion Hall	Building exterior	Zinsco	No dataplate	No dataplate		002006	
3	7181004	D5020	**Distribution Panel**	120/240 V	225 AMP	Finkbiner Park Facilities / Band Shell with Storage	Throughout building	Sylvania	No dataplate	No dataplate		000016	
4	7181016	D5020	**Distribution Panel**	120/240 V, Residential Style	125 AMP	Finkbiner Park Facilities / Checkout Restrooms	Electrical room	Eaton	No dataplate	No dataplate		002203	

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7180949	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		Finkbiner Park Facilities / American Legion Hall	Kitchen	CaptiveAire Systems	Illegible	Illegible		002067	
2	7180983	E1030	**Foodservice Equipment**	Griddle		Finkbiner Park Facilities / American Legion Hall	Kitchen	Wolf	No dataplate	No dataplate		002043	
3	7180990	E1030	**Foodservice Equipment**	Refrigerator, 2-Door Reach-In		Finkbiner Park Facilities / American Legion Hall	Kitchen	True Manufacturing Co	T-49	8687895		002045	
4	7180960	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted		Finkbiner Park Facilities / American Legion Hall	Kitchen						

Appendix I:
Energy Conservation Measures Calculations

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UIC	Install Low Flow Faucet Aerators
EAP2-b	**Location**: American Legion Hall
Attributes:	Replace 5x 2GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators

Property Type:	Commercial	Estimated No. of Operational Weeks	52
		Number of Occupied Days/Week (Max 7)	5

KITCHEN FAUCETS			BATHROOM FAUCETS		
Number of Occupants Affected By Retrofit	50		Number of Occupants Affected by Retrofit	40	
Do You Want To Replace Kitchen Faucets Aerators	No	*(Select)*	Do You Want To Replace Bathroom Faucets Aerators	Yes	*(Select)*
Total Number of Faucet Aerators To Be Replaced	0		Total Number of Faucet Aerators To Be Replaced	5	
Total Number of Faucets To Be Replaced:	0		Total Number of Faucets To Be Replaced:	0	
GPM of Existing Faucet Aerators	-	GPM	GPM of Existing Faucet Aerators	2	GPM
GPM of Proposed Faucet Aerator	1	GPM	GPM of Proposed Faucet Aerator	0.5	GPM
Estimated Number of Uses Per Day	4		Estimated Number of Uses Per Day	0.5	

Annual Water Savings From Installing Low Flow Aerators: 0.75 kGal

WATER & ENERGY SAVING CALCULATION			COST SAVING CALCULATION		
Select Type of Water Heater Fuel:	Natural Gas	(Select)	Property Location in United States	Southern Localities	
Energy Factor of Domestic Hot Water Heater:	0.56	EF	Heating Fuel Tariff	$2.24	$/Therm
Hot Water Discharge Temperature at Faucet	105.00	°F	Water Tariff ($/1000 Gal)	$11.18	$/kGal
Equivalent Heating Fuel Savings:	3	Therms	Annual Cost Savings In Form of Water	$8	$
Savings Discounted by 15% to Account For Cold Water Use					
Annual Water Savings	0.75	kGal	Annual Energy Savings From Water Heater	$7	$

COST BENEFIT ANALYSIS					
Estimated Material Cost	$40		Estiamted Labor Cost	$38	
Estimated Total Annual Cost Savings	$16	$$	Estimated Total Installation Cost	$78	$$
Simple Payback Period	4.96	Years	*Type of Recommendation*	No/Low Cost ECM Recommendation	

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ECM EXPLANATION:

By reducing the flow of water coming from the restroom faucets, aerators can generate energy savings at low cost and with easy installation. The savings generated would be in the form of reduced water and sewer costs and at the same time aerators would save energy by reducing the demand for hot water. The average faucet has a flow rate of about 2 to 4 GPM. Adding a screw-in faucet aerator reduces the flow to 0.5 to 1.5 GPM in the bathroom and 2.2 GPM in the kitchen. In addition to saving energy and water, the "foamier" water that comes from faucet aerators wets objects better than water from a faucet with no aerator, which tends to bounce off the object rather than thoroughly wetting it.

BV recommends replacing the proposed faucet aerators with new low flow aerators as mentioned above. The proposed ECM shall also result in an annual energy saving in form of reduction in water heating bills.

Summary:

Initial Investment: $78 Estimated Annual Cost Savings: $16 Simple Payback Period (Yrs): 4.96

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UIC	Upgrade Building Lighting to LED and Install Automatic Lighting Controls
EAL10	Location: Building Interior and Exterior - Finkbiner Park Facilities
Attributes:	Replace HID (6x) ;Linear Fluorescent (62x) ;

	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
Upgrade Lighting to LED	12	68	131	7.688	$2,306.30	$193.57

Existing Technology	Sub-Technology	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
CFL	CFL - 2 Pin	0	0	0	0	$0	$0
CFL	CFL - 4 Pin	0	0	0	0	$0	$0
CFL	CFL - Screw-in	0	0	0	0	$0	$0
Circiline	T9	0	0	0	0	$0	$0
Incan/H/MR	H	0	0	0	0	$0	$0
Incan/H/MR	Incan	0	0	0	0	$0	$0
Incan/H/MR	MR	0	0	0	0	$0	$0
HID	HPS	0	0	0	0	$0	$0
HID	MH	1	6	6	1,373	$412	$25
HID	MV	0	0	0	0	$0	$0
HID	QL	0	0	0	0	$0	$0
Linear Fluorescent	T8	10	59	59	5,897	$1,769	$167
Linear Fluorescent	T12	1	3	3	418	$125	$2
Linear Fluorescent	T8 U	0	0	0	0	$0	$0
Linear Fluorescent	T12 U	0	0	0	0	$0	$0
Linear Fluorescent	T5	0	0	0	0	$0	$0
Linear Fluorescent	T6	0	0	0	0	$0	$0
Linear Fluorescent	T10	0	0	0	0	$0	$0

Proposed Controls	No. of Controls		No. of Controls
Photo Sensor	0	Ceiling Mounted	2
Wall Mounted	8		

Initial Investment		Equipment Rentals	
Material Cost	$4,162.60	Scissor Lift 26' - Interior Spaces	$0.00
Labor Cost	$1,779.64	Bucket Truck - Exterior Spaces	$0.00
Local Electric Rate:	$0.30 $/kWh	Estimated Annual Energy Savings:	7,688
		Estimated Demand Savings:	5
Hourly Labor Rate For Electrician:	$72.05	Estimated Annual Energy Cost Savings:	$2,306
Budgeted Initial Investment:	$5,942	Estimated Annual O&M Cost Savings:	$194
Estimated Return on Investment:	2.38 Years	Estimated Annual Cost Savings:	$2,500

(Including O&M Savings)

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ECM Linkup Panel

Type	Value	Units
Bldg. SqFt		Sq.Ft.
HDD		
CDD		
Heating Hrs		Hrs
Cooling Hrs		Hrs
Elec. Emission		kgCO2e/MBTU
Labor	1.00	88

Type	$/Unit	Units	kBtu	Rate Units
None		-	0	-
Natural Gas		Therms	100	$/Therm
Electric	$0.30	kWh	3.412	$/kWh
Propane		Gallons	91.5	$/Gal
No. 2 Oil		Gallons	138.5	$/Gal
District Steam		MBtu	1,450	$/MBtu
Water		kGal	-	$/kGal
Nat/Low				

Heating Fuel	Selections
Fuel:	0
Fuel Rate:	FALSE
Units:	FALSE
kBtu:	FALSE
Rate Units	FALSE

Capital Cost ECM Recommendation

Disclaimer:

Fuel	kgCO2e/MBTU	Savings	MMBTU	KgCo2e
Natural Gas	53.06	0.00	0.00	0.00
Electric	0.00	7687.68	26.23	0.00
Propane	63.07	0.00	0.00	0.00
No.2 Oil	73.15	0.00	0.00	0.00
District Steam	78.95	0.00	0.00	0.00
			MtCO2/YR	**0.00**

Trade	Labor Rate
HVAC	
Plumbing	
Electrician	$72.05
Glaziers	
Laborer	

	Cost Savings
Natural Gas	$0.00
Electric	$2,306.30
Propane	$0.00
No.2 Oil	$0.00
District Steam	$0.00
Water	$0.00
Total	$2,306.30

Output Data:

Title	Investment	NG	Propane	No.2 Oil	Dist. Steam	Electric	kW Demand	Water	O&M	Details	EUL	Green House	Attributes	Labor	Material
Upgrade Building Lighting to LED and Insta	$5,942.24	0.00	0.00	0.00	0.00	7,688	5.13	0.00	$193.57	r and Exterior	15	0.00	ed: Linear Flu	$1,779.64	$4,162.60

GENA Output

EUL	UOM	QTY	Unit Cost	Utility Rate	aditional Use	Green Usage	Dummy RUL	ponent Cate	ine Item Nam	Line Item ID
15	EA	131.00	$45.38	0.30	13,653	7450.58	100.00	Unit	Interior Lighting (In Unit)	

CFL	0	
Circiline	0	
Incan/H/MR	0	
HID	6	HID (6x) ;
Linear Fluorescent	62	Linear Fluorescent (62x) ;

Replace HID (6x) ;Linear Fluorescent (62x) ;

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UIC	Install Low Flow Tankless Restroom Fixtures
EAP4	Location: American Legion Hall
Attribute:	Retrofit 6x; 1.6 GPF toilets with dual-flush flush valves

ECM FOR DETERMINING WATER SAVINGS IN COMMERCIAL PROPERTIES

Number of Males	20	
Number of Females	20	
Number of Occupied Days Per Week (Max 7)	5	
Number of Occupied Weeks/Year (Max 52)	52	
Number of Urinals To Be Retrofitted	0	
Number of Water Closets To Be Retrofitted	6	
No. of Water Closets With Separate Flush Tank (Typical Residential Type)	0	
Estimated Restroom Usage/Individual/Day (Default is 4 Uses/Day For Residential/Office)	1	(Select)

Urinal Water Savings

Do you want to make any changes to the Urinals?	No	
Estimated Existing Use of Urinal/Day/Man	80%	
Existing Gallons Per Flush Ratings For Urinal Flushes	0.00	GPF
Proposed Urinal	-	
GPF of Proposed Urinal Flush Valve** (**(1992 EpACT Energy Act Mandates 1.0GPF Max on Urinals))	0.000	GPF

Water Closet Water Savings

Tankless Water Closets

Do you want to make any changes to the Water Closets?	Yes	
Existing Gallons Per Flush Ratings For Water Closet Flushes	1.60	GPF
Are The Existing Water Closet Being Replaced? (If No; Then Only The Flush Valve Would Be Replaced With Dual Flush Retrofit Kit)	No	
No. of Tankless Water Closets	6	
GPF of Proposed Dual Flush- Water Closet Valve* (*(Federal Law Requires All Flushes Not To Exceed 1.6 GPF)) — Solid Waste (20%)	1.60	GPF
Liquid Waste (80%)	0.48	GPF
Estimated Annual Water Savings From Male Users	4.66	kGal
Estimated Annual Water Savings From Female Users	4.66	kGal

Water & Cost Saving Calculations

Water Savings Calculation

Water Savings By The Use of Low Flow Water Closet Flush Valves/Yr	9.32	kgal
Water Savings By The Use of Low Flow Urinal Flush Valves/ Yr	0.00	kgal
Total Annual Water Savings in kgal	9.32	kgal

Cost Savings Calculations

Enter Water Tariff Rate ($/1000Gal)	$11.18	
Estimated Cost Savings From Water	$104	

Estimated Cost of Retrofit

Material Cost for Low Flow Urinal(s)	$0	
Labor Cost for Installing New Urinal(s)	$0	
Material Cost For Replacing Existing Flush Valves With Low Flow - Dual Flush Valves	$480	
Labor Cost For Water Closet (Up For Liquid Waste And Down For Solid Waste)	$687	
Estimated Total Cost For Retrofit	$1,167	
Simple Pay Back Period	11.21	Yrs
Type of Recommendation	Capital Cost ECM Recommendation	

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ECM EXPLANATION:

The highest water utilization at any home/office occurs in the restrooms. It is estimated that on an average a normal human being uses the restroom at least four times a day. Keeping with the global water conservation objectives, federal law prohibits use of any new water closet flushes over 1.6 GPF. At the same time the '1992 EpACT' mandates all new Urinals to have a maximum 1.0 GPF flush valves on urinals.

BV recommends replacing all urinals above 1.0 GPF with a new 0.5 GPF or lesser urinals. At the same time BV also recommends replacing all the water closets having a GPF rating of 1.6 and over with low flow water closet fixtures equipped with dual flush valves.

In case the property doesn't wish to replace the entire water closet fixtures, BV recommends retrofitting all the tankless water closet flush fixtures with new dual flush fixtures that would result in a 30% water savings per flush for liquid wastes, while retaining the same flush rate for solid wastes.

SUMMARY:

Initial Investment:	$1,167	Simple Payback Period:	11.21 Yrs
Annual Cost Savings:	$104		

Appendix J:
Lighting System Schedule

Lighting Schedule - Existing

						Lamp Details				Fixture Details						Existing Consumption	
Line No.	Interior/ Exterior	Space Type	Room No.	Control Quantity	Existing Control	Technology	Sub-Technology	Lamp Type	Total Lamps	Fixture Type	Linear Fluorescent Fixture Lens	Fixture Mounting	Fixture Quantity	24x7 Fixture Count	Fixture Height	Annual Hours	Existing Annual kWh
1	Interior	Customer Service	Snack stand	0	Light Switch	Linear Fluorescent	T8	4' 32W T8	8	Troffer - Surface Mounted Indirect 1'x4'	Prism	Surface Mount	2	No	≥ 9	3,120	799
2	Interior	Storage	Storage	1	Light Switch	Linear Fluorescent	T12	8' 110W T12	3	Strip 8'	None		3	No	≥ 9	2,080	686
3		Exterior	Outside	1	Light Switch	HID	MH	MH150	6	Wallpack Vertical 6"	None		6	No	15-20	2,080	1,872
4	Interior	Office- Support Staff	Classroom	0	Light Switch	Linear Fluorescent	T8	4' 32W T8	24	Troffer - Recessed Indirect 2'x4'	Prism	Recessed	12	No	≥ 9	3,120	2,396
5	Interior	Office- Support Staff	Office	3	Light Switch	Linear Fluorescent	T8	4' 32W T8	24	Troffer - Recessed Indirect 1'x4'	Prism	Recessed	12	No	≥ 9	3,120	2,396
6	Interior	Office- Support Staff	Kitchen	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	8	Troffer - Recessed Indirect 1'x4'	Prism	Recessed	4	No	≥ 9	3,120	799
7	Interior	Office- Support Staff	Dance	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	16	Troffer - Recessed Indirect 1'x4'	Prism	Recessed	8	No	≥ 9	3,120	1,597
8	Interior	Circulation-Hallway	Hallway	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	8	Troffer - Recessed Indirect 1'x4'	Parabolic Troffe	Recessed	4	No	≥ 9	3,120	799
9	Interior	Office- Support Staff	Office	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	4	Troffer - Recessed Indirect 1'x4'	Prism	Recessed	2	No	≥ 9	3,120	399
10	Interior	Restroom - Male	Restroom	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	10	Troffer - Recessed Indirect 1'x4'	Prism	Recessed	5	No	≥ 9	4,368	1,398
11	Interior	Office- Support Staff	Basement	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	12	Troffer - Recessed Indirect 2'x4'	Prism	Recessed	6	No	≥ 9	3,120	1,198
12	Interior	Office- Support Staff	Basement	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	8	Troffer - Recessed Indirect 1'x4'	Prism	Recessed	4	No	≥ 9	3,120	799
									131				68			36,608	15,138

Lighting Solutions - Proposed

						Fixture Details						Existing Consumption						Proposed- Post Retrofit				
Line No.	Interior/ Exterior	Space Type	Room No.	Existing Control	Control Quantity	Technology	Sub-Technology	Lamp- Fixture	Fixture Quantity	Total Lamps	Fixture Height	Annual Hours	Existing Annual kWh	KW Reduction	ECM	ECM Type	Recommended Sensor	LED Lamp Retrofit	Annual Hours of Operation	Proposed Annual kWh	Annual Savings From LED Retrofit
																					kWh
1	Interior	Customer Service	Snack stand	Light Switch	0	Linear Fluorescent	T8	4' 32W T8; Troffer - Surface Mounted Indirect 1'x4'	2	8	≥ 9	3,120	799	0.26	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	3,120	424	374
2	Interior	Storage	Storage	Light Switch	1	Linear Fluorescent	T12	I150-Flood; Can - Recessed Vertical 8"	3	3	≥ 9	2,080	686	0.33	ECM	RB - Replace Bulb	Retain Existing Controls	8' 43W LED T8	2,080	268	418
3		Exterior	Outside	Light Switch	1	HID	MH	MH150; Wallpack-Horizontal	6	6	15-20	2,080	1,872	0.90	ECM	RB - Replace Bulb	Retain Existing Controls	40W LED Wall Pack	2,080	499	1,373
4	Interior	Office- Support Staff	Classroom	Light Switch	0	Linear Fluorescent	T8	4' 32W T8; Troffer - Recessed Indirect 2'x4'	12	24	≥ 9	3,120	2,396	0.77	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	3,120	1,273	1,123
5	Interior	Office- Support Staff	Office	Light Switch	3	Linear Fluorescent	T8	4' 32W T8; Troffer - Recessed Indirect 1'x4'	12	24	≥ 9	3,120	2,396	0.77	ECM	RB - Replace Bulb	Wall Mounted	4' 17W LED T8	3,120	1,273	1,123
6	Interior	Office- Support Staff	Kitchen	Light Switch	1	Linear Fluorescent	T8	4' 32W T8; Troffer - Recessed Indirect 1'x4'	4	8	≥ 9	3,120	799	0.26	ECM	RB - Replace Bulb	Wall Mounted	4' 17W LED T8	3,120	424	374
7	Interior	Office- Support Staff	Dance	Light Switch	1	Linear Fluorescent	T8	4' 32W T8; Troffer - Recessed Indirect 1'x4'	8	16	≥ 9	3,120	1,597	0.51	ECM	RB - Replace Bulb	Ceiling Mounted	4' 17W LED T8	3,120	849	749
8	Interior	Circulation-Hallway	Hallway	Light Switch	1	Linear Fluorescent	T8	4' 32W T8; Troffer - Recessed Indirect 1'x4'	4	8	≥ 9	3,120	799	0.26	ECM	RB - Replace Bulb	Ceiling Mounted	4' 17W LED T8	3,120	424	374
9	Interior	Office- Support Staff	Office	Light Switch	1	Linear Fluorescent	T8	4' 32W T8; Troffer - Recessed Indirect 1'x4'	2	4	≥ 9	3,120	399	0.13	ECM	RB - Replace Bulb	Wall Mounted	4' 17W LED T8	3,120	212	187
10	Interior	Restroom - Male	Restroom	Light Switch	1	Linear Fluorescent	T8	4' 32W T8; Troffer - Recessed Indirect 1'x4'	5	10	≥ 9	4,368	1,398	0.32	ECM	RB - Replace Bulb	Wall Mounted	4' 17W LED T8	4,368	743	655
11	Interior	Office- Support Staff	Basement	Light Switch	1	Linear Fluorescent	T8	4' 32W T8; Troffer - Recessed Indirect 2'x4'	6	12	≥ 9	3,120	1,198	0.38	ECM	RB - Replace Bulb	Wall Mounted	4' 17W LED T8	3,120	636	562
12	Interior	Office- Support Staff	Basement	Light Switch	1	Linear Fluorescent	T8	4' 32W T8; Troffer - Recessed Indirect 1'x4'	4	8	≥ 9	3,120	799	0.26	ECM	RB - Replace Bulb	Wall Mounted	4' 17W LED T8	3,120	424	374
										131				5						7,451	7,688

Appendix K:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) **I**nvestment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepared for

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



Parks Yard
1636 Compromise Line Road
Glendora, California 91741

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BV PROJECT #:
158691.23R000-015.379

DATE OF REPORT:
January 2, 2024

ON SITE DATE:
November 8, 2023

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Maintenance Yard
Number of Buildings	Three
Main Address	1636 Compromise Line Road, Glendora, California 91741
Site Developed	Public Works – Admin Building, Storage Building: 1950 Parks Yard – Storage: 2009
Current Occupants	City of Glendora
Date(s) of Visit	November 8, 2023
Management Point of Contact	City of Glendora, Ryan Hacecky, Facilities Maintenance Supervisor 626.672.6306 rhacecky@cityofglendora.org
On-site Point of Contact (POC)	Hugo Saltero
Assessment and Report Prepared By	Carl Alejandro
Reviewed By	Usama Anwar Technical Report Reviewer For Mary Venable Program Manager mary.venable@bureauveritas.com 800.733.0660 x7292719
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Parks Yard was originally built in 1950. The storage garage was later constructed in 2009. The property is used as an administration building for the Public Works Department and as an area to store maintenance equipment.

Architectural

The Admin Building has a metal structure with metal roofing and exterior walls. The age of the roof is unknown, but from the ground view, it appeared deteriorated and weathered in some isolated areas. There have reportedly been no issues with roof leaks. The exterior walls appear to have had siding replacements over the years. According to the point of contact, there are no issues with building movement or settlement. However, due to the age of the building, routine maintenance checks on the foundation are recommended. The interior finishes are replaced on an as needed basis. Typical lifecycle based interior and exterior finish replacements are budgeted and anticipated during the reserve term.

The Storage Garage is estimated to have been built in 2009. The roofing and exterior walls are original and in overall good condition. The Storage Building has a wooden structure with asphalt shingle roofing and metal exterior walls. There do not appear to be any issues with the roof. There is some minor rusting on the rear exterior wall.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The Admin Building is conditioned by a split system heat pump that was replaced in 2013. The fan coil unit is located in the attic and was replaced in 2007. There are also two thru-wall air conditioners that cool the offices. The electrical system is controlled by a distribution panel in the lobby area. Lighting consists of linear fluorescent fixtures. Domestic hot water is supplied by a gas storage tank water heater that was replaced in 2019. Typical plumbing fixtures are utilized in the restrooms. Fire suppression consists of individual fire extinguishers and smoke detectors.

The Storage Garage and Storage Building only have lighting systems comprised of linear fluorescent fixtures.

Site

The asphalt pavement has significant areas of alligator cracking throughout. Replacement of the pavement is recommended. The automatic gate controllers were replaced in 2017 and are in overall fair working condition. Site lighting appears to be adequate for the facility's needs.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

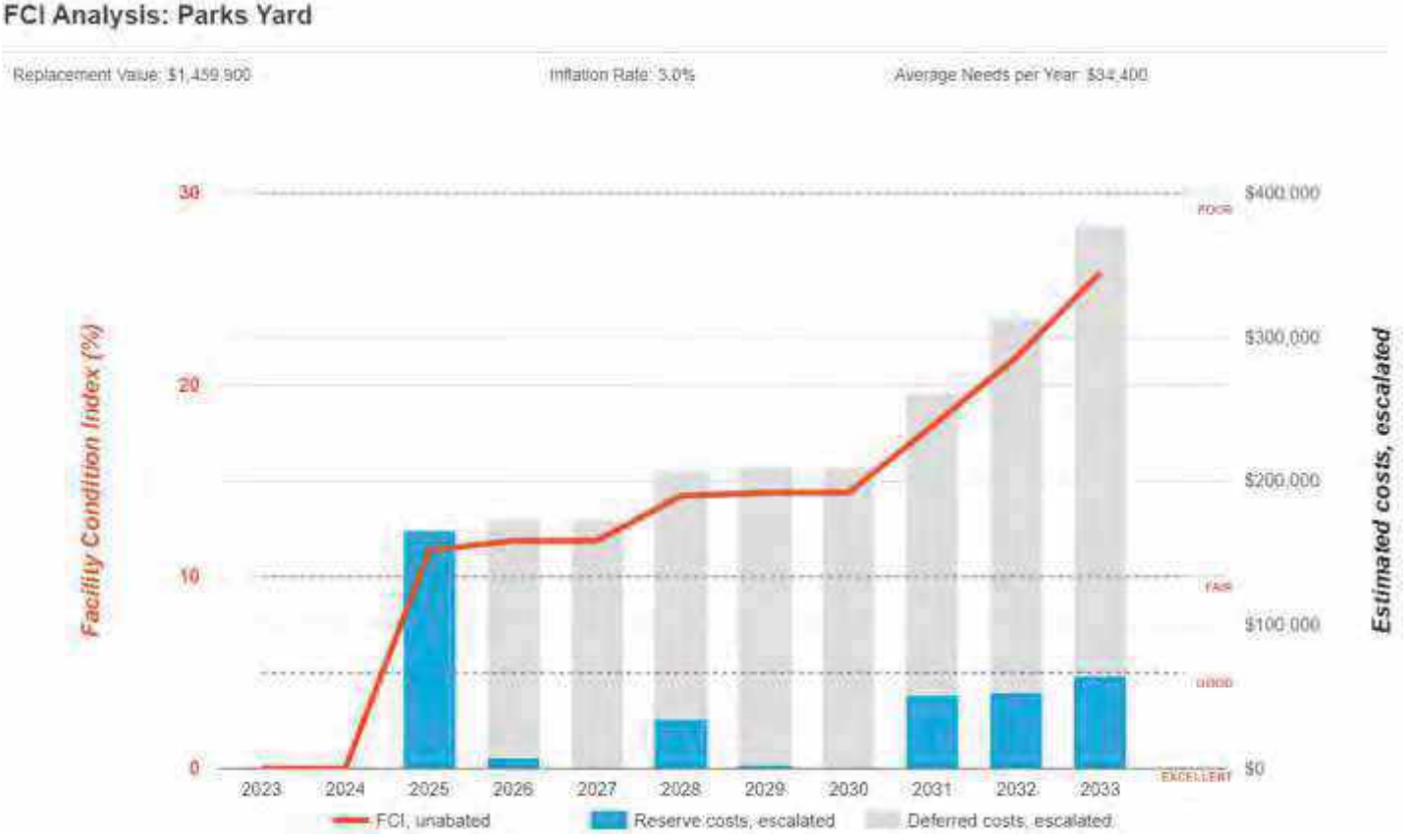
FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable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

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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Parks Yard / Parks Yard - Storage	$375	700	$262,500	0.0%	0.0%	0.0%	2.0%
Parks Yard / Public Works - Admin Building (1950)	$650	1,700	$1,105,000	0.0%	0.7%	3.8%	13.4%
Parks Yard / Storage Building	$350	264	$92,400	0.0%	0.0%	0.0%	6.2%

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

No immediate needs were identified.

Key Findings



Parking Lots in Poor condition.

Pavement, Asphalt
Site Parks Yard Site

Uniformat Code: G2020
Recommendation: **Mill and Overlay in 2025**

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: $156,200

$$$$

Extensive alligator cracking and potholes - AssetCALC ID: 7045784

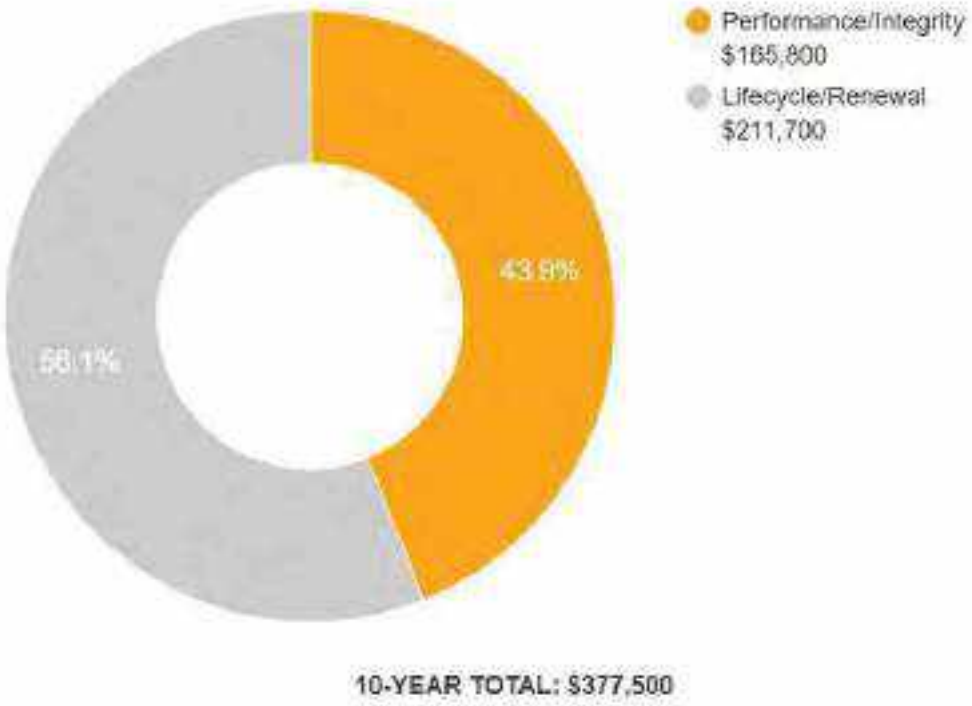
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



2. Parks Yard - Storage





Parks Yard - Storage: Systems Summary

Address	1636 Compromise Line Road; Glendora, California 91741	
Constructed/Renovated	2009	
Building Size	700 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Steel frame with metal framed roof	Good
Façade	Metal siding	Good
Roof	Primary: Gable construction with metal finish	Good
Interiors	Walls: Unfinished Floors: Unfinished Ceilings: Unfinished/exposed	--
Elevators	None	--
Plumbing	None	--
HVAC	None	--
Fire Suppression	None	--

Parks Yard - Storage: Systems Summary

Electrical	Source and Distribution: Fed from Public Works – Admin Building with copper wiring Interior Lighting: T-8 Emergency: none	Good
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	No key issues observed	

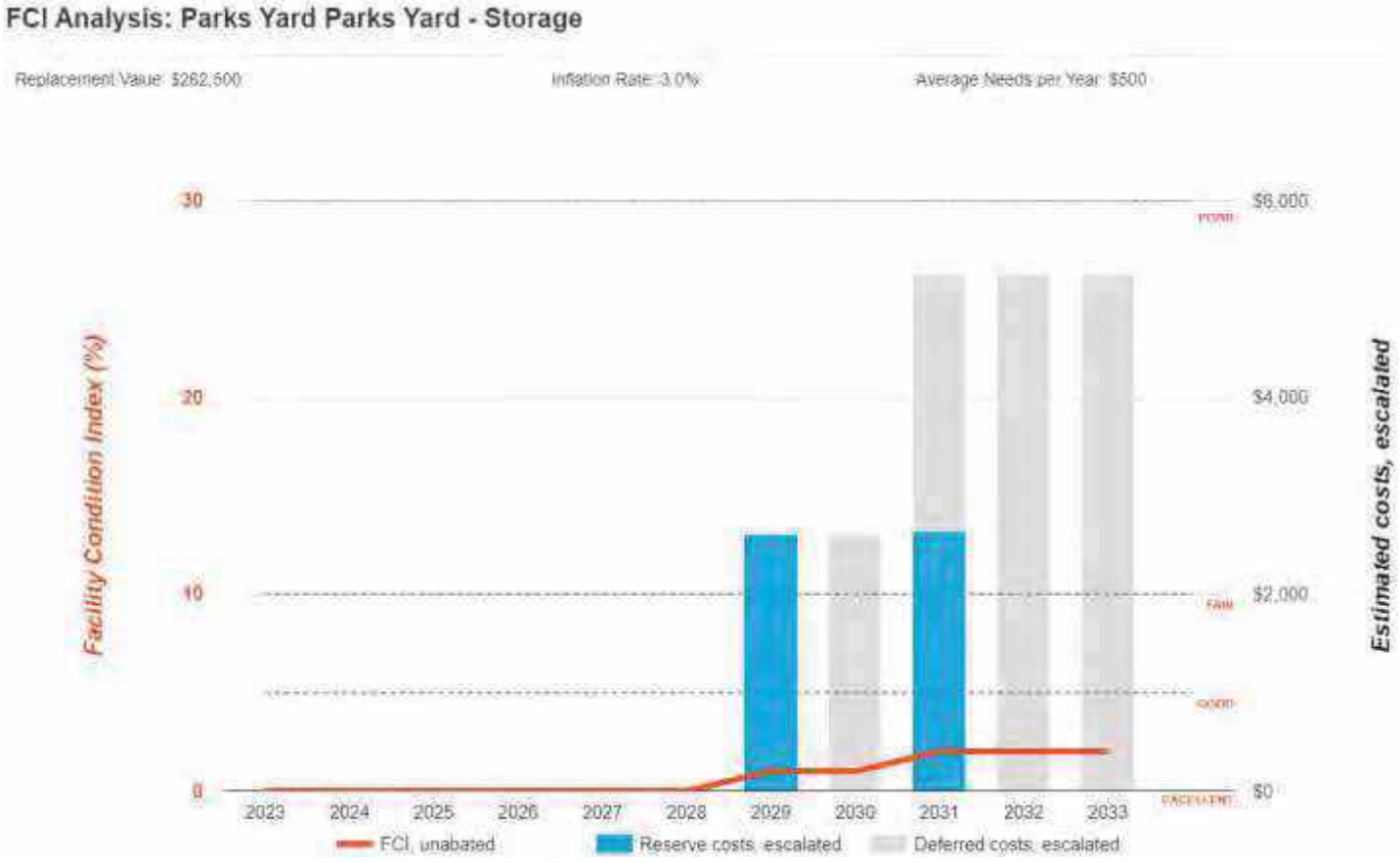
Parks Yard - Storage: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	-	$52,500	$52,500
Roofing	-	-	-	-	-	-
Electrical	-	-	-	$2,600	-	$2,600
Fire Alarm & Electronic Systems	-	-	-	$2,600	-	$2,600
TOTALS (3% inflation)	-	-	-	**$5,200**	**$52,500**	**$57,700**

*Totals have been rounded to the nearest $100.

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

Needs by Year with Unaddressed FCI Over Time



3. Public Works – Admin Building





Public Works – Admin Building: Systems Summary

Address	1636 Compromise Line Road, Glendora, California 91741	
Constructed/Renovated	1950	
Building Size	1,700 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Steel frame with metal framed roof	Good
Façade	Metal siding with vinyl windows	Fair
Roof	Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, ceramic tile, sealed concrete Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste and venting Gas water heater Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Individual split-system Supplemental components: window air conditioners	Fair

Public Works – Admin Building: Systems Summary

Fire Suppression	Fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8 Emergency: none	Fair
Fire Alarm	Smoke detectors only	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	No key issues observed	

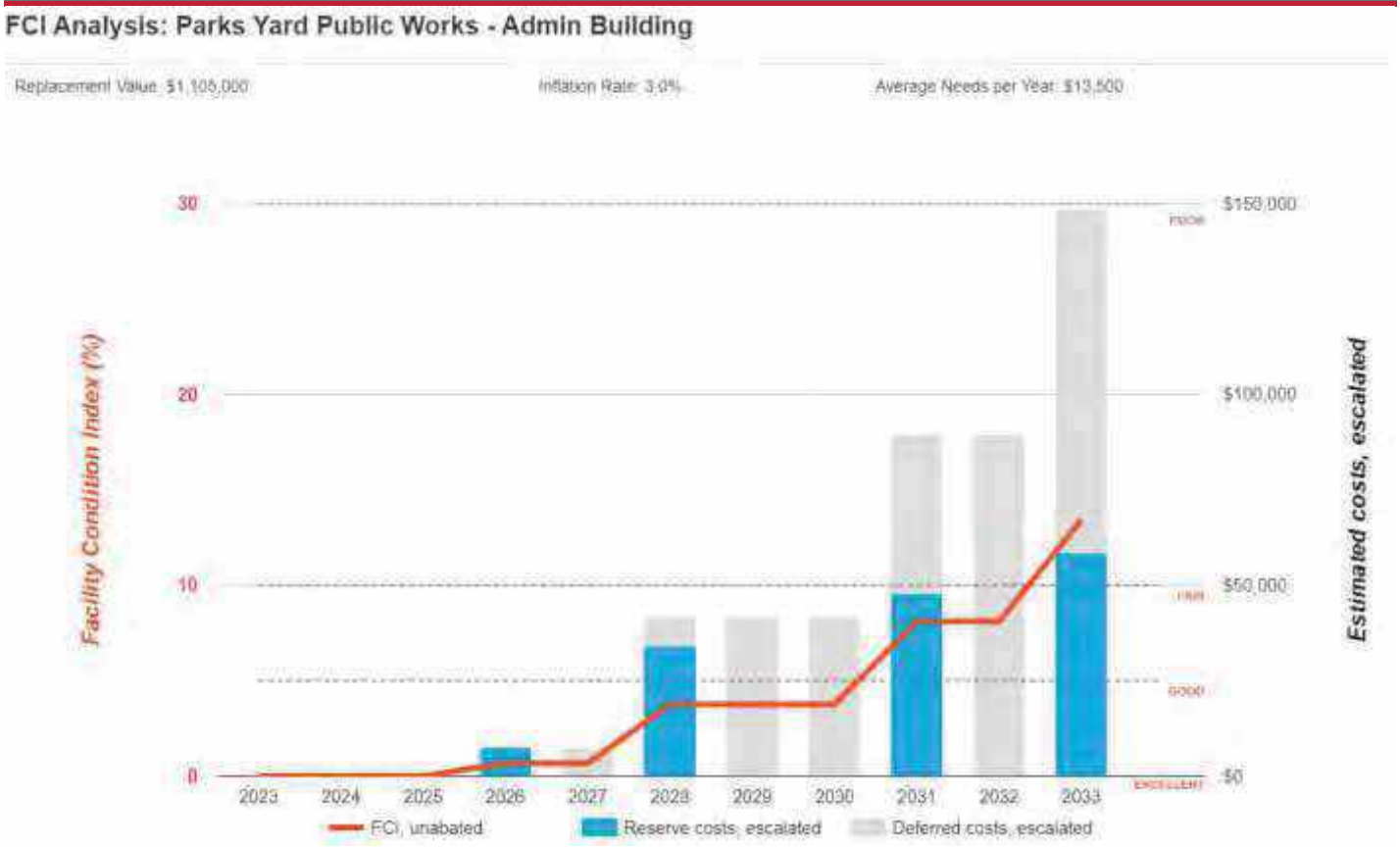
Public Works – Admin Building: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	$44,000	$15,700	$59,700
Roofing	-	-	-	$41,600	-	$41,600
Interiors	-	-	$16,000	-	$48,700	$64,700
Plumbing	-	-	-	$6,400	$35,000	$41,400
HVAC	-	-	$23,900	-	$42,100	$65,100
Electrical	-	-	-	$7,100	$65,200	$72,300
Fire Alarm & Electronic Systems	-	-	-	$6,400	-	$6,400
Equipment & Furnishings	-	-	$2,600	-	$3,500	$6,100
Site Utilities	-	-	-	$1,200	-	$1,200
TOTALS (3% inflation)	**-**	**-**	**$41,600**	**$106,800**	**$210,200**	**$358,600**

*Totals have been rounded to the nearest $100.

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

Needs by Year with Unaddressed FCI Over Time



4. Storage Building





Storage Building: Systems Summary

Address	1636 Compromise Line Road; Glendora, California 91741	
Constructed/Renovated	1950	
Building Size	264 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Conventional wood frame structure with wood framed roof	Good
Façade	Metal siding with vinyl windows	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Unfinished Floors: Unfinished Ceilings: Unfinished/exposed	--
Elevators	None	--
Plumbing	None	--
HVAC	None	--

Storage Building: Systems Summary

Fire Suppression	None	--
Electrical	Source and Distribution: Fed from Public Works – Admin Building with copper wiring Interior Lighting: T-12 Emergency: none	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	No key issues observed	

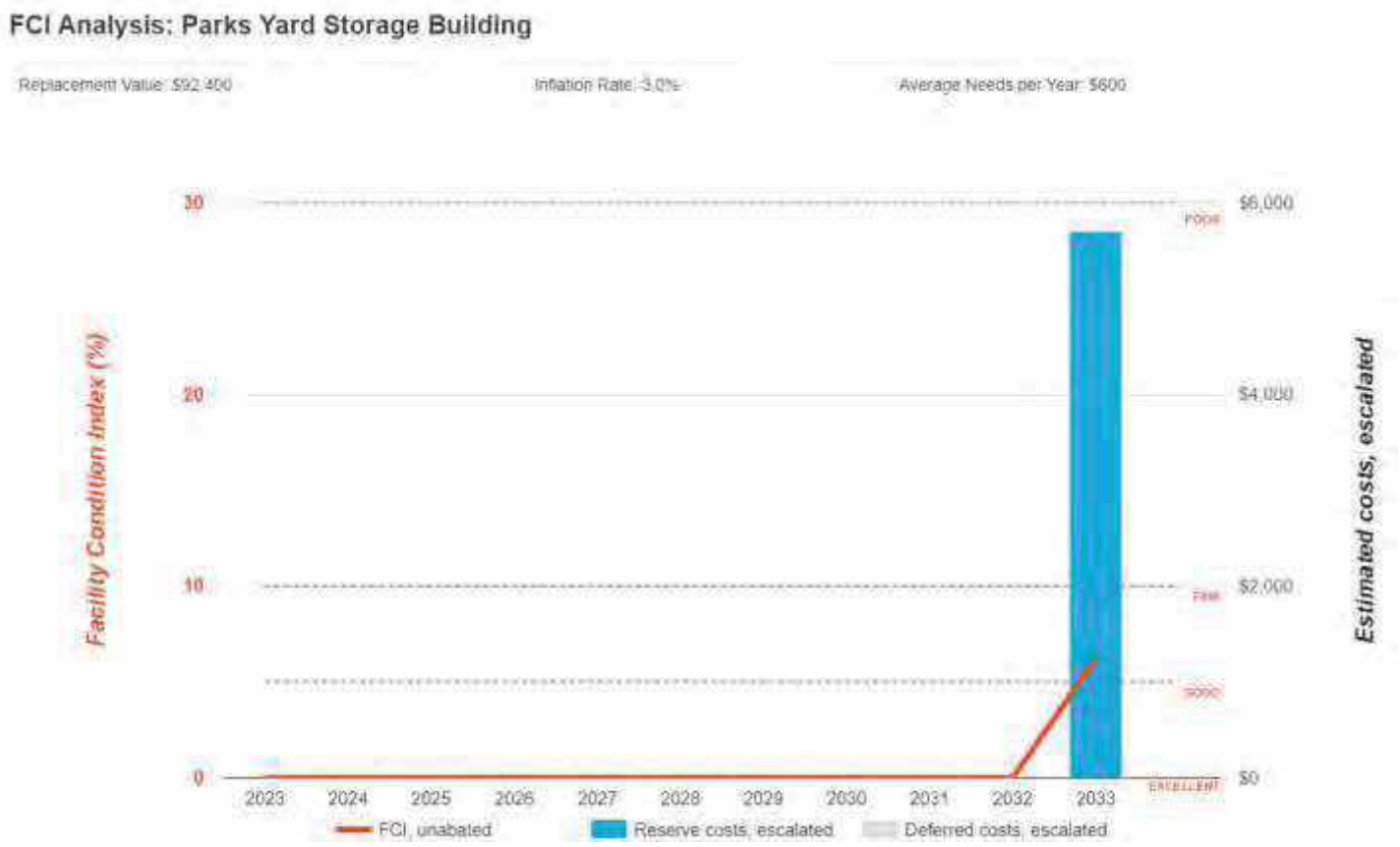
Storage Building: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	-	$6,200	$6,200
Roofing	-	-	-	$2,000	-	$2,000
Electrical	-	-	-	$3,700	$1,800	$5,500
TOTALS (3% inflation)	**-**	**-**	**-**	**$5,700**	**$7,900**	**$13,600**

*Totals have been rounded to the nearest $100.

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

Needs by Year with Unaddressed FCI Over Time



5. Site Summary





Site Information		
Lot Size	0.86 acres (estimated)	
Parking Spaces	Six total spaces all in open lots; one of which is accessible	
System	*Description*	*Condition*
Pavement/Flatwork	Asphalt lots with areas of concrete and concrete sidewalks and curbs	Poor
Site Development	Building-mounted signage, chain link fencing	Fair
Landscaping and Topography	No significant landscaping features Irrigation not present CMU retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Building-mounted: LED	Fair
Ancillary Structures	Pre-fabricated storage shed, steel containers	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
Key Issues and Findings	Severe alligator cracking	

Site: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Fire Alarm & Electronic Systems	-	-	-	$52,400	-	$52,400
Special Construction & Demo	-	-	-	-	$7,000	$7,000
Site Pavement	-	$165,700	-	-	-	$165,700
Site Development	-	-	-	-	$80,900	$80,900
TOTALS (3% inflation)	**-**	**$165,700**	**-**	**$52,400**	**$87,900**	**$306,000**

*Totals have been rounded to the nearest $100.

6. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

7. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 1950. The facility has not since been substantially renovated.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues was reported.

No costs or detailed follow-up study are currently recommended since this facility is not accessible to the general public, and all workers presently employed at the facility are required to possess a degree of physical ability that makes full compliance infeasible and currently unnecessary. Accessibility accommodations will reportedly be made when and if specific needs arise. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

8. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

9. Opinions of Probable Costs

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

Methodology

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

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

10. Energy Audit

The purpose of this Energy Audit is to provide Parks Yard with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation and special use areas. Where we anticipated significant losses, we utilized infrared thermographs to analyze heat loss across the envelope.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

11. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

The baseline utility consumption data for the proper has been developed by aggregating the consumption from one electric meter, one natural gas meter, and one water meter.

Data Limitation:
No assumptions were made in tabulation of the utility data for the purposes of the audit.

The cost associated with the utility consumption at the building was not made available to Bureau Veritas at the time of report compilation. As a result, Bureau Veritas has modeled the approximate rate based on the utility company published tariff for commercial institutions. Bureau Veritas will update the report on receipt of the actual data from the client.

Utilities Metering at Glance	
Number of electric meters observed	One
Number of gas meters observed	One
Number of domestic water meter observed	One

Average Utility Rates		
Electricity	Natural Gas	Water and Sewer
$0.30/kWh	$2.24/therm	$8.36/CCF

Electricity

Note: No utility data was received by Bureau Veritas from the housing authority at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the housing authority.

Natural Gas

Note: No utility data was received by Bureau Veritas from the housing authority at the time of report compilation. As a result, Bureau Veritas has used the natural gas rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

End Use Energy Distribution

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete end use energy distribution on receipt of the actual data from the client.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete energy benchmarking on receipt of the actual data from the client.

12. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Parks Yard. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated three Energy Conservation Measures (ECMs) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

The following table summarizes the recommended ECMs in terms of description, investment cost, energy consumption reduction, and cost savings.

Recommended Non-Renewable Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$1,050 *(In Current Dollars)*
Estimated Annual Cost Savings Related to ECMs	$743 *(In Current Dollars)*
Net Effective ECM Payback	1.41 years

Key Metrics to Benchmark the Subject Property's Energy Usage Profile

- Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.
- Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.
- Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.
- Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

Energy Conservation Measures Screening:

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified three Energy Conservation Measures (ECM) for this property.

List of Recommended Energy Conservation Measures For Parks Yard

		Description of ECM	Location	Labor Cost	Material Cost	Projected Initial Investment	Utility Company Incentive	Net Projected Initial Investment	Estimated Annual Energy & Water Savings							Total Energy Savings	Total Green House Gas Savings	Estimated Utility Cost Savings	Estimated Annual O&M Savings	Total Estimated Annual Cost Savings	Simple Payback	S.I.R.	Life Cycle Savings	Expected Useful Life (EUL)
						(a)	(b)	C=(a-b)	Natural Gas	Propane	No.2 Oil	Steam	Electricity	Demand Reduction	Water									
				($)	($)	($)	($)	($)	(Therms)	(Gallons)	(Gallons)	(Mlbs)	(kWh)	(KW)	(kGal)	(Mmbtu)	(CO_2/Yr)	($)	($)	($)	(Yrs.)		($)	(Yrs.)
1	Title:	Install Low Flow Faucet Aerators	Location: Restrooms and common rooms	$15	$16	$31	$0	$31	16	0	0	0	0	0	3	2	0.09	$36	$0	$62	0.50	16.92	$499	10.00
	Attribute:	Replace 1x2GPM rated kitchen aerators with 1GPM WaterSense certified aerators Replace 1x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators																						
2	Title:	Upgrade Building Lighting to LED and Install Automatic Lighting Controls	Location: Building Interior and Exterior - Parks Yard	$432	$311	$743	$0	$743	0	0	0	0	2,320	2	0	8	0.52	$692	$40	$732	1.02	11.76	$7,995	15.00
	Attribute:	Replace Linear Fluorescent (2x) ;																						
3	Title:	Retrofit Flush Tank Toilets to Dual Flush	Location: Restroom	$115	$24	$139	$0	$139	0	0	0	0	0	0	4	0	0.00	$0	$0	$31	4.45	3.35	$325	20.00
	Attribute:	Retrofit 1x 1.6GPF toilets to dual-flush																						
Totals for No/Low Cost Items				**$562**	**$351**	**$913**	**$0**	**$913**	**16**	**0**	**0**	**0**	**2,320**	**0**	**0**	**7**	**0.61**	**$728**	**$40**	**$825**	**1.11**			
Total For Capital Cost				**$0**	**$0**	**$0**	**$0**	**$0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0.00**	**$0**	**$0**	**$0**	**0.00**			
		Interactive Savings Discount @ 10%							-2	0	0	0	-232	0	0	-1	-0.06	-$73	-$4	-$83				
		Total Contingency Expenses @ 15%				$137		$137																
Total for Improvements						**$1,050**	**$0**	**$1,050**	**14**	**0**	**0**	**0**	**2,088**	**0**	**0**	**6**	**0.55**	**$655**	**$36**	**$743**	**1.41**			

13. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property.

Building Envelope

- ✓ Ensure that the building envelope has proper caulking and weather stripping.
- ✓ Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
- ✓ Inspect building vents semiannually for bird infestation
- ✓ Inspect windows monthly for damaged panes and failed thermal seals
- × Repair and adjust automatic door closing mechanisms as needed.

Heating and Cooling

- × All preventive maintenance should be performed on all furnaces and boilers, which would include cleaning of burners and heat exchanger tubes.
- × Ensure that the combustion vents exhaust outside the conditioned space and the vent dampers are functional
- ✓ Ensure that the control valves are functioning properly before start of every season
- × Ensure steam traps are functional before start of each heating season
- × Ensure use of chemical treatment for boiler make up water
- × Ensure boiler outside temperature re-set is set to 55F
- × Ensure use of chemical treatment for Cooling tower water to prevent corrosion
- ✓ Ensure the duct work in unconditioned space is un-compromised and well insulated
- ✓ Duct cleaning is recommended every 10 years. This should include sealing of ducts using products similar to 'aero-seal'
- ✓ Ensure use of economizer mode is functional and used
- ✓ Ensure that the outside air dampers actuators are operating correctly
- ✓ Ensure air coils in the AHU and FCA's are pressure washed annually
- ✓ Return vents should remain un-obstructed and be located centrally
- ✓ Temperature settings reduced in unoccupied areas and set points seasonally adjusted.
- ✓ Evaporator coils and condenser coils should be regularly cleaned to improve heat transfer
- ✓ Refrigerant pipes should be insulated with a minimum of ¾" thick Elastomeric Rubber Pipe Insulation
- ✓ Ensure refrigerant pressure is maintained in the condensers
- ✓ Change air filters on return vents seasonally. Use only filters with 'Minimum Efficiency Rating Value'(MERV) of 8

Central Domestic Hot Water Heater

- ✓ Never place gas fired water heaters adjacent to return vents so as to prevent flame roll outs
- ✓ Ensure the circulation system is on timer to reduce the losses through re-circulation
- ✓ Ensure all hot water pipes are insulated with fiberglass insulation at all times
- ✓ Replacement water heater should have Energy Factor (EF)>0.9

✓	Tank-type water heaters flushed annually.

Lighting Improvements

✓	Utilize bi-level lighting controls in stairwells and hallways.
✓	Use LED replacement lamps
✓	Clean lighting fixture reflective surfaces and translucent covers.
✓	Ensure that timers and/or photocells are operating correctly on exterior lighting
✓	Use occupancy sensors for offices and other rooms with infrequent occupancy

Existing Equipment and Replacements

✓	Ensure that refrigerator and freezer doors close and seal correctly
✓	Ensure kitchen and bathroom exhaust outside the building and the internal damper operates properly
✓	Ensure that bathroom vents exhaust out
✓	Office/ computer equipment either in the “sleep” or “off” mode when not used

Key

×	Maintenance Measure is Not Applicable For the Given Facility
✓	Maintenance Measure is Applicable For the Given Facility

14. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Parks Yard, 1636 Compromise Line Road, Glendora, California 91741, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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15. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Lighting System Schedule
Appendix J: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview



1 - ADMIN BUILDING FRONT ELEVATION



2 - ADMIN BUILDING LEFT ELEVATION



3 - ADMIN BUILDING REAR ELEVATION



4 - ADMIN BUILDING RIGHT ELEVATION



5 - STORAGE GARAGE FRONT ELEVATION



6 - STORAGE GARAGE REAR ELEVATION

Photographic Overview



7 - STORAGE BUILDING FRONT ELEVATION



8 - STORAGE BUILDING LEFT ELEVATION



9 - ADMIN BUILDING ATTIC AREA



10 - ADMIN BUILDING RECEPTION AREA



11 - BREAK ROOM AND KITCHEN



12 - ADMIN BUILDING TYPICAL OFFICE

Photographic Overview



13 - STORAGE GARAGE INTERIOR AREA



14 - STORAGE BUILDING INTERIOR AREA



15 - BUILDING MAIN DISTRIBUTION PANEL



16 - SPLIT SYSTEM HEAT PUMP



17 - HVAC FAN COIL UNIT



18 - THRU WALL AIR CONDITIONER

Photographic Overview



19 - STORAGE TANK WATER HEATER



20 - PARKING AREA



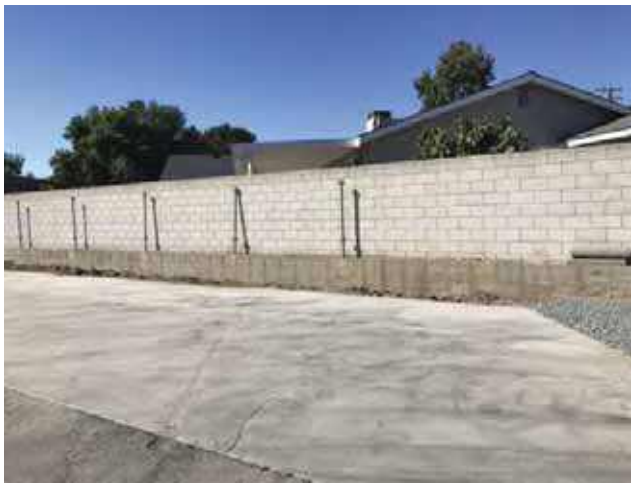
21 - OUTDOOR METAL STORAGE CONTAINER



22 - AUTOMATIC GATE AND CONTROLLER



23 - SITE CHAIN LINK FENCING



24 - SITE CMU WALL FENCING

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-015.379	Parks Yard
Source	**On-Site Date**
Google	November 8, 2023

BUREAU VERITAS

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Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Parks Yard

Name of person completing form: Hugo Saltero

Title / Association w/ property: Maintenance Lead Worker

Length of time associated w/ property: 16 years

Date Completed: 11/8/2023

Phone Number: 626.672.6311

Method of Completion: INTERVIEW - verbally completed during interview

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

	Data Overview	Response		
1	Year(s) constructed	Constructed: 0	Renovated: 0	
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	None		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Plans to add chargers for electric busses		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	None		

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

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

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Parks Yard

BV Project Number: 158691.23R000-015.379

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



CURB CUT

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

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

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



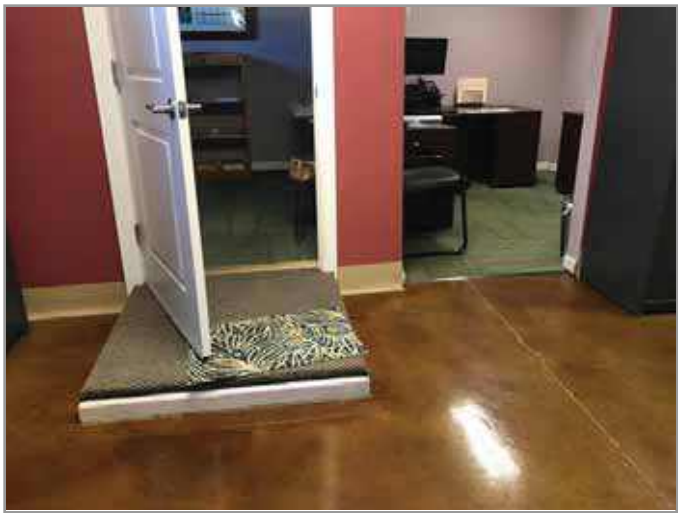
DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



INTERIOR STEP DOWN



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

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

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

Appendix E:
Component Condition Report

Component Condition Report | Parks Yard / Parks Yard - Storage

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Good	Exterior Walls, Metal Siding	900 SF	26	7136710
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	5	16	7045134
Roofing						
B3010	Roof	Good	Roofing, Metal	700 SF	26	7136709
Electrical						
D5030	Throughout building	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity	700 SF	26	7134637
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	700 SF	6	7045135
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	700 SF	8	7045133

Component Condition Report | Parks Yard / Public Works - Admin Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, Metal Siding	2,000 SF	10	7136711
B2020	Building Exterior	Fair	Window, Vinyl-Clad Double-Glazed, up to 15 SF	9	15	7045775
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	20	7045773
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,700 SF	8	7045779
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	5	20	7045750
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,600 SF	15	7045758
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	2,550 SF	5	7045766
C2030	Restrooms	Fair	Flooring, Ceramic Tile	100 SF	20	7045757

Component Condition Report | Parks Yard / Public Works - Admin Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Throughout building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	1,000 SF	5	7045756
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	500 SF	5	7045778
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	100 SF	5	7045771
Plumbing						
D2010	Building exterior	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	1	10	7045772
D2010	Building exterior	Fair	Sink/Lavatory, Service Sink, Laundry	1	10	7045777
D2010	Building exterior	Good	Water Heater, Gas, Residential	1	11	7045755
D2010	Restrooms	Fair	Toilet, Residential Water Closet	1	15	7045770
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	1	15	7045762
D2010		Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	7045763
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,700 SF	20	7045769
D2010	Restrooms	Fair	Urinal, Standard	1	15	7045754
HVAC						
D3030	Office	Fair	Air Conditioner, Window/Thru-Wall	1	5	7045753
D3030	Attic	Fair	Split System, Fan Coil Unit, DX	1	3	7045776
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	5	7045760
D3030	Office	Fair	Air Conditioner, Window/Thru-Wall	1	5	7045774
D3050		Fair	HVAC System, Ductwork, Low Density	1,700 SF	15	7045759
Electrical						
D5020	Lobby	Fair	Distribution Panel, 120/240 V	1	15	7045765
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	1,700 SF	20	7135610
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	1,700 SF	10	7135671
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	1,700 SF	8	7045752
Equipment & Furnishings						

Component Condition Report | Parks Yard / Public Works - Admin Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
E1040	Break room	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	7045764
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	1	10	7045761

Component Condition Report | Parks Yard / Storage Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, Metal Siding	60 SF	20	7136708
B2020	Building Exterior	Fair	Window, Vinyl-Clad Double-Glazed, up to 15 SF	2	15	7045782
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	1	20	7045783
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	264 SF	10	7045780
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	264 SF	20	7134638
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Very High Density or High-End Fixtures	264 SF	10	7045781

Component Condition Report | Parks Yard / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D7010	Site	Fair	Vehicular Access Devices, Gate w/ Controller	1	9	7045789
D7010	Site	Fair	Vehicular Access Devices, Gate w/ Controller	1	9	7045792
D7010	Site	Fair	Vehicular Access Devices, Gate w/ Controller	1	9	7045790
Special Construction & Demo						
F1020		Good	Ancillary Building, Steel, Pre-Engineered	280 SF	25	7045787
F1020		Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	120 SF	15	7045791

Component Condition Report | Parks Yard / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
F1020		Good	Ancillary Building, Steel, Pre-Engineered	350 SF	25	7045788
F1020		Good	Ancillary Building, Steel, Pre-Engineered	80 SF	25	7045793
Pedestrian Plazas & Walkways						
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	30,000 SF	2	7045784
Sitework						
G2060	Site	Fair	Retaining Wall, Concrete Masonry Unit (CMU)	200 SF	20	7045786
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	1,000 LF	15	7045785

Appendix F:
Replacement Reserves

Replacement Reserves Report



1/2/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Parks Yard	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Parks Yard / Parks Yard - Storage	$0	$0	$0	$0	$0	$0	$2,611	$0	$2,638	$0	$0	$0	$0	$0	$0	$0	$52,521	$0	$0	$0	$0	**$57,771**
Parks Yard / Public Works - Admin Building	$0	$0	$0	$7,478	$0	$34,105	$0	$0	$48,057	$0	$58,721	$2,677	$0	$0	$0	$83,846	$0	$0	$11,650	$0	$112,046	**$358,580**
Parks Yard / Site	$0	$0	$165,722	$0	$0	$0	$0	$0	$0	$52,410	$0	$0	$0	$0	$0	$0	$55,627	$0	$0	$0	$32,243	**$306,002**
Parks Yard / Storage Building	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,701	$0	$0	$0	$0	$2,781	$0	$0	$0	$0	$5,159	**$13,641**
Grand Total	**$0**	**$0**	**$165,722**	**$7,478**	**$0**	**$34,105**	**$2,611**	**$0**	**$50,695**	**$52,410**	**$64,421**	**$2,677**	**$0**	**$0**	**$0**	**$142,254**	**$52,521**	**$0**	**$11,650**	**$0**	**$149,448**	**$735,993**

Parks Yard

Parks Yard / Parks Yard - Storage

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2050	Building Exterior	7045134	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	14	16	5	EA	$4,400.00	$6,545.88	$32,729																	$32,729						**$32,729**
D5040	Throughout building	7045135	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	14	6	700	SF	$2.10	$3.12	$2,187							$2,187															**$2,187**
D7030	Throughout building	7045133	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	700	SF	$2.00	$2.98	$2,083									$2,083													**$2,083**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,187**	**$0**	**$2,083**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$32,729**	**$0**	**$0**	**$0**	**$0**	**$36,999**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,611**	**$0**	**$2,638**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$52,521**	**$0**	**$0**	**$0**	**$0**	**$57,771**

Parks Yard / Public Works - Admin Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building exterior	7136711	Exterior Walls, Metal Siding, Replace	40	30	10	2000	SF	$11.00	$16.36	$32,729											$32,729											**$32,729**
B2020	Building Exterior	7045775	Window, Vinyl-Clad Double-Glazed, up to 15 SF, Replace	30	15	15	9	EA	$600.00	$892.62	$8,034																	$8,034						**$8,034**
B2050	Building Exterior	7045773	Exterior Door, Steel, Standard, Replace	40	20	20	2	EA	$600.00	$892.62	$1,785																					$1,785		**$1,785**
B3010	Roof	7045779	Roofing, Metal, Replace	40	32	8	1700	SF	$13.00	$19.34	$32,878									$32,878														**$32,878**
C1030	Throughout building	7045750	Interior Door, Wood, Solid-Core, Replace	40	20	20	5	EA	$700.00	$1,041.39	$5,207																					$5,207		**$5,207**
C1070	Throughout building	7045758	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	10	15	1600	SF	$3.50	$5.21	$8,331																	$8,331						**$8,331**
C2010	Throughout building	7045766	Wall Finishes, any surface, Prep & Paint	10	5	5	2550	SF	$1.50	$2.23	$5,690							$5,690										$5,690						**$11,381**
C2030	Throughout building	7045756	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	5	5	1000	SF	$1.50	$2.23	$2,232							$2,232										$2,232						**$4,463**
C2030	Restrooms	7045757	Flooring, Ceramic Tile, Replace	40	20	20	100	SF	$18.00	$26.78	$2,678																					$2,678		**$2,678**
C2030	Throughout building	7045778	Flooring, Carpet, Commercial Standard, Replace	10	5	5	500	SF	$7.50	$11.16	$5,579							$5,579										$5,579						**$11,158**
C2050	Throughout building	7045771	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	100	SF	$2.00	$2.98	$298							$298										$298						**$595**
D2010	Building exterior	7045755	Water Heater, Gas, Residential, Replace	15	4	11	1	EA	$1,300.00	$1,934.01	$1,934													$1,934									**$1,934**
D2010	Throughout building	7045769	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	20	20	1700	SF	$5.00	$7.44	$12,645																					$12,645		**$12,645**
D2010	Building exterior	7045777	Sink/Lavatory, Service Sink, Laundry, Replace	30	20	10	1	EA	$900.00	$1,338.93	$1,339												$1,339											**$1,339**
D2010	Building exterior	7045772	Emergency Plumbing Fixtures, Eye Wash & Shower Station, Replace	20	10	10	1	EA	$2,300.00	$3,421.71	$3,422												$3,422											**$3,422**
D2010	Public Works - Admin Building	7045763	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	1	EA	$1,200.00	$1,785.24	$1,785																	$1,785						**$1,785**
D2010	Restrooms	7045754	Urinal, Standard, Replace	30	15	15	1	EA	$1,100.00	$1,636.47	$1,636																	$1,636						**$1,636**
D2010	Restrooms	7045770	Toilet, Residential Water Closet, Replace	30	15	15	1	EA	$700.00	$1,041.39	$1,041																	$1,041						**$1,041**
D2010	Restrooms	7045762	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	15	15	1	EA	$1,100.00	$1,636.47	$1,636																	$1,636						**$1,636**
D3030	Attic	7045776	Split System, Fan Coil Unit, DX, Replace	15	12	3	1	EA	$4,600.00	$6,843.42	$6,843					$6,843															$6,843			**$13,687**
D3030	Office	7045774	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	$2,200.00	$3,272.94	$3,273							$3,273										$3,273						**$6,546**
D3030	Office	7045753	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	$2,200.00	$3,272.94	$3,273							$3,273										$3,273						**$6,546**
D3030	Building exterior	7045760	Split System, Condensing Unit/Heat Pump, Replace	15	10	5	1	EA	$4,600.00	$6,843.42	$6,843							$6,843														$6,843		**$13,687**
D3050	Public Works - Admin Building	7045759	HVAC System, Ductwork, Low Density, Replace	30	15	15	1700	SF	$2.00	$2.98	$5,058																	$5,058						**$5,058**
D5020	Lobby	7045765	Distribution Panel, 120/240 V, Replace	30	15	15	1	EA	$2,500.00	$3,719.25	$3,719																	$3,719						**$3,719**
D5020	Throughout building	7135610	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	20	20	1700	SF	$13.00	$19.34	$32,878																					$32,878		**$32,878**
D5040	Throughout building	7135671	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	1700	SF	$2.10	$3.12	$5,311												$5,311											**$5,311**
D7030	Throughout building	7045752	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	1700	SF	$2.00	$2.98	$5,058										$5,058													**$5,058**
E1040	Break room	7045764	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	$1,500.00	$2,231.55	$2,232							$2,232										$2,232						**$4,463**
G4050	Building exterior	7045761	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	1	EA	$600.00	$892.62	$893												$893											**$893**
Totals, Unescalated												**$0**	**$0**	**$0**	**$6,843**	**$0**	**$29,419**	**$0**	**$0**	**$37,936**	**$0**	**$43,694**	**$1,934**	**$0**	**$0**	**$0**	**$53,818**	**$0**	**$0**	**$6,843**	**$0**	**$62,037**	**$242,525**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$7,478**	**$0**	**$34,105**	**$0**	**$0**	**$48,057**	**$0**	**$58,721**	**$2,677**	**$0**	**$0**	**$0**	**$83,846**	**$0**	**$0**	**$11,650**	**$0**	**$112,046**	**$358,580**

Parks Yard / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D7010	Site	7045789	Vehicular Access Devices, Gate w/ Controller, Replace	15	6	9	1	EA	$9,000.00	$13,389.30	$13,389										$13,389												**$13,389**
D7010	Site	7045792	Vehicular Access Devices, Gate w/ Controller, Replace	15	6	9	1	EA	$9,000.00	$13,389.30	$13,389										$13,389												**$13,389**
D7010	Site	7045790	Vehicular Access Devices, Gate w/ Controller, Replace	15	6	9	1	EA	$9,000.00	$13,389.30	$13,389										$13,389												**$13,389**
F1020	Site	7045791	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	15	15	120	SF	$25.00	$37.19	$4,463																$4,463						**$4,463**

Replacement Reserves Report



1/2/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2020	Site	7045784	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	30000	SF	$3.50	$5.21	$156,209			$156,209																			**$156,209**
G2060	Site	7045785	Fences & Gates, Fence, Chain Link 6', Replace	40	25	15	1000	LF	$21.00	$31.24	$31,242																$31,242						**$31,242**
G2060	Site	7045786	Retaining Wall, Concrete Masonry Unit (CMU), Replace	40	20	20	200	SF	$60.00	$89.26	$17,852																					$17,852	**$17,852**
Totals, Unescalated												**$0**	**$0**	**$156,209**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$40,168**	**$0**	**$0**	**$0**	**$0**	**$0**	**$35,705**	**$0**	**$0**	**$0**	**$0**	**$17,852**	**$249,934**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$165,722**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$52,410**	**$0**	**$0**	**$0**	**$0**	**$0**	**$55,627**	**$0**	**$0**	**$0**	**$0**	**$32,243**	**$306,002**

Parks Yard / Storage Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building exterior	7136708	Exterior Walls, Metal Siding, Replace	40	20	20	60	SF	$11.00	$16.36	$982																					$982	**$982**
B2020	Building Exterior	7045782	Window, Vinyl-Clad Double-Glazed, up to 15 SF, Replace	30	15	15	2	EA	$600.00	$892.62	$1,785																$1,785						**$1,785**
B2050	Building Exterior	7045783	Exterior Door, Steel, Standard, Replace	40	20	20	1	EA	$600.00	$892.62	$893																					$893	**$893**
B3010	Roof	7045780	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	10	10	264	SF	$3.80	$5.65	$1,492											$1,492											**$1,492**
D5030	Throughout building	7134638	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	264	SF	$2.50	$3.72	$982																					$982	**$982**
D5040	Throughout building	7045781	Interior Lighting System, Full Upgrade, Very High Density or High-End Fixtures, Replace	20	10	10	264	SF	$7.00	$10.41	$2,749											$2,749											**$2,749**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,242**	**$0**	**$0**	**$0**	**$0**	**$1,785**	**$0**	**$0**	**$0**	**$0**	**$2,856**	**$8,883**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$5,701**	**$0**	**$0**	**$0**	**$0**	**$2,781**	**$0**	**$0**	**$0**	**$0**	**$5,159**	**$13,641**

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7045755	D2010	**Water Heater**	Gas, Residential	40 GAL	Parks Yard / Public Works - Admin Building	Building exterior	Rheem	XG40T06EN38U0	M241903660	2019	002367	

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7045753	D3030	**Air Conditioner**	Window/Thru-Wall	1 TON	Parks Yard / Public Works - Admin Building	Office	No dataplate	No dataplate	No dataplate		002414	
2	7045774	D3030	**Air Conditioner**	Window/Thru-Wall	1 TON	Parks Yard / Public Works - Admin Building	Office	No dataplate	No dataplate	No dataplate		002397	
3	7045760	D3030	**Split System**	Condensing Unit/Heat Pump	3.5 TON	Parks Yard / Public Works - Admin Building	Building exterior	Nordyne	VT4BD-042K	VTD130101436	2013	002365	
4	7045776	D3030	**Split System**	Fan Coil Unit, DX	3.5 TON	Parks Yard / Public Works - Admin Building	Attic	Trane	4TEC3F42B1000AA	73728CU1V	2007	002401	

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7045765	D5020	**Distribution Panel**	120/240 V	200 AMP	Parks Yard / Public Works - Admin Building	Lobby	Murray	No dataplate	No dataplate		002402	

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7045764	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted		Parks Yard / Public Works - Admin Building	Break room						

Appendix H:
Energy Conservation Measures Calculations

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UIC	Install Low Flow Faucet Aerators
EAP2-b	**Location**: Restrooms and common rooms
Attributes:	Replace 1x 2GPM rated kitchen aerators with 1GPM WaterSense certified aerators Replace 1x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators

Property Type:	Commercial	Estimated No. of Operational Weeks	52
		Number of Occupied Days/Week (Max 7)	7

KITCHEN FAUCETS			BATHROOM FAUCETS		
Number of Occupants Affected By Retrofit	10		Number of Occupants Affected by Retrofit	10	
Do You Want To Replace Kitchen Faucets Aerators	Yes	*(Select)*	Do You Want To Replace Bathroom Faucets Aerators	Yes	*(Select)*
Total Number of Faucet Aerators To Be Replaced	1		Total Number of Faucet Aerators To Be Replaced	1	
Total Number of Faucets To Be Replaced:	0		Total Number of Faucets To Be Replaced:	0	
GPM of Existing Faucet Aerators	2	GPM	GPM of Existing Faucet Aerators	1.5	GPM
GPM of Proposed Faucet Aerator	1	GPM	GPM of Proposed Faucet Aerator	0.5	GPM
Estimated Number of Uses Per Day	4		Estimated Number of Uses Per Day	5	

Annual Water Savings From Installing Low Flow Aerators: 3.14 kGal

WATER & ENERGY SAVING CALCULATION			COST SAVING CALCULATION		
Select Type of Water Heater Fuel:	Natural Gas	(Select)	Property Location in United States	Southern Localities	
Energy Factor of Domestic Hot Water Heater:	0.57	EF	Heating Fuel Tariff	$2.24	$/Therm
Hot Water Discharge Temperature at Faucet	111.00	°F	Water Tariff ($/1000 Gal)	$8.36	$/kGal
Equivalent Heating Fuel Savings:	16	Therms	Annual Cost Savings In Form of Water	$26	$
Savings Discounted by 15% to Account For Cold Water Use					
Annual Water Savings	3.14	kGal	Annual Energy Savings From Water Heater	$36	$

COST BENEFIT ANALYSIS					
Estimated Material Cost	$16		Estiamted Labor Cost	$15	
Estimated Total Annual Cost Savings	$62	$$	Estimated Total Installation Cost	$31	$$
Simple Payback Period	0.50	Years	*Type of Recommendation*	No/Low Cost ECM Recommendation	

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ECM EXPLANATION:

By reducing the flow of water coming from the restroom faucets, aerators can generate energy savings at low cost and with easy installation. The savings generated would be in the form of reduced water and sewer costs and at the same time aerators would save energy by reducing the demand for hot water. The average faucet has a flow rate of about 2 to 4 GPM. Adding a screw-in faucet aerator reduces the flow to 0.5 to 1.5 GPM in the bathroom and 2.2 GPM in the kitchen. In addition to saving energy and water, the "foamier" water that comes from faucet aerators wets objects better than water from a faucet with no aerator, which tends to bounce off the object rather than thoroughly wetting it.

BV recommends replacing the proposed faucet aerators with new low flow aerators as mentioned above. The proposed ECM shall also result in an annual energy saving in form of reduction in water heating bills.

Summary:

Initial Investment: $31 Estimated Annual Cost Savings: $62 Simple Payback Period (Yrs): 0.50

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UIC	**Upgrade Building Lighting to LED and Install Automatic Lighting Controls**
EAL10	**Location: Building Interior and Exterior - Parks Yard**
Attributes:	**Replace Linear Fluorescent (23x) ;**

	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
Upgrade Lighting to LED	5	23	60	2,320	$696.07	$39.55

Existing Technology	Sub-Technology	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
CFL	CFL - 2 Pin	0	0	0	0	$0	$0
CFL	CFL - 4 Pin	0	0	0	0	$0	$0
CFL	CFL - Screw-in	0	0	0	0	$0	$0
Circiline	T9	0	0	0	0	$0	$0
Incan/H/MR	H	0	0	0	0	$0	$0
Incan/H/MR	Incan	0	0	0	0	$0	$0
Incan/H/MR	MR	0	0	0	0	$0	$0
HID	HPS	0	0	0	0	$0	$0
HID	MH	0	0	0	0	$0	$0
HID	MV	0	0	0	0	$0	$0
HID	QL	0	0	0	0	$0	$0
Linear Fluorescent	T8	4	21	21	2,262	$679	$39
Linear Fluorescent	T12	1	2	2	58	$17	$1
Linear Fluorescent	T8 U	0	0	0	0	$0	$0
Linear Fluorescent	T12 U	0	0	0	0	$0	$0
Linear Fluorescent	T5	0	0	0	0	$0	$0
Linear Fluorescent	T6	0	0	0	0	$0	$0
Linear Fluorescent	T10	0	0	0	0	$0	$0

Proposed Controls	No. of Controls		No. of Controls
Photo Sensor	0	Ceiling Mounted	0
Wall Mounted	0		

Initial Investment			**Equipment Rentals**	
Material Cost	$310.64		Scissor Lift 26' - Interior Spaces	$0.00
Labor Cost	$432.30		Bucket Truck - Exterior Spaces	$0.00
Local Electric Rate:	$0.30	$/kWh	Estimated Annual Energy Savings:	2,320
			Estimated Demand Savings:	2
Hourly Labor Rate For Electrician:	$72.05		Estimated Annual Energy Cost Savings:	$696
Budgeted Initial Investment:	$743		Estimated Annual O&M Cost Savings:	$40
Estimated Return on Investment: *(Including O&M Savings)*	1.01	Years	Estimated Annual Cost Savings:	$736

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UIC	Retrofit Flush Tank Toilets to Dual Flush
EAP3	Location: Restroom
Attribute:	Retrofit 1x 1.6GPF toilets to dual-flush

EXISTING CONDITION

Total Occupants:	10	
Number of Water Closets To Be Replaced	1	
Number of Occupied Days Per Week (Max 7)	7	
Number of Occupied Weeks/Year (Max 52)	52	
Estimated Restroom Usage/Individual/Day *5.05 flushes/person/day@American Water Works Association (AWWA)*	4	(Select)

PROPOSED RETROFIT/REPLACEMENT

Existing Gallons Per Flush Ratings For Water Closet Flushes	1.60	GPF
Replace or Retrofit Toilets With Dual Flush Toilets	Retrofit	
Replace		
Proposed Toilet	-	
GPF of Proposed New Low Flow Water Closet Fixture*	-	GPF
Retrofit		
Dual Flush - Retrofit Setup Valve for Flush Tank Toilet *(Federal Law Requires All Flushes Not To Exceed 1.6 GPF)*	*Solid Waste (20%)* 1.60	GPF
	Liquid Waste (80%) 1.28	GPF

Water & Cost Saving Calculations

Water Savings By The Use of Low Flow Water Closet Flush Valves/Day			10.24	gal
Total Annual Water Savings in gallons			3.73	kgal
Cost Savings Calculations				
Enter Water Tariff Rate ($/1000Gal)			$8.36	$
Estimated Cost Savings From Water			$31	$
Estimated Cost of Retrofit				
Estimated Total Cost For Retrofit	*Material* $24 *Labor* $115	Total	$139	$
Simple Pay Back Period			4.45	Yrs
Type of Recommendation	No/Low Cost ECM Recommendation			

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ECM EXPLANATION:

The highest water utilization at any home/office occurs in the restrooms. It is estimated that on an average a normal human being uses the restroom at least four times a day. Keeping with the global water conservation objectives, federal law prohibits use of any new water closet flushes over 1.6 GPF.

Existing toilets can be retrofitted with pressure-assisted flush technology to reduce the flush rate to 1.0 GPF or less. Though water efficient these toilets make considerable amount of noise as this involves release of pressurized air during the course of flushing. Thus making them unpopular among residential properties.

Thus BV recommends replacing the existing high flow toilets with new low flow 1.28GPF rated flush tank toilets, which are comparatively more water efficient at the same time considerably quiter as compared to the pressure assisted technology retrofitted toilets.

Summary:

Initial Investment:	$139			
		Simple Payback:	4.45	Years
Annual Cost Savings:	$31			

Appendix I:
Lighting System Schedule

Lighting Schedule - Existing

							Lamp Details				Fixture Details						Existing Consumption	
Line No.	Interior/ Exterior	Space Type	Room No.	LUX	Control Quantity	Existing Control	Technology	Sub-Technology	Lamp Type	Total Lamps	Fixture Type	Linear Fluorescent Fixture Lens	Fixture Mounting	Fixture Quantity	24x7 Fixture Count	Fixture Height	Annual Hours	Existing Annual kWh
1	Interior	Open Office - Workstations	Admin	-	5	Light Switch	Linear Fluorescent	T8	4' 32W T8	12	Troffer - Surface Mounted Indirect 1'x4'	Prism	Surface Mount	3	No	≥ 9	3,120	1,198
2	Interior	Open Office - Workstations	Admin	-	5	Light Switch	Linear Fluorescent	T8	4' 32W T8	10	Troffer - Surface Mounted Indirect 1'x4'	Prism	Surface Mount	5	No	≥ 9	3,120	998
3	Interior	Open Office - Workstations	Admin	-	5	Light Switch	Linear Fluorescent	T8	4' 32W T8	24	Troffer - Recessed Indirect 2'x4'	Prism	Recessed	8	No	≥ 9	3,120	2,396
4	Interior	Open Office - Workstations	Storage Garage	-	5	Light Switch	Linear Fluorescent	T8	4' 32W T8	10	Troffer - Surface Mounted Indirect 1'x4'	Prism	Surface Mount	5	No	≥ 9	728	233
5	Interior	Open Office - Workstations	Storage Building	-	5	Light Switch	Linear Fluorescent	T12	8' 60W T12	4	Troffer - Surface Mounted Indirect 1'x8'	Prism	Surface Mount	2	No	≥ 9	728	175
										60				23			10,816	5,000

Lighting Solutions - Proposed

							Fixture Details						Existing Consumption					Proposed-Post Retrofit				
Line No.	Building Name	Interior/ Exterior	Space Type	Room No.	Existing Control	Control Quantity	Technology	Sub-Technology	Lamp- Fixture	Fixture Quantity	Total Lamps	Fixture Height	Annual Hours	Existing Annual kWh	KW Reduction	ECM	ECM Type	Recommended Sensor	LED Lamp Retrofit	Annual Hours of Operation	Proposed Annual kWh	Annual Savings From LED Retrofit
																						kWh
1	Parks Yard	Interior	Open Office - Workstations	Admin	Light Switch	5	Linear Fluorescent	T8	4' 32W T8; Troffer - Surface Mounted Indirect 1'x4'	3	12	≥ 9	3,120	1,198	0.38	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	3,120	636	562
2	Parks Yard	Interior	Open Office - Workstations	Admin	Light Switch	5	Linear Fluorescent	T8	I150-Flood; Can - Recessed Vertical 8''	5	10	≥ 9	3,120	998	0.32	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	3,120	530	468
3	Parks Yard	Interior	Open Office - Workstations	Admin	Light Switch	5	Linear Fluorescent	T8	4' 32W T8; Troffer - Recessed Indirect 2'x4'	8	24	≥ 9	3,120	2,396	0.77	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	3,120	1,273	1,123
4	Parks Yard	Interior	Open Office - Workstations	Storage Garage	Light Switch	5	Linear Fluorescent	T8	4' 32W T8; Troffer - Surface Mounted Indirect 1'x4'	5	10	≥ 9	728	233	0.32	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	728	124	109
5	Parks Yard	Interior	Open Office - Workstations	Storage Building	Light Switch	5	Linear Fluorescent	T12	8' 60W T12; Troffer - Surface Mounted Indirect 1'x8'	2	4	≥ 9	728	175	0.24	ECM	RB - Replace Bulb	Retain Existing Controls	8' 40W LED T8	728	116	58
	Totals										60				2						2,680	2,320

Appendix J:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) **I**nvestment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepared for

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



Finkbiner Park Skate/Tennis
166 North Minnesota Avenue
Glendora, California 91741

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BV PROJECT #:
158691.23R000-016.379

DATE OF REPORT:
February 14, 2024

ON SITE DATE:
December 22, 2023

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A. Park Executive Summary

A-1. Park Overview and Assessment Details

General Information	
Park Type	Skate park and tennis courts
Number of Buildings	None
Main Address	166 North Minnesota Avenue, Glendora, California 91741
Site Developed	1967
Site Area	1.30 acres (estimated)
Outside Occupants/Leased Spaces	None
Date(s) of Visit	December 22, 2023
Management Point of Contact	City of Glendora, Mr. Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Hugo Soltero 626.672.6311
Assessment and Report Prepared By	Usama Anwar
Reviewed By	Carl Alejandro Technical Reviewer carl.alejandro@bureauveritas.com 800.733.0660 x7296236
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

A-2. Park Findings and Deficiencies

Historical Summary

Finkbiner Skate Park and Tennis Courts were developed in 1967 in the center of Finkbiner Park. The tennis courts were recently refinished and remodeled in 2023.

Amenities and General Site

The skate park includes elements such as a concrete-paved court, concrete deck, a set of bumps, curbs, and quarter pipes. Metal-tube fencing surrounds the boundaries of the skate park. The tennis courts are newly resurfaced and feature new metal-powdered benches, nets, posts, and fencing around the perimeter. Lighting for the facilities is installed around the courts, connected to the main switchboard located at the southeast entrance of the court. The site contains asphalt-paved roadways and parking lots that need resurfacing due to the presence of longitudinal cracks identified at various locations. The east parking lot is currently undergoing complete renovation and is expected to be finished within the contract timeline. Overall, each asset is budgeted for replacement over the reserve term.

Architectural

There are no architectural assets identified on the site.

Mechanical, Electrical, Plumbing and Fire (MEPF)

There are no MEPF assets identified on the site.

Recommended Additional Studies

No additional studies recommended at this time.

B. Amenities and General Site

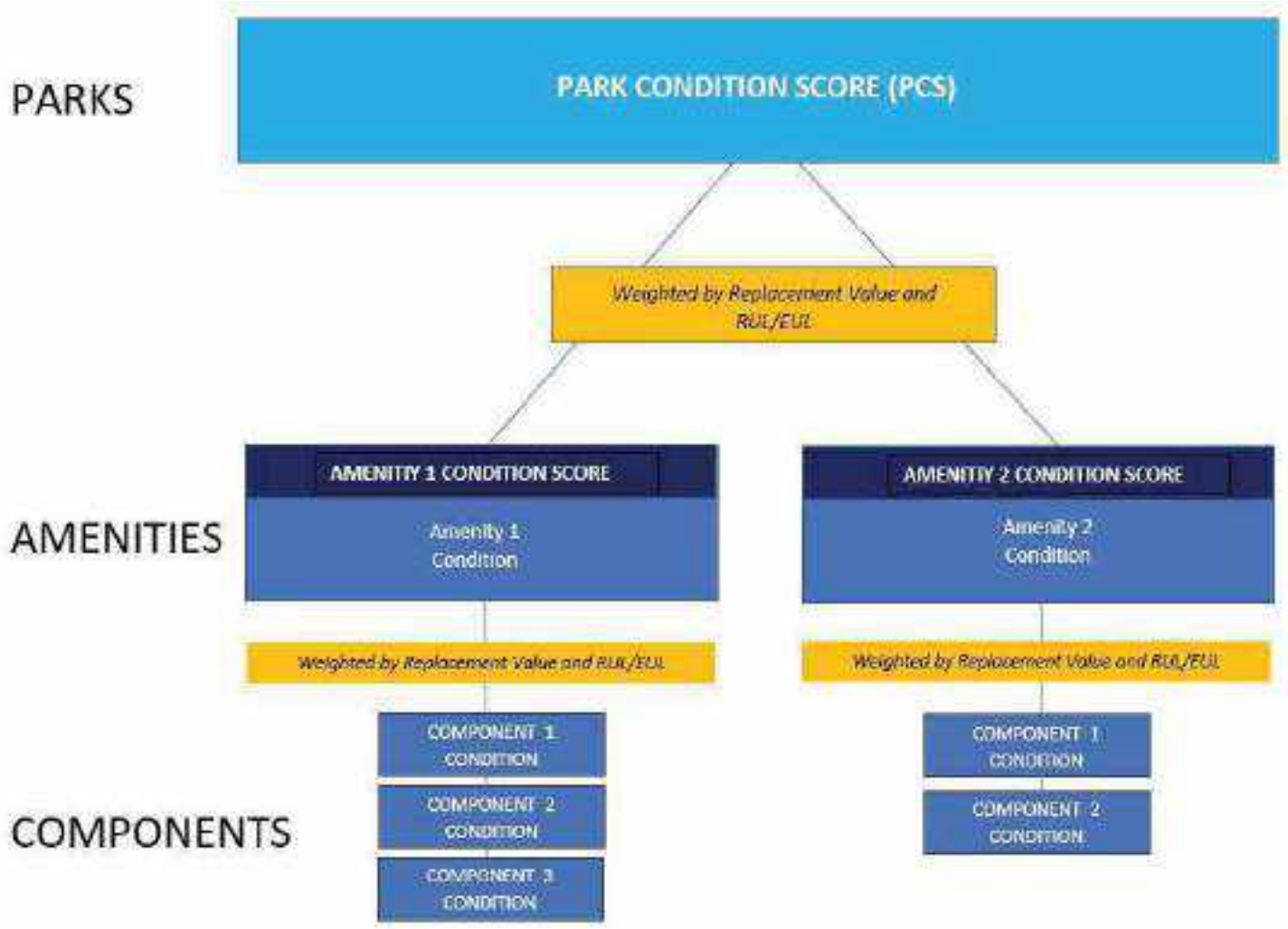
B-1. Prioritization Methodology

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

To assist in the overall prioritization effort, the following terms are used at the Component and Amenity level:

- **Component:** individual elements of the amenity or park that are evaluated and assigned conditions and GPS coordinates. Examples of components include benches, trash receptacles, tennis nets, playground surfaces, or split-rail fencing.
- **Amenity:** defined as a group of components that constitute a major feature of the park, logically grouped together by purpose and/or proximity. Examples of an amenity include a basketball court, a softball field, a dog park, picnic area, or playground.
- **Current Renewal Value (CRV):** the cost in today's dollars of the major constituent parts that make up the whole:
  - for Parks: CRV = renewal cost of all **developed** amenities within it (land value is excluded)
  - for Amenities: CRV = renewal cost of all significant components within it



The Amenity Condition Score (ACS) is a score calculated from an algorithm comprising a weighted average of the conditions of all the components within it.

AMENITY CONDITION SCORE (ACS) FORMULA = SUM [Remaining Value / Renewal Value (RenV) of combined components]

Remaining value = RenV multiplied by RUL/EUL

The Park Condition Score (PCS) is the total score for a single park property calculated from the sum of the Amenity Condition Scores (ACSs) for each amenity within the park.

PARK CONDITION SCORE FORMULA = SUM [Remaining Value]/ SUM [Renewal Value]

B-2. Park Prioritization Metrics

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

The PCS and ACS metrics have been developed so that the higher the score, the less the park or amenity needs short term financial attention, due to its relative condition. The lower the score, the more attention is needed. An increasingly low score indicates an increased need to address deficiencies, provide replacements or make essential repairs. The lower the score, the more the amenity or park requires renewal or replacement. Both PCS and ACS scores range from 0 to 100.

The color coding reflects the score definition. Higher scores are assigned a sliding scale of green, with 100 assigned the deepest green. Yellow indicates a condition in the middle of the range, with yellow green in the high mid ranges, and yellow red in the low mid ranges. Scores in the low range are assigned a sliding scale of red, with 0 assigned the deepest red.



FAILED CONDITION - 0 _____ EXCELLENT CONDITION -100

The table on the following page shows the PCS condition score of this park, along with the ACS condition score of each amenity within the park:

Finkbiner Park Skate/Tennis	OVERALL CONDITION SCORE: **58**	TOTAL ACRES: REPLACEMENT VALUE: $ 1,252,822 REMAINING VALUE: $ 723,157 SAFETY ISSUES: 0 FAILED COMPONENTS: 0
General Site	COND. SCORE: **92**	REPLACEMENT VALUE: $ 72,018 REMAINING VALUE: $ 66,402
Tennis Courts	COND. SCORE: **66**	REPLACEMENT VALUE: $ 462,354 REMAINING VALUE: $ 305,154
Skate Park	COND. SCORE: **49**	REPLACEMENT VALUE: $ 718,450 REMAINING VALUE: $ 351,601

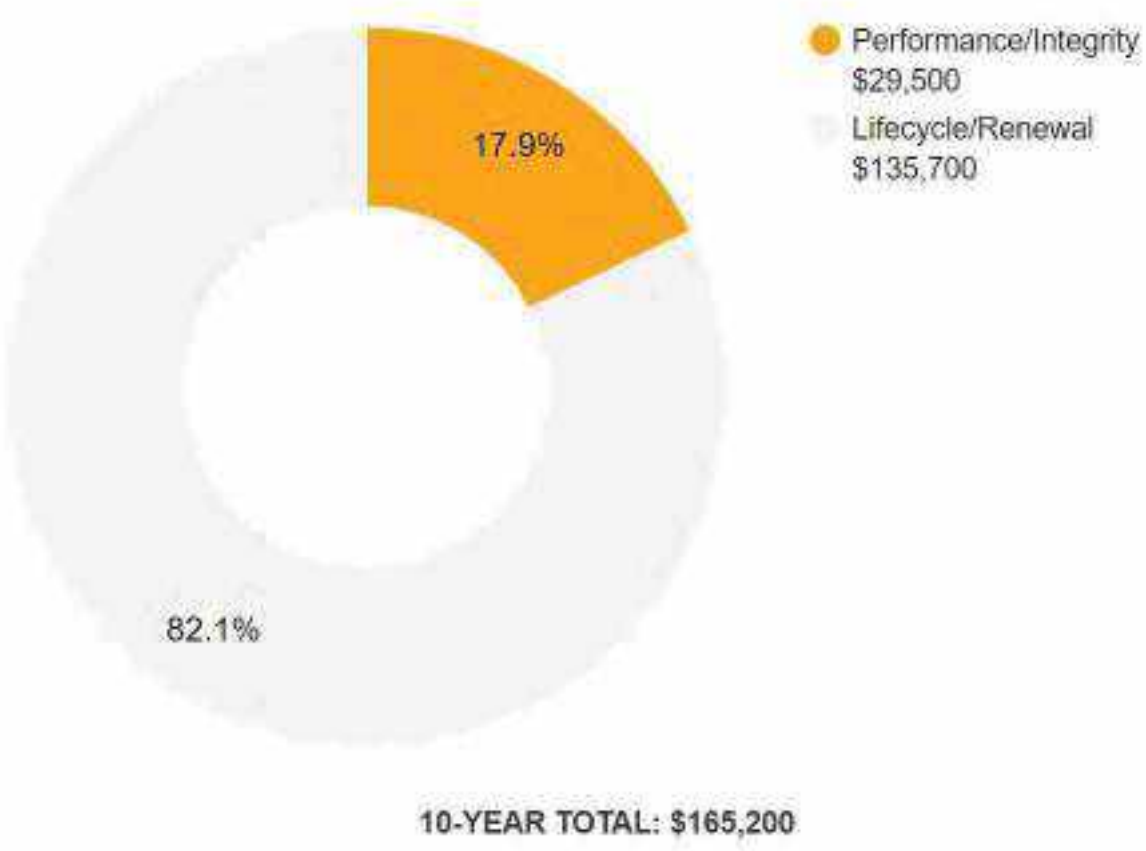
B-3. Plan Types (Amenities and General Site)

Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the best fit, typically the one with the greatest significance. See the *Purpose* description in the *Purpose and Scope* section for an explanation of Component Type.

Plan Type Descriptions

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

Plan Type Distribution (by Cost) – Timeframe 10 Years



B-4. Immediate Needs (Amenities and General Site)

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

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

BV did not identify any immediate needs associated with the amenities or general park areas at this site.

B-5. Key Findings (Amenities and General Site)

Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

The numerical scoring of condition as shown in the Key Findings is based on a 0-100 scale, as illustrated below:

- 0 - Replacement has none or very low impact on park operations
- 33 – Replacement has low impact on park operations
- 66 - Replacement has medium impact on park operation
- 100 - Failing, safety or code requirement component with high impact on park operations



Roadways in Poor condition.

Pavement, Asphalt
Finkbiner Park Skate/Tennis Site- Roadways

Uniformat Code: G2010
Recommendation: **Mill and Overlay in 2025**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: $16,700

**$$$**$

Significant alligator cracking and potholes - AssetCALC ID: 7197660



Parking Lots in Poor condition.

Pavement, Asphalt
Finkbiner Park Skate/Tennis Parking lot - West

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

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: $2,400

**$$**$$

Cracks need to be repaired - AssetCALC ID: 7197648



Athletic Surfaces and Courts in Poor condition.

Skate Park, Concrete Pavement
Finkbiner Park Skate/Tennis Skate Park

Uniformat Code: G2050
Recommendation: **Maintain in 2025**

Priority Score: **82.8**

Plan Type:
Performance/Integrity

Cost Estimate: $2,700

**$$**$$

Cracks in the court need to repaired - AssetCALC ID: 7197643

B-6. Skate Park





Skate Park			
Asset Type	Athletic Fields – Skate Park		
Asset Location	Middle of Finkbiner Park		
Overall Condition	Fair		
Component	*Description*	*Quantity*	*Condition*
Athletic Surfaces and Courts	Skate Park, Concrete Pavement, Maintain	2000 SF	Poor
Athletic Surfaces and Courts	Skate Park, Concrete Pavement, Replace/Install	15490 SF	Fair
Signage	Exterior/Site, Guide and Directional Wall-Mounted, Replace/Install	1 EA	Good
Fences and Gates	Fence, Metal Tube 6', Replace	480 LF	Fair
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.		
Key Issues and Findings	Cracks in the pavement causing potential trip hazards		

B-7. Tennis Courts





Tennis Courts			
Asset Type	Athletic Courts – Tennis Courts		
Asset Location	Northern end of Finkbiner Park		
Overall Condition	Excellent		
Component	*Description*	*Quantity*	*Condition*
Park Bench	Metal Powder-Coated, Replace	2 EA	Excellent
Sports Apparatus	Tennis/Volleyball, Net with Posts and Anchors, Replace	5 EA	Excellent
Sports Apparatus	Baseball, Foul Pole, Replace	1 EA	Fair
Fences and Gates	Fence, Metal Tube 4', Replace	1 LF	Excellent
Signage	Exterior/Site, Guide and Directional Wall-Mounted, Replace/Install	3 EA	Excellent
Athletic Surfaces and Courts	Tennis/Volleyball, Rubber-Acrylic with Integral Color, Resurface	16470 SF	Excellent
Sports Court Lighting	Pole Light Fixture with Lamps, Replace	4 EA	Fair
Switchboard	120/208 V, Replace	1 EA	Fair

Tennis Courts

Fences and Gates	Fence, Chain Link 8', Replace	520 LF	Excellent
Athletic Surfaces and Courts	Tennis/Volleyball, 2-Color Surface, Seal and Stripe	16470 SF	Excellent
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.		
Key Issues and Findings	No key issues observed		

B-8. General Site





General site			
Asset Type	General Site		
Asset Location	Throughout park		
Overall Condition	Good		
Component	*Description*	*Quantity*	*Condition*
Parking Lots	Pavement, Asphalt, Mill and Overlay	9862 SF	Excellent
Picnic Table	Wood/Composite/Fiberglass, Replace	1 EA	Fair
Parking Lots	Pavement, Asphalt, Seal and Stripe	9862 SF	Excellent
Sidewalk	Concrete, Large Areas, Replace	2430 SF	Excellent
Roadways	Pavement, Asphalt, Seal and Stripe	3540 SF	NA
Signage	Property, Monument, Replace/Install	1 EA	Good
Sidewalk	Concrete, Small Areas/Sections, Replace	300 SF	Fair

General site

Landscaping and Topography	Limited landscaping features; irrigation not present Low to moderate site slopes throughout
Storm Water Management	Surface drainage to developed and undeveloped surroundings
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.
Key Issues and Findings	Significant asphalt pavement cracking

C. Property Space Use and Observed Areas

Areas Observed

All the site areas were observed in order to gain a clear understanding of the facility's overall condition.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

D. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The Finkbiner Park Skate/Tennis Courts were originally constructed in 1967. The skate park has not since been substantially renovated, however the tennis courts have been thoroughly renovated recently in 2023.

The following table summarizes the accessibility conditions of the exterior amenities in the park:

Finkbiner Park Skate/Tennis: Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
Skate Park	1967	Unknown	No
Tennis Courts	1967/2023	Unknown	No

Finkbiner Park Skate/Tennis: Accessibility Summary

General Site	1967	Unknown	No

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues within the park were reported.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the park amenities and facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

E. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

F. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

G. Energy Audit

The purpose of this Energy Audit is to provide Finkbiner Park Skate/Tennis with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation, and special use areas.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

H. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

Establishing the energy baseline begins with an analysis of the utility cost and consumption of the facility. Utilizing the historical energy data and local weather information, we evaluate the existing utility consumption and assign it to the various end-uses throughout the buildings. The Historical Data Analysis breaks down utilities by consumption, cost, and annual profile.

This data is analyzed, using standard engineering assumptions and practices. The analysis serves the following functions:

- Allows our engineers to benchmark the energy and water consumption of the facilities against consumption of efficient buildings of similar construction, use and occupancy.
- Generates the historical and current unit costs for energy and water
- Provides an indication of how well changes in energy consumption correlate to changes in weather.
- Reveals potential opportunities for energy consumption and/or cost reduction. For example, the analysis may indicate that there is excessive, simultaneous heating and cooling, which may mean that there is an opportunity to improve the control of the heating and cooling systems.

By performing this analysis and leveraging our experience, our engineers prioritize buildings and pinpoint systems for additional investigation during the site visit, thereby maximizing the benefit of their time spent on-site and minimizing time and effort by the customer's personnel.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the utility rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Estimated Utility Rates	
Electricity	Water and Sewer
$0.30/kWh	$8.36/CCF

The data analyzed provides the following information: 1) breakdown of utilities by consumption, 2) cost and annual profile, 3) baseline consumption in terms of energy/utility at the facility, 4) the Energy Use Index, or BTU/SF, and cost/SF. For multiple water meters, the utility data is combined to illustrate annual consumption for each utility type.

Electricity

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility. The billing for the water and sewer is monthly.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. Hence energy benchmarking for the facility cannot be evaluated at this time. Bureau Veritas will update the report on receipt of the actual data.

I. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Finkbiner Park Skate/Tennis. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated one Energy Conservation Measure (ECM) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

The following table summarizes the recommended ECMs in terms of description, investment cost, energy consumption reduction, and cost savings.

Recommended Non-Renewable Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$3,354 *(In Current Dollars)*
Estimated Annual Cost Savings Related to ECMs	$8,111 *(In Current Dollars)*
Net Effective ECM Payback	0.41 years

Key Metrics to Benchmark the Subject Property's Energy Usage Profile

- Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.
- Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.
- Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.
- Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees, and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

Energy Conservation Measures Screening:

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified one Energy Conservation Measure (ECM) for this property.

List of Recommended Energy Conservation Measures For Big Dalton Canyon - Girl Scout Cabin

		Description of ECM	Location	Labor Cost	Material Cost	Projected Initial Investment	Net Projected Initial Investment	Estimated Annual Energy & Water Savings	Total Energy Savings	Total Green House Gas Savings	Estimated Utility Cost Savings	Estimated Annual O&M Savings	Total Estimated Annual Cost Savings	Simple Payback	S.I.R.	Life Cycle Savings	Expected Useful Life (EUL)
						(a)	C=(a-b)	Electricity									
				($)	($)	($)	($)	(kWh)	(Mmbtu)	($MtCO_2$/Yr)	($)	($)	($)	(Yrs.)		($)	(Yrs.)
1	Title:	Upgrade Exterior Lighting to LED and Install Automatic Lighting Controls	Location: Tennis Court Exterior - Finkbiner Park Skate/Tennis	$877	$2,040	$2,917	$2,917	29,952	102	6.74	$8,938	$75	$9,013	0.32	36.89	$104,675	15.00
	Attribute:	Replace HID (4x) ;															
Totals for No/Low Cost Items				**$0**	**$0**	**$0**	**$0**	**0**	**0**	**0.00**	**$0**	**$0**	**$0**	**0.00**			
Total For Capital Cost				**$877**	**$2,040**	**$2,917**	**$2,917**	**29,952**	**0**	**6.74**	**$8,938**	**$75**	**$9,013**	**0.32**			
		Interactive Savings Discount @ 10%						-2,995	0	-0.67	-$894	-$7	-$901				
		Total Contingency Expenses @ 15%				$438	$438										
Total for Improvements						**$3,354**	**$3,354**	**26,957**	**0**	**6.06**	**$8,044**	**$67**	**$8,111**	**0.41**			

J. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property. These actions will ensure that the energy conservation measures identified in this report will remain effective. The following general recommendations should be continued or implemented.

Lighting

1. Use energy efficient replacement lamps (LEDs)
2. Clean lighting fixture reflective surfaces and translucent covers.
3. Ensure that timers and/or photocells are operating correctly on exterior lighting.

K. Certification

City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation Finkbiner Park Skate/Tennis, 166 North Minnesota Avenue, Glendora, California 91741, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Usama Anwar,
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Reviewed by: 

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L. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Observation GPS Map Links
Appendix H: Equipment Inventory
Appendix I: Energy Conservation Measures Calculations
Appendix J: Lighting System Schedule
Appendix K: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview



1 - SKATE PARK OVERVIEW



2 - TENNIS COURTS OVERVIEW



3 - 2-COLOR SURFACE TENNIS COURT SURFACING



4 - NET WITH POSTS AND ANCHORS



5 - SWITCHBOARD



6 - WEST PARKING LOT

Photographic Overview



7 - EAST PARKING LOT



8 - ROADWAY



9 - SMALL CONCRETE SIDEWALK



10 - LARGE CONCRETE SIDEWALK

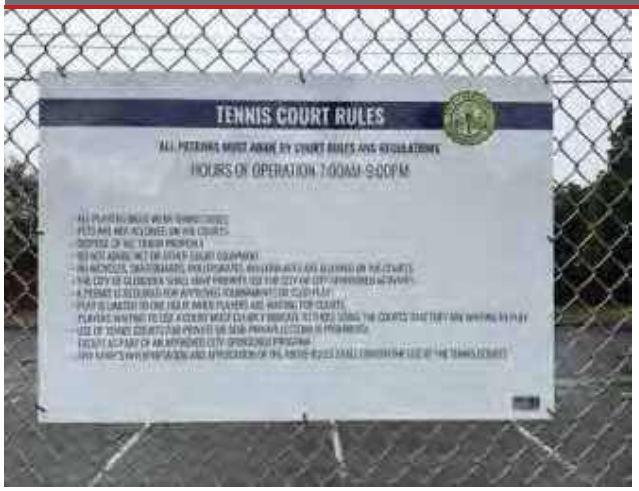


11 - CONCRETE STAIRS



12 - MONUMENT SIGNAGE

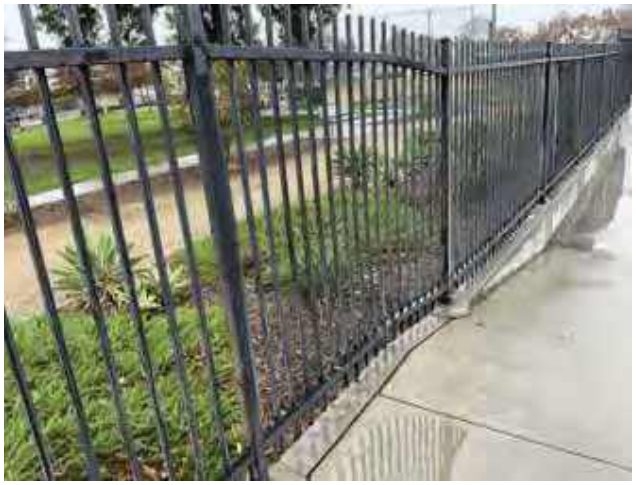
Photographic Overview



13 - GUIDE AND DIRECTIONAL SIGNAGE



14 - CHAIN LINK FENCE



15 - METAL TUBE FENCE



16 - SPORTS COURT LIGHTING



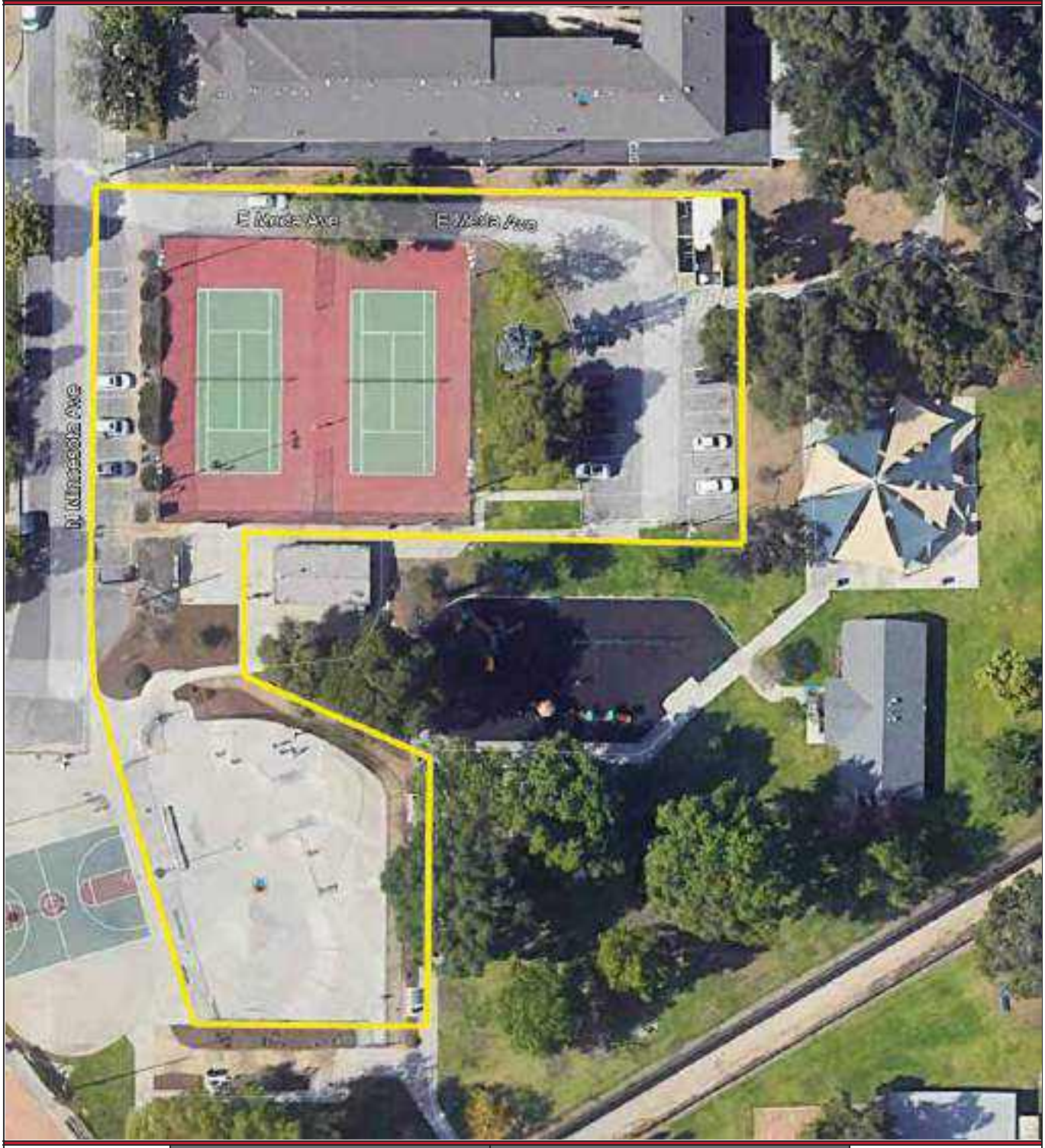
17 - PICNIC TABLE



18 - PARK BENCH

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-016.379	Finkbiner Park Skate/Tennis
Source	**On-Site Date**
Google	December 22, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Finkbiner Park Skate/Tennis

Name of person completing form: Hugo Soltero

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: 11/6/2023

Phone Number:

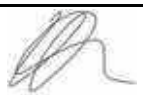
Method of Completion: DURING - verbally completed during assessment

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

Data Overview		Response		
1	Year(s) constructed	Constructed: 0	Renovated: 2023	New Tennis court recently rennovated
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	Na	
		Roof	NA	
		Interiors	NA	
		HVAC	NA	
		Electrical	NA	
		Site Pavement	2023-24	East parking lot in process of renovation
		Accessibility	Unknown	
4	List other significant capital improvements (focus on recent years; provide approximate date).	Unknown		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Unknown		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Unknown		

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

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



Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Finkbiner Park Skate/Tennis

BV Project Number: 158691.23R000-016.379

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

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



CURB CUT

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

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

Appendix E:
Component Condition Report

Component Condition Report | Finkbiner Park Skate/Tennis

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5020	Tennis Court	Fair	Switchboard, 120/208 V	1	6	7197657
Pedestrian Plazas & Walkways						
G2010	Site- Roadways	NA	Roadways, Pavement, Asphalt, Seal & Stripe	3,540 SF	5	7197655
G2010	Site- Roadways	Poor	Roadways, Pavement, Asphalt, Mill & Overlay	3,540 SF	1	7197660
G2020	Parking lot - East	Excellent	Parking Lots, Pavement, Asphalt, Mill & Overlay	9,862 SF	25	7197673
G2020	Parking lot - West	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	3,950 SF	5	7197649
G2020	Parking lot - East	Excellent	Parking Lots, Pavement, Asphalt, Seal & Stripe	9,862 SF	5	7342803
G2020	Parking lot - West	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	3,950 SF	2	7197648
G2030	Site- b/w skate park & tennis court	Excellent	Sidewalk, Concrete, Large Areas	2,430 SF	51	7197645
G2030	Site - East	Fair	Sidewalk, Concrete, Small Areas/Sections	300 SF	26	7197672
Athletic, Recreational & Playfield Areas						
G2050	Tennis Court	Excellent	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	1	21	7197658
G2050	Tennis Court	Excellent	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	1	21	7197665
G2050	Tennis Court	Fair	Sports Apparatus, Baseball, Foul Pole	1	11	7197666
G2050	Tennis Court	Excellent	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	1	20	7197671
G2050	Tennis Court	Excellent	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	16,470 SF	11	7197656
G2050	Tennis Court	Excellent	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	1	21	7197656
G2050	Skate Park	Poor	Athletic Surfaces & Courts, Skate Park, Concrete Pavement, Maintain	2,000 SF	2	7197643
G2050	Tennis Court	Fair	Sports Court Lighting, Pole Light Fixture w/ Lamps	1	31	7197674
G2050	Skate Park	Fair	Athletic Surfaces & Courts, Skate Park, Concrete Pavement, Replace/Install	15,490 SF	16	7197640
G2050	Tennis Court	Fair	Sports Court Lighting, Pole Light Fixture w/ Lamps	1	31	7197669
G2050	Tennis Court	Fair	Sports Court Lighting, Pole Light Fixture w/ Lamps	1	30	7197651
G2050	Tennis Court	Fair	Sports Court Lighting, Pole Light Fixture w/ Lamps	1	31	7197650

Component Condition Report | Finkbiner Park Skate/Tennis

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
G2050	Tennis Court	Excellent	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	1		21	7197654
G2050	Tennis Court	Excellent	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	16,470	SF	11	7197670
Sitework							
G2060	Tennis Court	Excellent	Park Bench, Metal Powder-Coated	1		20	7197659
G2060	site	Fair	Picnic Table, Wood/Composite/Fiberglass	1		4	7197663
G2060	Tennis Court	Excellent	Fences & Gates, Fence, Metal Tube 4'	1	LF	41	7197667
G2060	Tennis Court	Excellent	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	1		20	7197647
G2060	Tennis Court	Excellent	Park Bench, Metal Powder-Coated	1		21	7197662
G2060	Tennis Court	Excellent	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	1		21	7197653
G2060	Site	Good	Signage, Property, Monument, Replace/Install	1		15	7197664
G2060	Skate Park	Good	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	1		19	7197641
G2060	Tennis Court	Excellent	Fences & Gates, Fence, Chain Link 8'	520	LF	41	7197652
G2060	Tennis Court	Excellent	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	1		21	7197661
G2060	Skate Park	Fair	Fences & Gates, Fence, Metal Tube 6'	480	LF	6	7197642

Appendix F:
Replacement Reserves

Replacement Reserves Report



2/14/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Finkbiner Park Skate/Tennis	$0	$0	$23,155	$0	$912	$28,582	$95,429	$8,917	$0	$0	$8,052	$187,470	$10,337	$0	$0	$15,644	$1,510,057	$11,983	$0	$473	$16,429	**$1,917,439**
Finkbiner Park Skate/Tennis / Skate Park	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Finkbiner Park Skate/Tennis / Tennis Courts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Grand Total	**$0**	**$0**	**$23,155**	**$0**	**$912**	**$28,582**	**$95,429**	**$8,917**	**$0**	**$0**	**$8,052**	**$187,470**	**$10,337**	**$0**	**$0**	**$15,644**	**$1,510,057**	**$11,983**	**$0**	**$473**	**$16,429**	**$1,917,439**

Finkbiner Park Skate/Tennis

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D5020	Tennis Court	7197657	Switchboard, 120/208 V, Replace	40	34	6	1	EA	$40,000.00	$54,000.00	$54,000							$54,000															**$54,000**
G2010	Site- Roadways	7197660	Roadways, Pavement, Asphalt, Mill & Overlay	25	24	* 1	3540	SF	$3.50	$4.73	$16,727			$16,727																			**$16,727**
G2010	Site- Roadways	7197655	Roadways, Pavement, Asphalt, Seal & Stripe	5	0	* 5	3540	SF	$0.45	$0.61	$2,151								$2,151					$2,151								**$6,452**
G2020	Parking lot - West	7197648	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	3950	SF	$0.45	$0.61	$2,400			$2,400					$2,400					$2,400					$2,400				**$9,599**
G2020	Parking lot - West	7197649	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	20	5	3950	SF	$3.50	$4.73	$18,664						$18,664																**$18,664**
G2020	Parking lot - East	7342803	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	0	5	9862	SF	$0.45	$0.61	$5,991						$5,991					$5,991				$5,991					$5,991		**$23,965**
G2050	Skate Park	7197643	Athletic Surfaces & Courts, Skate Park, Concrete Pavement, Maintain	5	3	2	2000	SF	$1.00	$1.35	$2,700			$2,700					$2,700					$2,700					$2,700				**$10,800**
G2050	Tennis Court	7197668	Sports Apparatus, Baseball, Foul Pole, Replace	25	14	11	1	EA	$1,500.00	$2,025.00	$2,025												$2,025										**$2,025**
G2050	Tennis Court	7197656	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	10	-1	11	16470	SF	$4.50	$6.08	$100,055												$100,055										**$100,055**
G2050	Tennis Court	7197670	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	10	-1	11	16470	SF	$1.50	$2.03	$33,352												$33,352										**$33,352**
G2050	Skate Park	7197640	Athletic Surfaces & Courts, Skate Park, Concrete Pavement, Replace/Install	30	14	16	15490	SF	$45.00	$60.75	$941,018																$941,018					**$941,018**
G2050	Tennis Court	7197671	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	20	0	20	1	EA	$1,400.00	$1,890.00	$1,890																				$1,890		**$1,890**
G2060	site	7197663	Picnic Table, Wood/Composite/Fiberglass, Replace	20	16	4	1	EA	$600.00	$810.00	$810					$810																	**$810**
G2060	Skate Park	7197642	Fences & Gates, Fence, Metal Tube 6', Replace	40	34	6	480	LF	$40.00	$54.00	$25,920							$25,920															**$25,920**
G2060	Tennis Court	7197659	Park Bench, Metal Powder-Coated, Replace	20	0	20	1	EA	$700.00	$945.00	$945																				$945		**$945**
G2060	Site	7197664	Signage, Property, Monument, Replace/Install	20	5	15	1	EA	$3,000.00	$4,050.00	$4,050																$4,050						**$4,050**
G2060	Skate Park	7197641	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	20	1	19	1	EA	$200.00	$270.00	$270																					$270		**$270**
G2060	Tennis Court	7197647	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	20	0	20	1	EA	$200.00	$270.00	$270																					$270		**$270**
Totals, Unescalated												**$0**	**$0**	**$21,826**	**$0**	**$810**	**$24,655**	**$79,920**	**$7,250**	**$0**	**$0**	**$5,991**	**$135,432**	**$7,250**	**$0**	**$0**	**$10,041**	**$941,018**	**$7,250**	**$0**	**$270**	**$9,096**	**$1,250,810**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$23,155**	**$0**	**$912**	**$28,582**	**$95,429**	**$8,917**	**$0**	**$0**	**$8,052**	**$187,470**	**$10,337**	**$0**	**$0**	**$15,644**	**$1,510,057**	**$11,983**	**$0**	**$473**	**$16,429**	**$1,917,439**

Finkbiner Park Skate/Tennis / Skate Park

Finkbiner Park Skate/Tennis / Tennis Courts

Appendix G:
Observation GPS Map Links

Component Description	Attributes	Action Description	Location Description	Condition	Latitude	Longitude	GPS Map Link	Plan Type	Helper Label	Effective Age	Lifespan	RUL	Fiscal Year Observed	Quantity	Unit Cost	Total Cost	Barcode	Comments Public	Park Name	AssetCALC ID
Athletic Surfaces & Courts	Skate Park, Concrete Pavement	Maintain	Skate Park	Poor	34.137836054815344	-117.86107519793215	https://www.google.com/maps?q=34.137836054815344,-117.86107519793215	Performance/Integrity	Athletic Surfaces & Courts, Skate Park, Concrete Pavement, Maintain	4	5	1		2000	1.0163	21.66			Rinkbiner Park Skate/Tennis	7197643
Parking Lots	Pavement, Asphalt	Seal & Stripe	Parking lot - West	Poor	34.138144078810964	-117.86142526353166	https://www.google.com/maps?q=34.138144078810964,-117.86142526353166	Performance/Integrity	Parking Lots, Pavement, Asphalt, Cut & Patch	4	5	1		3950	0.48735	1925.0325			Rinkbiner Park Skate/Tennis	7197640
Roadways	Pavement, Asphalt	Mill & Overlay	Site--Roadways	Poor	34.138177635656615	-117.86149631047749	https://www.google.com/maps?q=34.138177635656615,-117.86149631047749	Performance/Integrity	Roadways, Pavement, Asphalt, Mill & Overlay	25	25	0		3540	3.7905	13418.37			Rinkbiner Park Skate/Tennis	7197660
Roadways	Pavement, Asphalt	Seal & Stripe	Site--Roadways	NA	34.138177635656615	-117.86149631047749	https://www.google.com/maps?q=34.138177635656615,-117.86149631047749	Lifecycle/Renewal	Roadways, Pavement, Asphalt, Cut & Patch	1	5	4		3540	0.48735	1725.219			Rinkbiner Park Skate/Tennis	7197655
Park Bench	Metal Powder-Coated	Replace	Tennis Court	Excellent	34.138156	-117.861360	https://www.google.com/maps?q=34.138156,-117.861360	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	0	20	20		1	798.1	798.1 0.002616			Rinkbiner Park Skate/Tennis	7197659
Sports Apparatus	Tennis/ Volleyball, Net w/ Posts & Anchors	Replace	Tennis Court	Excellent	34.138264	-117.861069	https://www.google.com/maps?q=34.138264,-117.861069	Lifecycle/Renewal	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	0	20	20		1	1516.2	1516.2 0.00262			Rinkbiner Park Skate/Tennis	7197658
Sports Apparatus	Tennis/ Volleyball, Net w/ Posts & Anchors	Replace	Tennis Court	Excellent	34.138219	-117.861312	https://www.google.com/maps?q=34.138219,-117.861312	Lifecycle/Renewal	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	0	20	20		1	1516.2	1516.2 0.00262			Rinkbiner Park Skate/Tennis	7197665
Sports Apparatus	Tennis/ Volleyball, Net w/ Posts & Anchors	Replace	Tennis Court	Excellent	34.138127	-117.861024	https://www.google.com/maps?q=34.138127,-117.861024	Lifecycle/Renewal	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	0	20	20		1	1516.2	1516.2 0.00262			Rinkbiner Park Skate/Tennis	7197671
Signage	Exterior/Site, Guide & Directional Wall-Mounted	Replace/Install	Tennis Court	Excellent	34.138047	-117.861370	https://www.google.com/maps?q=34.138047,-117.861370	Lifecycle/Renewal	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	0	20	20		1	216.6	216.6 0.00253			Rinkbiner Park Skate/Tennis	7197647
Sports Apparatus	Tennis/ Volleyball, Net w/ Posts & Anchors	Replace	Tennis Court	Excellent	34.138303	-117.860952	https://www.google.com/maps?q=34.138303,-117.860952	Lifecycle/Renewal	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	0	20	20		1	1516.2	1516.2 0.00263			Rinkbiner Park Skate/Tennis	7197690
Park Bench	Metal Powder-Coated	Replace	Tennis Court	Excellent	34.138216	-117.861367	https://www.google.com/maps?q=34.138216,-117.861367	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	0	20	20		1	798.1	798.1 0.00262			Rinkbiner Park Skate/Tennis	7197662
Signage	Exterior/Site, Guide & Directional Wall-Mounted	Replace/Install	Tennis Court	Excellent	34.138071	-117.860941	https://www.google.com/maps?q=34.138071,-117.860941	Lifecycle/Renewal	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	0	20	20		1	216.6	216.6			Rinkbiner Park Skate/Tennis	7197653
Signage	Exterior/Site, Guide & Directional Wall-Mounted	Replace/Install	Tennis Court	Excellent	34.138249	-117.861369	https://www.google.com/maps?q=34.138249,-117.861369	Lifecycle/Renewal	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	0	20	20		1	216.6	216.6 0.00261			Rinkbiner Park Skate/Tennis	7197661
Sports Apparatus	Tennis/ Volleyball, Net w/ Posts & Anchors	Replace	Tennis Court	Excellent	34.138124	-117.861148	https://www.google.com/maps?q=34.138124,-117.861148	Lifecycle/Renewal	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	0	20	20		1	1516.2	1516.2 0.00263			Rinkbiner Park Skate/Tennis	7197654
Sidewalk	Concrete, Large Areas	Replace	Site--b/w skate park & tennis court	Excellent	34.137836054815344	-117.86107519793215	https://www.google.com/maps?q=34.137836054815344,-117.86107519793215	Lifecycle/Renewal	Excellent sidewalks	0	50	50		2430	9.747	23685.21			Rinkbiner Park Skate/Tennis	7197645
Parking Lots	Pavement, Asphalt	Mill & Overlay	Parking lot - East	Excellent	34.138144078810964	-117.86142526353166	https://www.google.com/maps?q=34.138144078810964,-117.86142526353166	Lifecycle/Renewal	Parking Lots, Pavement, Asphalt, Mill & Overlay	0	25	25		9662	3.7905	37381.91			Rinkbiner Park Skate/Tennis	7197673
Athletic Surfaces & Courts	Tennis/ Volleyball, Rubber-Acrylic w/ Integral Color	Resurface	Tennis Court	Excellent	34.138137449697176	-117.86133954703489	https://www.google.com/maps?q=34.138137449697176,-117.86133954703489	Lifecycle/Renewal	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	0	10	10		16470	4.8735	80266.545			Rinkbiner Park Skate/Tennis	7197696
Athletic Surfaces & Courts	Tennis/ Volleyball, 2-Color Surface	Seal & Stripe	Tennis Court	Excellent	34.138177635656604	-117.86104918644857	https://www.google.com/maps?q=34.138177635656604,-117.86104918644857	Lifecycle/Renewal	Athletic Surfaces & Courts, Tennis/Volleyball, 2-Color Surface, Seal & Stripe	0	10	10		16470	1.6345	26795.515			Rinkbiner Park Skate/Tennis	7197670
Fences & Gates	Fence, Metal Tube 4'	Replace	Tennis Court	Excellent	34.137981416195011	-117.86116564136776	https://www.google.com/maps?q=34.137981416195011,-117.86116564136776	Lifecycle/Renewal	Fences & Gates, Fence, Metal Tube 4', Replace	0	40	40		1	36.822	36.822			Rinkbiner Park Skate/Tennis	7197667
Fences & Gates	Fence, Chain Link 8'	Replace	Tennis Court	Excellent	34.137981416195011	-117.86116564136776	https://www.google.com/maps?q=34.137981416195011,-117.86116564136776	Lifecycle/Renewal	Fences & Gates, Fence, Chain Link 8', Replace	0	40	40		520	27.075	14079			Rinkbiner Park Skate/Tennis	7197652
Parking Lots	Pavement, Asphalt	Seal & Stripe	Parking lot - East	Excellent	34.138377005 6841	-117.86149343549	https://www.google.com/maps?q=34.138377005 6841,-117.86149343549	Lifecycle/Renewal		1	5	4		9662	0.48735	4806.2457			Rinkbiner Park Skate/Tennis	7142803
Signage	Property, Monument	Replace/Install	Site	Good	34.138387881217 96	-117.86133279 4312	https://www.google.com/maps?q=34.138387881217 96,-117.86133279 4312	Lifecycle/Renewal	Signage, Property, Monument, Replace/Install	6	20	14		1	3249	3249 0.00254 8			Rinkbiner Park Skate/Tennis	7197664
Signage	Exterior/Site, Guide & Directional Wall-Mounted	Replace/Install	Skate Park	Good	34.138020856070576	-117.86111009664935	https://www.google.com/maps?q=34.138020856070576,-117.86111009664935	Lifecycle/Renewal	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	2	20	18		1	216.6	216.6 0.00261 0			Rinkbiner Park Skate/Tennis	7197641
Parking Lots	Pavement, Asphalt	Mill & Overlay	Parking lot - West	Fair	34.138144078810964	-117.86142526353166	https://www.google.com/maps?q=34.138144078810964,-117.86142526353166	Lifecycle/Renewal	Parking Lots, Pavement, Asphalt, Mill & Overlay	2.1	25	4		3950	3.7905	14972.475			Rinkbiner Park Skate/Tennis	7197649
Fences & Gates	Fence, Metal Tube 6'	Replace	Skate Park	Fair	34.137837228048325	-117.86126969808573	https://www.google.com/maps?q=34.137837228048325,-117.86126969808573	Lifecycle/Renewal	Fences & Gates, Fence, Metal Tube 6', Replace	35	40	5		480	43.32	20793.6			Rinkbiner Park Skate/Tennis	7197642
Sidewalk	Concrete, Small Areas/Sections	Replace	Site - East	Fair	34.137879303793	-117.86147666385841	https://www.google.com/maps?q=34.137879303793,-117.86147666385841	Lifecycle/Renewal	Sidewalk, Concrete, Small Areas/Sections, Replace	25	50	25		330	21.66	6498			Rinkbiner Park Skate/Tennis	7197672
Athletic Surfaces & Courts	Skate Park, Concrete Pavement	Replace/Install	Skate Park	Fair	34.137978428141232	-117.86119234970283	https://www.google.com/maps?q=34.137978428141232,-117.86119234970283	Lifecycle/Renewal	Athletic Surfaces & Courts, Skate Park, Concrete Pavement, Replace/Install	15	30	15		15490	48.705	754905.15			Rinkbiner Park Skate/Tennis	7197645
Sports Court Lighting	Pole Light Fixture w/ Lamps	Replace	Tennis Court	Fair	34.138334	-117.860923	https://www.google.com/maps?q=34.138334,-117.860923	Lifecycle/Renewal	Sports Court Lighting, Pole Light Fixture w/ Lamps, Replace	21	50	29		1	81.225	81.225 0.00263			Rinkbiner Park Skate/Tennis	7197691
Sports Court Lighting	Pole Light Fixture w/ Lamps	Replace	Tennis Court	Fair	34.138350	-117.861390	https://www.google.com/maps?q=34.138350,-117.861390	Lifecycle/Renewal	Sports Court Lighting, Pole Light Fixture w/ Lamps, Replace	20	50	30		1	81.225	81.225 0.00262 7			Rinkbiner Park Skate/Tennis	7197674
Sports Apparatus	Baseball, Foul Pole	Replace	Tennis Court	Fair	34.138149	-117.861145	https://www.google.com/maps?q=34.138149,-117.861145	Lifecycle/Renewal	Sports Apparatus, Baseball, Foul Pole, Replace	15	25	10		1	1624.5	1624.5 0.00265 4			Rinkbiner Park Skate/Tennis	7197648
Sports Court Lighting	Pole Light Fixture w/ Lamps	Replace	Tennis Court	Fair	34.138091	-117.861382	https://www.google.com/maps?q=34.138091,-117.861382	Lifecycle/Renewal	Sports Court Lighting, Pole Light Fixture w/ Lamps, Replace	20	50	30		1	81.225	81.225 0.00263 0			Rinkbiner Park Skate/Tennis	7197669
Picnic Table	Wood/Composite/Fiberglass	Replace	site	Fair	34.138158	-117.860874	https://www.google.com/maps?q=34.138158,-117.860874	Lifecycle/Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	17	20	3		1	649.8	649.8 0.00263 9			Rinkbiner Park Skate/Tennis	7197663
Sports Court Lighting	Pole Light Fixture w/ Lamps	Replace	Tennis Court	Fair	34.138066	-117.860928	https://www.google.com/maps?q=34.138066,-117.860928	Lifecycle/Renewal	Sports Court Lighting, Pole Light Fixture w/ Lamps, Replace	20	50	30		1	81.225	81.225 0.00264 2			Rinkbiner Park Skate/Tennis	7197650
Switchboard	120/208 V	Replace	Tennis Court	Fair	34.138059	-117.861379	https://www.google.com/maps?q=34.138059,-117.861379	Lifecycle/Renewal	Switchboard, 120/208 V, 400 AMP, Replace	35	40	5		1	4332.0	4332.0 0.00263 1			Rinkbiner Park Skate/Tennis	7197657

Appendix H:
Equipment Inventory

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7197657	D5020	**Switchboard**	120/208 V	400 AMP	Finkbiner Park Skate/Tennis	Tennis Court	Zinsco	Illegible	Illegible	1967	002631	

Appendix I:
Energy Conservation Measures Calculations

roperty o B All Rights Reser ed

IC	Upgrade Exterior Lighting to LED and Install Automatic Lighting Controls
EAL10	Location: Tennis Court Exterior - Finkbiner Park Skate/Tennis
Attributes:	Replace HID (4x)

	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
Upgrade Lighting to LED	1		12	29,952	8,985.60	93

Existing Technology	Sub-Technology	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
CFL	CFL - 2 Pin	0	0	0	0	0	0
CFL	CFL - Pin	0	0	0	0	0	0
CFL	CFL - Screw-in	0	0	0	0	0	0
Circiline	T9	0	0	0	0	0	0
Incan/HID/MR	H	0	0	0	0	0	0
Incan/HID/MR	Incan	0	0	0	0	0	0
Incan/HID/MR	MR	0	0	0	0	0	0
HID	HPS	0	0	0	0	0	0
HID	MH	1			29,952	8,986	5
HID	M	0	0	0	0	0	0
HID	L	0	0	0	0	0	0
Linear Fluorescent	T8	0	0	0	0	0	0
Linear Fluorescent	T12	0	0	0	0	0	0
Linear Fluorescent	T8 U	0	0	0	0	0	0
Linear Fluorescent	T12 U	0	0	0	0	0	0
Linear Fluorescent	T5	0	0	0	0	0	0
Linear Fluorescent	T6	0	0	0	0	0	0
Linear Fluorescent	T10	0	0	0	0	0	0

Proposed Controls	No. of Controls		No. of Controls
Photo Sensor	0	Ceiling Mounted	0
Wall Mounted	0		

Initial Investment			Equipment Rentals	
Material Cost	2,0 0.00		Scissor Lift 26' - Interior Spaces	185.00
Labor Cost	691.68		Bucket Truck - Exterior Spaces	0.00
Local Electric Rate	0.30	/kWh	Estimated Annual Energy Savings	29,952
			Estimated Demand Savings	0
Hourly Labor Rate For Electrician	2.05		Estimated Annual Energy Cost Savings	8,986
udgeted Initial Investment	2,91		Estimated Annual M Cost Savings	5
Estimated Return on Investment	0.32	ears	Estimated Annual Cost Savings	9,061
(Including M Savings)				

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Appendix J:
Lighting System Schedule

Lighting Schedule - Existing

										Lamp Details				Fixture Details						Existing Consumption	
Line No.	Building Name	Interior/ Exterior	Floor	Space Type	Room No.	Additional Area Description	LUX	Control Quantity	Existing Control	Technology	Sub-Technology	Lamp Type	Total Lamps	Fixture Type	Linear Fluorescent Fixture Lens	Fixture Mounting	Fixture Quantity	24x7 Fixture Count	Fixture Height	Annual Hours	Existing Annual kWh
1	Finkbiner Park Skate/Tennis	Interior	1	terior		Tennis ourt	-	0	Timer	HID	MH	MH1000	12	Pole Round oke-Mount	None		4	No	20	3,120	37,440

Appendix K:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) Investment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepare for

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



Big Dalton Garage/Residences
1803 Big Dalton Canyon Road
Glendora, California 91741

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Private Residence
Number of Buildings	Three
Main Address	1803 Big Dalton Canyon Road, Glendora, California 91741
Site Developed	1934-1936
Date(s) of Visit	December 19, 2023
Management Point of Contact	City of Glendora, Mr. Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Hugo Soltero 626.672.6311
Assessment and Report Prepared By	Usama Anwar
Reviewed By	Carl Alejandro Technical Reviewer carl.alejandro@bureauveritas.com 800.733.0660 x7296236
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The property was built in 1934-1936 and is also called “Rock House”. The existing main residence (Residence 1) consists of one bedroom and one bathroom. Additionally, there is a master retreat suite (Residence 2) that features its own private entrance and has a bedroom with an attached bathroom. The facility was previously used as a residence but has remained closed and unoccupied for several years. The city plans to renovate and update interior fixtures to comply with current building codes, intending to transform the space into office facilities for the Parks Department.

Architectural

Based on visual observation of exposed foundation elements, the building seemed to be structurally sound. Exterior walls are finished with stone wall cladding. The other components of the building envelope include wooden doors and wood framed windows. Roofing composition varies for each building. It consists of gabled portions covered with asphalt shingles and clay tiles, while flat, low slopes are covered with modified bitumen. No existing roof leaks were documented at the time of inspection. The wooden and sheet vinyl floor coverings throughout the property have shown signs of wear at various locations, leading to a budgeted replacement for refinishing the floors. Overall, a life-cycle based cost to replace interior and exterior finishes is included in the reserve tables.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The only heating components in the property are propane-fired heaters and an electrical fireplace. There is no cooling provided in the facility. Hot water is supplied through a propane-based water heater that is installed in the basement of the residence. Plumbing fixtures are mostly original and consist of standard flow faucets in both the kitchen and bathrooms. Electrical distribution is adequate and lighting fixtures primarily consist of incandescent lights. No significant issues with any MEPF assets were identified. Hence, each MEPF asset is anticipated for replacement at the end of useful life.

Site

The asphalt driveway and concrete pavements in the patio exhibit areas with cracks that require repair. Landscaping features are moderate, and there is irrigation in place for the landscaping. The exteriors are illuminated by building-mounted LED fixtures and an anticipatory budgeted is allocated for overall site maintenance.

Recommended Additional Studies

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

Facility Condition Index (FCI)

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

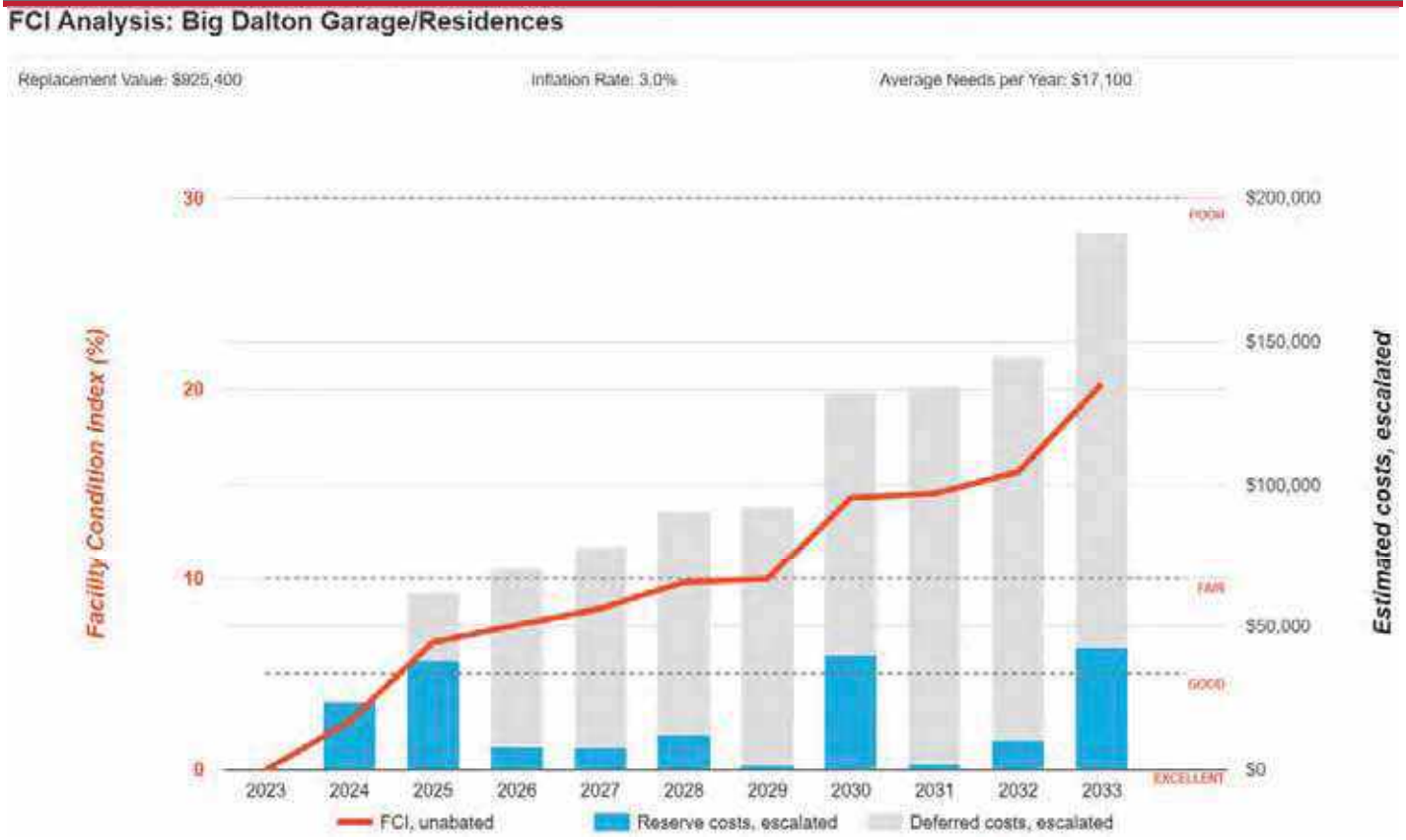
FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable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

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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Big Dalton Garage/Residences / Garage	$350	465	$162,750	0.0%	0.0%	0.0%	1.1%
Big Dalton Garage/Residences / Residence 1	$375	1,236	$463,500	0.0%	5.7%	8.9%	19.5%
Big Dalton Garage/Residences / Residence 2	$375	800	$300,000	0.0%	7.0%	9.0%	13.5%

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

BV did not observe any immediate needs at this site.

Key Findings



Sidewalk in Poor condition.

Concrete, Large Areas
Site Big Dalton Garage/Residences Courtyard

Uniformat Code: G2030
Recommendation: **Replace in 2024**

Priority Score: **85.9**

Plan Type: Performance/Integrity

Cost Estimate: $8,100

**$$**$$

Alligator cracks causing trip hazards need repair - AssetCALC ID: 7179689



Roadways in Poor condition.

Pavement, Asphalt
Site Big Dalton Garage/Residences Site-Roadways

Uniformat Code: G2010
Recommendation: **Seal & Stripe in 2025**

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $2,600

**$$**$$

Longitudinal cracks need to be repaired - AssetCALC ID: 7179717



Flooring in Poor condition.

Vinyl Sheeting
Residence 1 Big Dalton Garage/Residences Throughout building

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

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $3,700

**$$**$$

Stained floors - AssetCALC ID: 7179662



Flooring in Poor condition.

Vinyl Sheeting
Residence 2 Big Dalton Garage/Residences Restroom

Uniformat Code: C2030
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,000

**$$**$$

Stained floors - AssetCALC ID: 7179710



Flooring in Poor condition.

Wood, Strip
Residence 1 Big Dalton Garage/Residences Throughout building

Uniformat Code: C2030
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $19,600

**$$$**$

Cracks and damaged floors identified - replacement is recommended - AssetCALC ID: 7179700



Flooring in Poor condition.

any surface, w/ Epoxy Coating
Residence 2 Big Dalton Garage/Residences
Throughout building

Uniformat Code: C2030
Recommendation: **Prep & Paint in 2025**

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $12,500

$$$$

Cracked floor that needs refinishing with epoxy - AssetCALC ID: 7179679



ADA Miscellaneous

Level III Study, Includes Measurements
Site Big Dalton Garage/Residences Building exterior and interior

Uniformat Code: Y1090
Recommendation: **Evaluate/Report in 2024**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $11,200

$$$$

Moderate and major accessibility issues were observed on-site - AssetCALC ID: 7338288

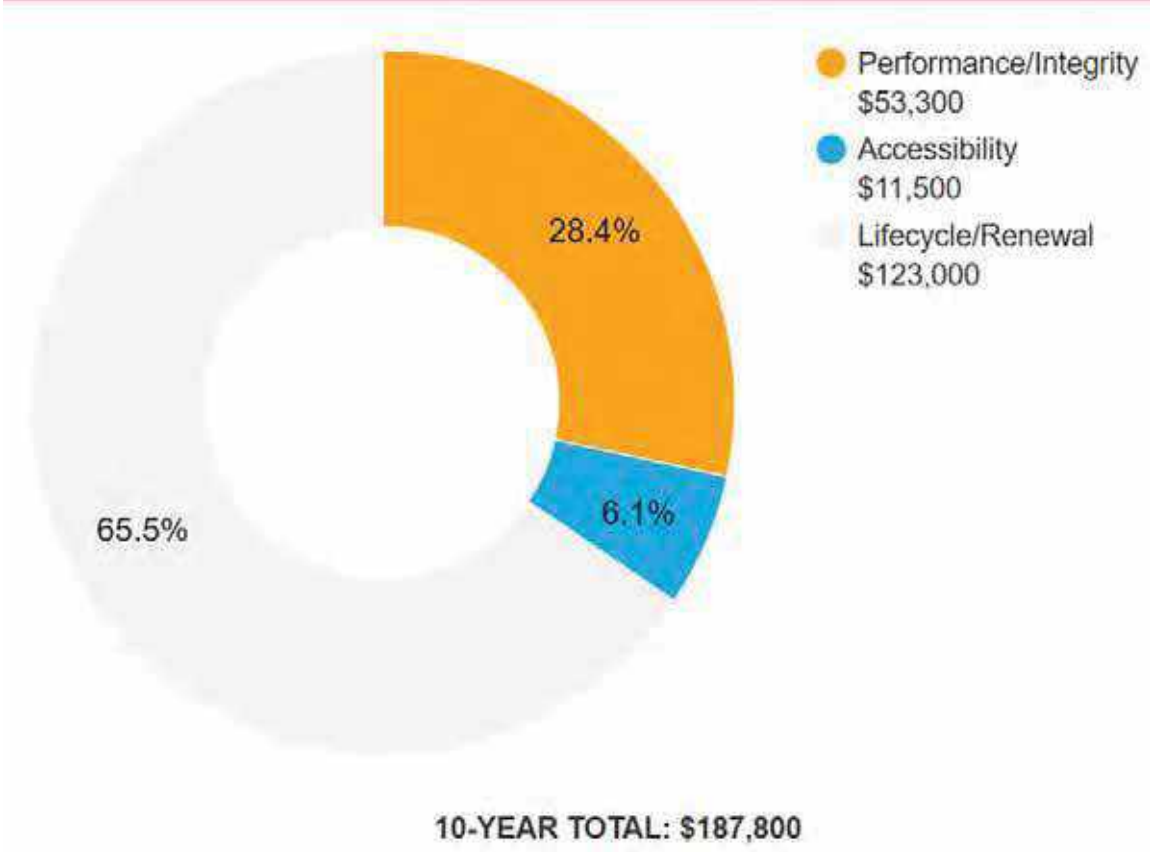
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



10-YEAR TOTAL: $187,800

2. Garage





Garage: Systems Summary

Address	1803 Big Dalton Canyon Road, Glendora, California 91741	
Constructed/Renovated	1934-1936	
Building Size	465 SF (estimated)	
Number of Stories	One	
S ste	*escription*	*Con ition*
Structure	Conventional wood frame structure with slab-on grade foundation	Good
Façade	Stone veneer with wood windows	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Unfinished Floors: Unfinished Ceilings: Exposed/unfinished	Fair
Elevators	None	--
Plumbing	None	--
HVAC	None	--
Fire Suppression	None	--

Garage: Systems Summary

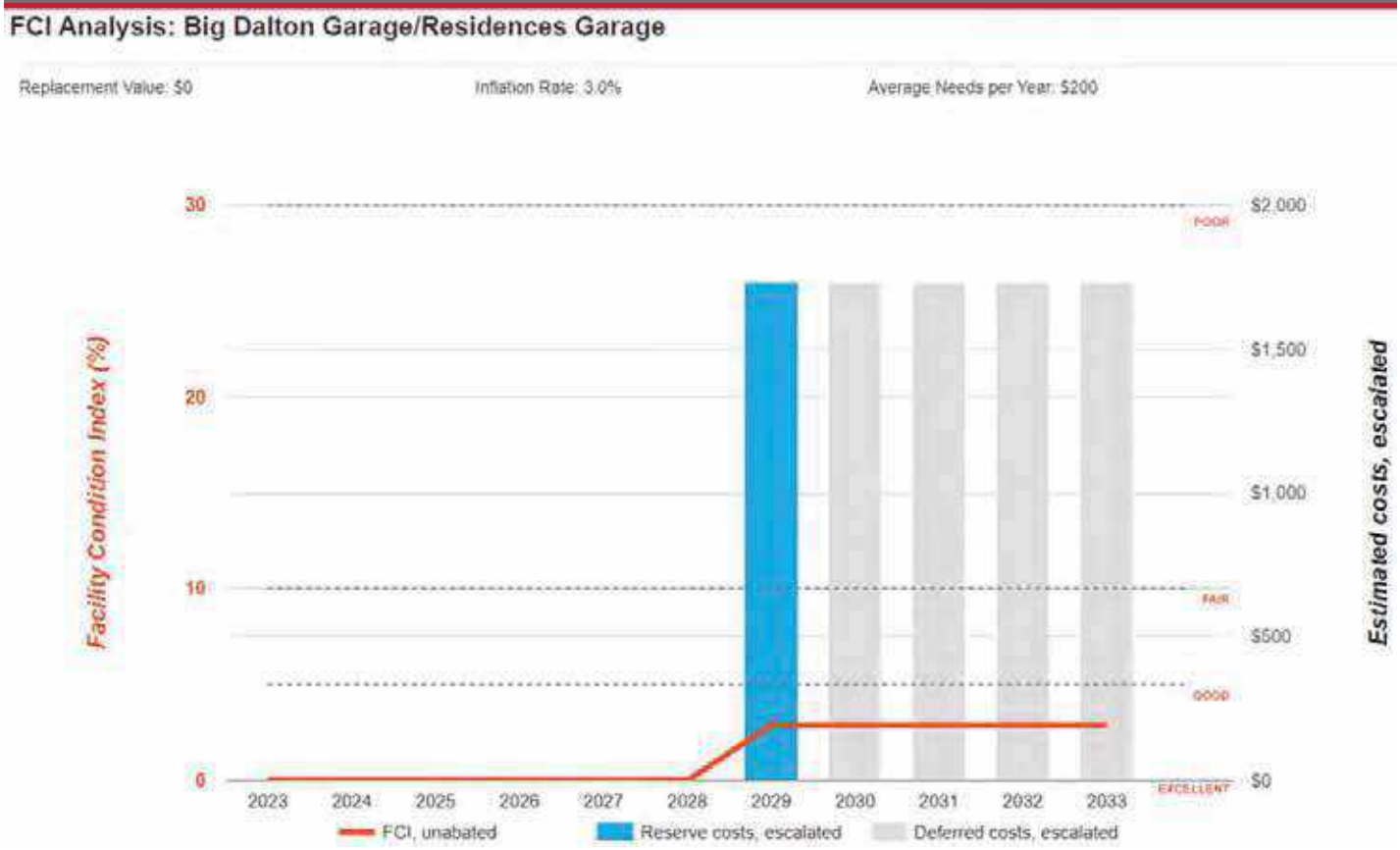
Electrical	Source & Distribution: Fed from Residence 1 Interior Lighting: LED Emergency: None	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	No key issues observed	

Garage: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	-	$8,100	$8,100
Roofing	-	-	-	-	$4,800	$4,800
Electrical	-	-	-	$1,700	$3,000	$4,800
TOTALS (3% inflation)	**-**	**-**	**-**	**$1,700**	**$15,900**	**$17,600**

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

Needs by Year with Unaddressed FCI Over Time



3. Residence 1





Residence 1: Systems Summary

Address	1803 Big Dalton Canyon Road, Glendora, California 91741	
Constructed/Renovated	1934-1936	
Building Size	1,236 SF (estimated)	
Number of Stories	Two	
S ste	*escription*	*Con ition*
Structure	Conventional wood frame structure with concrete basement walls and slab-on grade foundation	Good
Façade	Stone veneer with wood windows	Fair
Roof	Gable construction with clay/concrete tiles	Fair
Interiors	Walls: Painted gypsum board, ceramic tile, wood panel Floors: Viny Sheeting, wood strip Ceilings: Painted gypsum board	Poor
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Propane-fired water heater with integral tank Toilet and sink in the restroom	Fair
HVAC	Individual propane heater	Fair
Fire Suppression	Fire extinguishers only	Fair

Residence 1: Systems Summary

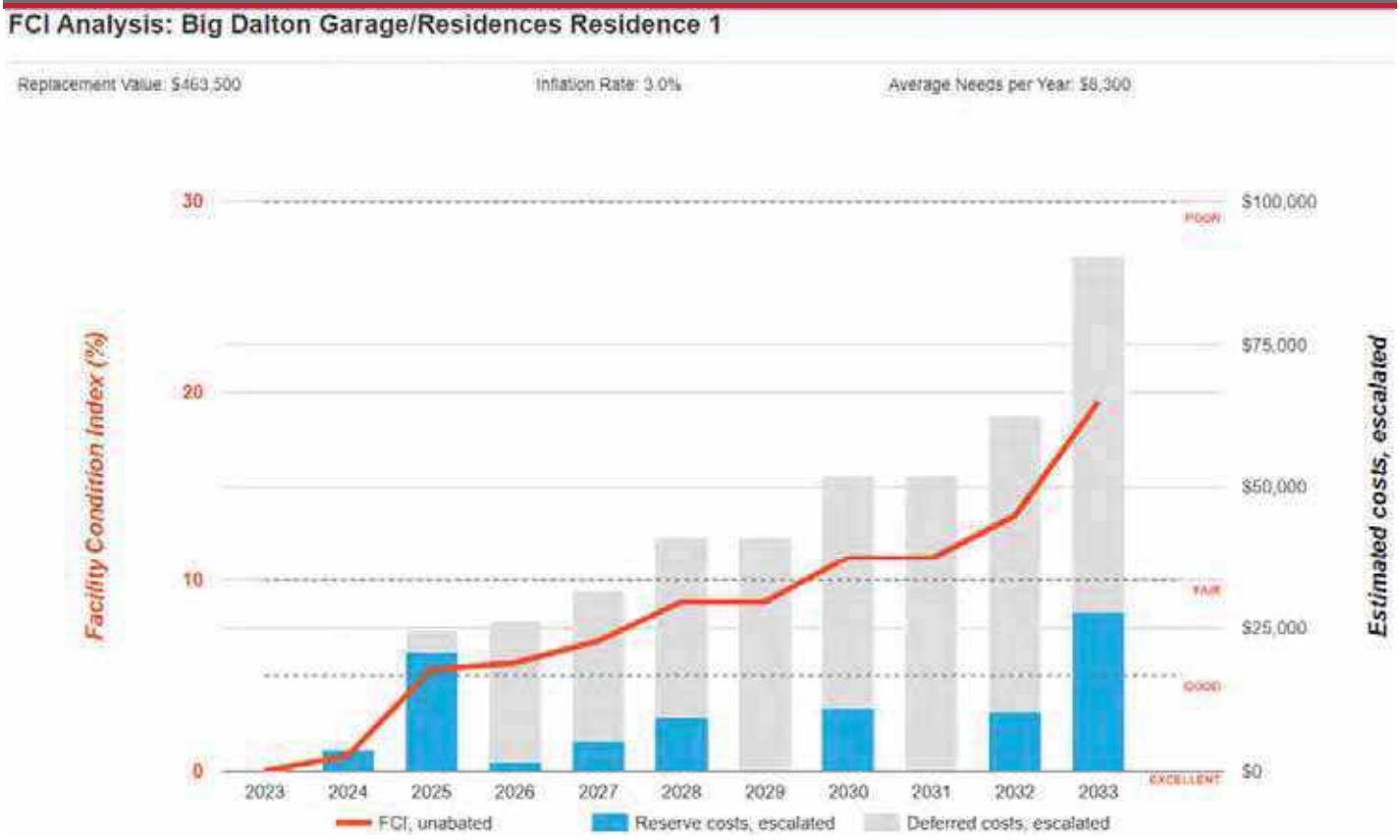
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Incandescent and CFL Emergency: None	Fair
Fire Alarm	Smoke detectors only	Fair
Equipment/Special	None	--
Accessibility	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended.	
Key Issues and Findings	Stained and cracked floors	

Residence 1: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	-	$17,600	$7,300	$24,900
Roofing	-	-	-	-	-	-
Interiors	-	$24,700	$13,400	-	$34,400	$72,400
Plumbing	-	-	$3,100	$7,500	$23,400	$33,900
HVAC	-	-	-	$2,100	$12,700	$14,900
Electrical	-	-	-	$15,300	-	$15,300
Equipment & Furnishings	-	-	-	$6,700	-	$6,700
Site Utilities	-	-	-	-	$2,800	$2,800
TOTALS (3% inflation)	**-**	**$24,700**	**$16,400**	**$49,200**	**$80,600**	**$170,900**

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

Needs by Year with Unaddressed FCI Over Time



4. Residence 2





Residence 2: Systems Summary

Address	1803 Big Dalton Canyon Road, Glendora, California 91741	
Constructed/Renovated	1934-1936	
Building Size	800 SF (estimated)	
Number of Stories	One	
S ste	*escription*	*Con ition*
Structure	Conventional wood frame structure with slab-on grade foundation	Good
Façade	Stone veneer with wood windows	Fair
Roof	Primary: Gable construction with asphalt shingles Secondary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board Floors: Viny Sheeting, wood strip Ceilings: Painted gypsum board	Poor
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Domestic hot water supplied from water heater in Residence 1 Toilet and sink in the restroom	Fair
HVAC	Individual propane heater	Fair
Fire Suppression	Fire extinguishers only	Fair

Residence 2: Systems Summary

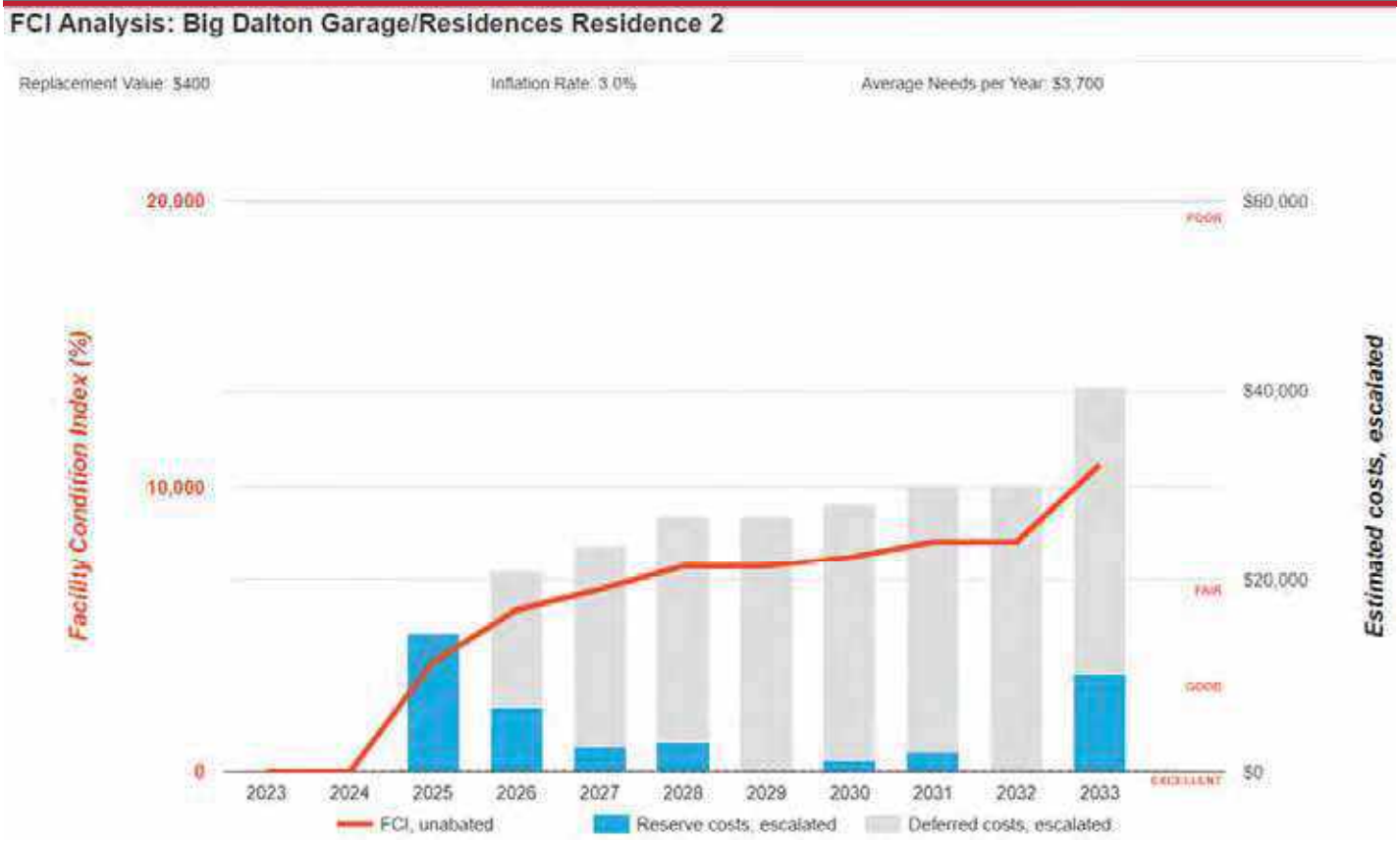
Electrical	Source & Distribution: Fed from Residence 1 Interior Lighting: Incandescent and CFL Emergency: None	Fair
Fire Alarm	Smoke detectors only	Fair
Equipment/Special	None	--
Accessibility	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended.	
Key Issues and Findings	Stained and cracked floors	

Residence 2: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	$1,300	$8,300	$9,600
Roofing	-	-	-	$10,200	-	$10,200
Interiors	-	$14,400	$5,400	-	$30,400	$50,100
Plumbing	-	-	$7,200	-	$23,000	$30,100
HVAC	-	-	-	$2,100	-	$2,100
Electrical	-	-	-	-	$8,800	$8,800
TOTALS (3% inflation)	**-**	**$14,400**	**$12,500**	**$13,500**	**$70,500**	**$110,900**

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

Needs by Year with Unaddressed FCI Over Time



5. Site Summary





Site Information

Lot Size	0.84 acres (estimated)	
Parking Spaces	Two total spaces in private garage	
S ste	*escription*	*Con ition*
Pavement/Flatwork	Asphalt driveway with areas of concrete pavement and stairs	Poor
Site Development	Property entrance signage	Good
Landscaping and Topography	Moderate landscaping features Irrigation present Severe site slopes along north-east boundary	Fair
Utilities	Municipal water and sewer Local utility-provided electric with local propane tanks	Fair
Site Lighting	Building-mounted: LED	Good
Ancillary Structures	None	--
Accessibility	Potential moderate/major issues have been identified associated with the site areas and a detailed accessibility study is recommended. See Appendix C.	
Key Issues and Findings	Asphalt pavement cracking, cracked pavement in patio	

Site: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
HVAC	-	-	-	-	$15,300	$15,300
Site Development	-	-	-	$4,800	$7,200	$12,000
Site Pavement	-	$11,100	-	$27,900	$7,900	$46,900
Accessibility	-	$11,500	-	-	-	$11,500
TOTALS (3% inflation)	**-**	**$22,600**	**-**	**$32,700**	**$30,400**	**$85,700**

6. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

7. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 1934-1936. The facility has not since been substantially renovated.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues were reported.

A detailed follow-up accessibility study is included as a recommendation because potential moderate to major issues were observed at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

8. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

9. Opinions of Probable Costs

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

Methodology

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

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

10. Energy Audit

The purpose of this Energy Audit is to provide Big Dalton Garage/Residences with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation, and special use areas. Where we anticipated significant losses, we utilized infrared thermographs to analyze heat loss across the envelope.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

11. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

The baseline utility consumption data for the proper has been developed by aggregating the consumption from one electric meter and one water meter.

Data Limitation:

No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Utilities Metering at Glance	
Number of electric meters observed	One
Number of domestic water meter observed	One

Average Utility Rates		
Electricity	Propane	Water & Sewer
Average Rate	Average Rate	Blended Rate
$0.30 /kWh	$3.5/Gal	$ 8.36/CCF

Electricity

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Propane

Local fuel provider supplies propane to the facility. The name of the provider was not disclosed during the assessment. The deliveries are made on an as-needed basis. The above-ground storage tanks are located at the west of the property and have a total rated capacity of approximately one thousand gallons.

The primary use of propane for space heating & domestic water heating only.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility. The billing for the water and sewer is monthly.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete energy benchmarking on receipt of the actual data from the client.

End Use Energy Distribution

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, end-use energy distribution can be evaluated at this time.

12. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Big Dalton Garage/Residences. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated two Energy Conservation Measures (ECMs) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

The following table summarizes the recommended ECMs in terms of description, investment cost, energy consumption reduction, and cost savings.

Recommended Non-Renewable Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$ 750 *n Current ollars*
Estimated Annual Cost Savings Related to ECMs	$1,085 *n Current ollars*
Net Effective ECM Payback	0.69 years

Key Metrics to Benchmark the Subject Property's Energy Usage Profile

- Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.
- Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.
- Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.
- Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees, and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

Energy Conservation Measures Screening:

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified two Energy Conservation Measures (ECM) for this property.

List of Recommended Energy Conservation Measures For Big Dalton Garage/Residences

		Description of ECM	Location	Labor Cost	Material Cost	Projected Initial Investment (a)	Utility Company Incentive (b)	Net Projected Initial Investment C=(a-b)	Estimated Annual Energy & Water Savings: Propane	Electricity	Demand Reduction	Water	Total Energy Savings	Total Green House Gas Savings	Estimated Utility Cost Savings	Estimated Annual O&M Savings	Total Estimated Annual Cost Savings	Simple Payback	S.I.R.	Life Cycle Savings	Expected Useful Life (EUL)
				($)	($)	($)	($)	($)	(Gallons)	(kWh)	(kW)	(kGal)	(Mmbtu)	(MtCO2e/Yr)	($)	($)	($)	(Yrs.)		($)	(Yrs.)
1	Title	Upgrade Interior Lighting to LED	Location: Building Interior - Big Dalton Garage/Residences	$184	$246	$430	$0	$430	0	3,026	0	0	10	0.68	$903	$171	$1,074	0.40	29.80	$12,368	15.00
	Attribute	Replace CFL (3x) fixture/refit (3x)																			
2	Title	Install Low Flow Faucet Aerators	Location: Bathrooms and Kitchen	$195	$96	$222	$0	$222	-22	0	0	5	2	0.13	$78	$0	$182	1.68	5.57	$994	10.00
	Attribute	Replace 1x 2GPM rated kitchen faucets with 1GPM WaterSense certified faucets. Replace 2x 2GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators																			
		Totals for No/Low Cost Items		$379	$343	$652	$0	$652	23	3,026	0	5	5	0.81	$981	$171	$1,256	0.54			
		Total For Capital Cost		$0	$0	$0	$0	$0	0	0	0	0	0	0.00	$0	$0	$0	0.00			
		Interactive Savings Discount @ 10%							-2	-303	0	0	0	-0.08	-$98	-$17	-$121				
		Total Contingency Expense @ 15%				$98		$98													
Total for Improvements						$750	$0	$750	20	2,723	0	5	4	0.73	$882	$154	$1,085	0.69			

13. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property. These actions will ensure that the energy conservation measures identified in this report will remain effective. The following general recommendations should be continued or implemented.

Building Envelope

1. Ensure that the building envelope has proper caulking and weather stripping.
2. Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
3. Inspect building vents semiannually for bird infestation
4. Inspect windows monthly for damaged panes and failed thermal seals

Heating

1. Temperature settings to be reduced in unoccupied areas.

Central Domestic Hot Water

1. Never place gas fired water heaters adjacent to return vents so as to prevent flame roll outs
2. Ensure the circulation system is on timer to reduce the losses through re-circulation
3. Ensure all hot water pipes are insulated with fiberglass insulation at all times
4. Replacement water heater should have Energy Factor (EF)>0.9
5. Tank-type water heaters flushed annually.

Lighting

1. Utilize bi-level lighting controls in stairwells and hallways.
2. Use energy efficient replacement lamps (LEDs)
3. Clean lighting fixture reflective surfaces and translucent covers.
4. Ensure that timers and/or photocells are operating correctly on exterior lighting
5. Use occupancy sensors for rooms with infrequent occupancy

Existing Equipment and Replacements

1. Ensure that refrigerator doors close and seal correctly

14. Certification

Big Dalton Garage/Residences (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of 1803 Big Dalton Canyon Road, Glendora, California 91741 the “Property”. It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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15. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Lighting System Schedule
Appendix J: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview



1 - RESIDENCE 1 - FRONT ELEVATION



2 - RESIDENCE 1 -LEFT ELEVATION



3 - RESIDENCE 1 - REAR ELEVATION



4 - RESIDENCE 1 - RIGHT ELEVATION



5 - RESIDENCE 2 (OR) MASTER RETREAT OVERVIEW



6 - GARAGE - FRONT ELEVATION

Photographic Overview



7 - GARAGE - RIGHT ELEVATION



8 - GARAGE - LEFT ELEVATION



9 - GARAGE - REAR ELEVATION



10 – RESIDENCE KITCHEN OVERVIEW



11 - RESIDENCE BASEMENT OVERVIEW



12 - GARAGE INTERIOR OVERVIEW

Photographic Overview



13 - PROPANE FURNACE



14 - ELECTRIC FIREPLACE



15 - WATER HEATER FOR BOTH RESIDENCES



16 - TOILET AND BATHTUB



17 - ELECTRICAL DISTRIBUTION PANEL



18 - FIRE EXTINGUISHER

Photographic Overview



19 - PROPANE TANK



20 - ASPHALT PAVED DRIVEWAY



21 - IRRIGATION CONTROL VALVE



22 - RETAINING WALL



23 - BUILDING MOUNTED LED LIGHT



24 – MONUMENT SIGNAGE

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-017.379	Big Dalton Garage/Residences
Source	**On-Site Date**
Google	December 19, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Big Dalton Garage/Residences

Name of person completing form: Hugo Soltero

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: 11/6/2023

Phone Number:

Method of Completion: DURING - verbally completed during assessment

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

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

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

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



Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Big Dalton Garage/Residences

BV Project Number: 158691.23R000-017.379

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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



2ND PATHWAY

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?		X		Access is either by stairwells or a by a highly sloped and significantly cracked pathway which can cause serious trip hazards. Hence Complete reconfiguration is recommended.
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?		X		
3	Are curb ramps present at transitions through raised curbs on all accessible routes?			X	
4	Do curb ramps appear to have compliant slopes for all components ?			X	
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	

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

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



ADDITIONAL ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

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

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

Abbreviated Accessibility Checklist

Public Restrooms



SINK, FAUCET HANDLES AND ACCESSORIES



TOILET STALL OVERVIEW

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

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

Appendix E:
Component Condition Report

Component Condition Report | Big Dalton Garage/Residences / Residence 1

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Building exterior	Fair	Stairs, Concrete, Exterior	1,100 SF	30	7179711
Facade						
B2020	Building Exterior	Fair	Window, Wood, up to 15 SF	11	10	7179659
B2050	Building Exterior	Good	Exterior Door, Wood, Solid-Core	4	19	7179695
Roofing						
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	1,815 SF	30	7179688
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	4	20	7179704
C2010	Throughout building	Fair	Wall Finishes, Wood Paneling, Refinish	1,100 SF	5	7179669
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	674 SF	3	7179674
C2010	Restroom	Fair	Wall Finishes, Ceramic Tile	80 SF	11	7179687
C2030	Throughout building	Poor	Flooring, Vinyl Sheeting	356 SF	1	7179662
C2030	Throughout building	Poor	Flooring, Wood, Strip	880 SF	2	7179700
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,236 SF	4	7179660
Plumbing						
D2010	Restroom	Fair	Sink/Lavatory, Drop-In Style, Enameled Steel	1	5	7338767
D2010	Restroom	Fair	Tub, Enameled Steel	1	10	7179668
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (includes fixtures)	1,236 SF	13	7179716
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	12	7179702
D2010	Restroom	Fair	Toilet, Residential Water Closet	1	4	7179712
D2010	Basement	Fair	Water Heater, Gas, Residential, 30 to 50 GAL [No tag found]	1	9	7179667
D2010	Throughout building	Fair	Sink/Lavatory, Service Sink, Laundry	1	12	7179663
HVAC						
D3020	Throughout building	Fair	Fireplace, 4 kW	1	15	7179666
D3020	Living area	Fair	Wall Heater, Propane, Residential [No tag found]	1	9	7179673
Electrical						
D5020	Throughout building	Fair	Distribution Panel, 120/240 V, 400 AMP	1	7	7179677
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,236 SF	21	7181441
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	1,236 SF	10	7179675
Equipment & Furnishings						
E2010	Residence 1	Fair	Casework, Cabinetry, Hardwood Standard	10 LF	9	7179706
E2010	Residence 1	Fair	Casework, Countertop, Plastic Laminate	10 LF	7	7179672
Sitework						
G4050	Residence 1	Good	Exterior Site Lighting, Wall Pack, any type w/ LED, 13 to 26 W	3	15	7179686

Component Condition Report | Big Dalton Garage/Residences / Garage

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, Stone	260 SF	38	7179718
B2020	Building Exterior	Good	Window, Wood, up to 15 SF	2	22	7179683
B2050	Building Exterior	Good	Exterior Door, Wood, Solid-Core	1	20	7179692
B2050	Building Exterior	Fair	Overhead/Dock Door, Wood, 12'x12' (144 SF)	1	11	7179685
Roofing						
B3010	Garage	Good	Roofing, Asphalt Shingle, 20-Year Standard	550 SF	15	7179680
Electrical						
D5030	Garage	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	465 SF	19	7179661
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	465 SF	6	7179714

Component Condition Report | Big Dalton Garage/Residences / Residence 2

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Fair	Window, Wood, up to 15 SF	4	19	7179676
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	1	7	7179670
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	300 SF	10	7179709
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	550 SF	10	7179705
Interiors						
C1030	Residence 2	Fair	Interior Door, Wood, Solid-Core	2	19	7179694
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	1,100 SF	3	7179697
C2030	Throughout building	Poor	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	700 SF	2	7179679
C2030	Restroom	Poor	Flooring, Vinyl Sheeting	100 SF	2	7179710
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	800 SF	4	7179691
Plumbing						
D2010	Restroom	Fair	Sink/Lavatory, Drop-In Style, Enameled Steel	1	5	7338766
D2010	Restroom	Fair	Tub, Enameled Steel	1	3	7179658
D2010	Restroom	Fair	Toilet, Residential Water Closet	1	5	7338765
D2010	Basement	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures) [No tag found*]	800 SF	19	7179708
HVAC						
D3020	Bedroom	Fair	Wall Heater, Propane, Residential [No data plate found]	1	8	7179693
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	800 SF	20	7179678
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	800 SF	11	7179715

Component Condition Report | Big Dalton Garage/Residences / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
HVAC						
D3010	Site	Fair	Storage Tank, Fuel, Interior	1	15	7179707
Pedestrian Plazas & Walkways						
G2010	Site- Roadways	Poor	Roadways, Pavement, Asphalt, Seal & Stripe	3,857 SF	2	7179717
G2010	Site- Roadways	Fair	Roadways, Pavement, Asphalt, Mill & Overlay	3,857 SF	7	7179671
G2030	Courtyard	Poor	Sidewalk, Concrete, Large Areas	606 SF	1	7179689
Sitework						
G2060	Site	Good	Signage, Property, Monument, Replace/Install	1	16	7179665
G2060	Site	Good	Retaining Wall, Brick/Stone	190 SF	30	7179681
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	2,400 SF	10	7179719
Accessibility						
Y1090	Building exterior and interior	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	1	7338288

Appendix F:
Replacement Reserves

Replacement Reserves Report



2/13/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Big Dalton Garage/Residences	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0		
Big Dalton Garage/Residences / Garage	$0	$0	$0	$0	$0	$0	$1,735	$0	$0	$0	$0	$6,178	$0	$0	$0	$4,844	$0	$0	$0	$3,033	$1,881	**$17,670**
Big Dalton Garage/Residences / Residence 1	$0	$3,819	$20,834	$1,644	$5,311	$9,486	$0	$10,978	$0	$10,482	$27,782	$2,965	$4,454	$21,111	$5,563	$25,727	$5,949	$0	$0	$7,304	$7,523	**$170,933**
Big Dalton Garage/Residences / Residence 2	$0	$0	$14,363	$6,746	$2,679	$3,104	$0	$1,281	$2,073	$0	$10,177	$3,460	$17,817	$3,605	$3,600	$0	$0	$1,721	$0	$34,956	$5,374	**$110,957**
Big Dalton Garage/Residences / Site	$0	$19,850	$2,739	$0	$0	$0	$0	$27,876	$0	$0	$4,798	$0	$3,681	$0	$0	$15,297	$7,162	$4,268	$0	$0	$0	**$85,672**
Grand Total	**$0**	**$23,668**	**$37,935**	**$8,390**	**$7,990**	**$12,590**	**$1,735**	**$40,134**	**$2,073**	**$10,482**	**$42,757**	**$12,603**	**$25,953**	**$24,716**	**$9,163**	**$45,869**	**$13,111**	**$5,989**	**$0**	**$45,293**	**$14,778**	**$385,232**

Big Dalton Garage/Residences

Big Dalton Garage/Residences / Garage

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2050	Building Exterior	7179692	Exterior Door, Wood, Solid-Core, Replace	25	5	20	1	EA	$700.00	$1,041.39	$1,041																					$1,041	**$1,041**
B2050	Building Exterior	7179685	Overhead/Dock Door, Wood, 12'x12' (144 SF), Replace	30	19	11	1	EA	$3,000.00	$4,463.10	$4,463												$4,463										**$4,463**
B3010	Garage	7179680	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	5	15	550	SF	$3.80	$5.65	$3,109																$3,109						**$3,109**
D5030	Garage	7179661	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	21	19	465	SF	$2.50	$3.72	$1,729																				$1,729		**$1,729**
D5040	Throughout building	7179714	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	14	6	465	SF	$2.10	$3.12	$1,453							$1,453														**$1,453**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,453**	**$0**	**$0**	**$0**	**$0**	**$4,463**	**$0**	**$0**	**$0**	**$3,109**	**$0**	**$0**	**$0**	**$1,729**	**$1,041**	**$11,796**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,735**	**$0**	**$0**	**$0**	**$0**	**$6,178**	**$0**	**$0**	**$0**	**$4,844**	**$0**	**$0**	**$0**	**$3,033**	**$1,881**	**$17,670**

Big Dalton Garage/Residences / Residence 1

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2020	Building Exterior	7179659	Window, Wood, up to 15 SF, Replace	30	20	10	11	EA	$800.00	$1,190.16	$13,092											$13,092											**$13,092**
B2050	Building Exterior	7179695	Exterior Door, Wood, Solid-Core, Replace	25	6	19	4	EA	$700.00	$1,041.39	$4,166																					$4,166		**$4,166**
C1030	Throughout building	7179704	Interior Door, Wood, Solid-Core, Replace	40	20	20	4	EA	$700.00	$1,041.39	$4,166																						$4,166	**$4,166**
C2010	Restroom	7179687	Wall Finishes, Ceramic Tile, Replace	40	29	11	80	SF	$18.00	$26.78	$2,142												$2,142										**$2,142**
C2010	Throughout building	7179669	Wall Finishes, Wood Paneling, Refinish	10	5	5	1100	SF	$4.00	$5.95	$6,546						$6,546										$6,546						**$13,092**
C2010	Throughout building	7179674	Wall Finishes, any surface, Prep & Paint	10	7	3	674	SF	$1.50	$2.23	$1,504				$1,504										$1,504								**$3,008**
C2030	Throughout building	7179700	Flooring, Wood, Strip, Replace	30	28	2	880	SF	$15.00	$22.32	$19,638			$19,638																			**$19,638**
C2030	Throughout building	7179662	Flooring, Vinyl Sheeting, Replace	15	14	1	356	SF	$7.00	$10.41	$3,707		$3,707															$3,707					**$7,415**
C2050	Throughout building	7179660	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	1236	SF	$2.00	$2.98	$3,678					$3,678										$3,678							**$7,355**
D2010	Basement	7179667	Water Heater, Gas, Residential, 30 to 50 GAL, Replace	15	6	9	1	EA	$1,300.00	$1,934.01	$1,934										$1,934												**$1,934**
D2010	Throughout building	7179716	Plumbing System, Supply & Sanitary, Low Density (includes fixtures), Replace	40	27	13	1236	SF	$7.00	$10.41	$12,872														$12,872								**$12,872**
D2010	Restroom	7179712	Toilet, Residential Water Closet, Replace	30	26	4	1	EA	$700.00	$1,041.39	$1,041					$1,041																	**$1,041**
D2010	Restroom	7338767	Sink/Lavatory, Drop-In Style, Enameled Steel, Replace	30	25	5	1	EA	$1,100.00	$1,636.47	$1,636						$1,636																**$1,636**
D2010	Restroom	7179668	Tub, Enameled Steel, Replace	20	10	10	1	EA	$2,500.00	$3,719.25	$3,719											$3,719											**$3,719**
D2010	Kitchen	7179702	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	18	12	1	EA	$1,200.00	$1,785.24	$1,785													$1,785									**$1,785**
D2010	Throughout building	7179663	Sink/Lavatory, Service Sink, Laundry, Replace	30	18	12	1	EA	$900.00	$1,338.93	$1,339													$1,339									**$1,339**
D3020	Living area	7179673	Wall Heater, Propane, Residential, Replace	20	11	9	1	EA	$1,100.00	$1,636.47	$1,636										$1,636												**$1,636**
D3020	Throughout building	7179666	Fireplace, 4 kW, Replace	30	15	15	1	EA	$5,500.00	$8,182.35	$8,182																$8,182						**$8,182**
D5020	Throughout building	7179677	Distribution Panel, 120/240 V, 400 AMP, Replace	30	23	7	1	EA	$5,500.00	$8,182.35	$8,182								$8,182														**$8,182**
D5040	Throughout building	7179675	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	1236	SF	$2.10	$3.12	$3,861											$3,861											**$3,861**
E2010	Residence 1	7179672	Casework, Countertop, Plastic Laminate, Replace	15	8	7	10	LF	$50.00	$74.39	$744								$744														**$744**
E2010	Residence 1	7179706	Casework, Cabinetry, Hardwood Standard, Replace	20	11	9	10	LF	$300.00	$446.31	$4,463										$4,463												**$4,463**
G4050	Residence 1	7179686	Exterior Site Lighting, Wall Pack, any type w/ LED, 13 to 26 W, Replace	20	5	15	3	EA	$400.00	$595.08	$1,785																$1,785						**$1,785**
Totals, Unescalated												**$0**	**$3,707**	**$19,638**	**$1,504**	**$4,719**	**$8,182**	**$0**	**$8,926**	**$0**	**$8,034**	**$20,672**	**$2,142**	**$3,124**	**$14,376**	**$3,678**	**$16,513**	**$3,707**	**$0**	**$0**	**$4,166**	**$4,166**	**$127,254**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$3,819**	**$20,834**	**$1,644**	**$5,311**	**$9,486**	**$0**	**$10,978**	**$0**	**$10,482**	**$27,782**	**$2,965**	**$4,454**	**$21,111**	**$5,563**	**$25,727**	**$5,949**	**$0**	**$0**	**$7,304**	**$7,523**	**$170,933**

Big Dalton Garage/Residences / Residence 2

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2020	Building Exterior	7179676	Window, Wood, up to 15 SF, Replace	30	11	19	4	EA	$800.00	$1,190.16	$4,761																				$4,761		**$4,761**
B2050	Building Exterior	7179670	Exterior Door, Wood, Solid-Core, Replace	25	18	7	1	EA	$700.00	$1,041.39	$1,041								$1,041														**$1,041**
B3010	Roof	7179705	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	10	10	550	SF	$3.80	$5.65	$3,109											$3,109											**$3,109**

Replacement Reserves Report



2/13/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B3010	Roof	7179709	Roofing, Modified Bitumen, Replace	20	10	10	300	SF	$10.00	$14.88	$4,463											$4,463											**$4,463**
C1030	Residence 2	7179694	Interior Door, Wood, Solid-Core, Replace	40	21	19	2	EA	$700.00	$1,041.39	$2,083																				$2,083		**$2,083**
C2010	Throughout building	7179697	Wall Finishes, any surface, Prep & Paint	10	7	3	1100	SF	$1.50	$2.23	$2,455				$2,455										$2,455								**$4,909**
C2030	Throughout building	7179679	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	8	2	700	SF	$12.00	$17.85	$12,497			$12,497										$12,497									**$24,993**
C2030	Restroom	7179710	Flooring, Vinyl Sheeting, Replace	15	13	2	100	SF	$7.00	$10.41	$1,041			$1,041															$1,041				**$2,083**
C2050	Throughout building	7179691	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	800	SF	$2.00	$2.98	$2,380					$2,380										$2,380								**$4,761**
D2010	Basement	7179708	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	21	19	800	SF	$11.00	$16.36	$13,092																				$13,092		**$13,092**
D2010	Restroom	7179658	Tub, Enameled Steel, Replace	20	17	3	1	EA	$2,500.00	$3,719.25	$3,719				$3,719																		**$3,719**
D2010	Restroom	7338765	Toilet, Residential Water Closet, Replace	30	25	5	1	EA	$700.00	$1,041.39	$1,041						$1,041																**$1,041**
D2010	Restroom	7338766	Sink/Lavatory, Drop-In Style, Enameled Steel, Replace	30	25	5	1	EA	$1,100.00	$1,636.47	$1,636						$1,636																**$1,636**
D3020	Bedroom	7179693	Wall Heater, Propane, Residential, Replace	20	12	8	1	EA	$1,100.00	$1,636.47	$1,636									$1,636													**$1,636**
D5030	Throughout building	7179678	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	800	SF	$2.50	$3.72	$2,975																					$2,975	**$2,975**
D5040	Throughout building	7179715	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	9	11	800	SF	$2.10	$3.12	$2,499												$2,499										**$2,499**
Totals, Unescalated												**$0**	**$0**	**$13,538**	**$6,174**	**$2,380**	**$2,678**	**$0**	**$1,041**	**$1,636**	**$0**	**$7,572**	**$2,499**	**$12,497**	**$2,455**	**$2,380**	**$0**	**$0**	**$1,041**	**$0**	**$19,935**	**$2,975**	**$78,803**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$14,363**	**$6,746**	**$2,679**	**$3,104**	**$0**	**$1,281**	**$2,073**	**$0**	**$10,177**	**$3,460**	**$17,817**	**$3,605**	**$3,600**	**$0**	**$0**	**$1,721**	**$0**	**$34,956**	**$5,374**	**$110,957**

Big Dalton Garage/Residences / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D3010	Site	7179707	Storage Tank, Fuel, Interior, Replace	25	10	15	1	EA	$6,600.00	$9,818.82	$9,819																$9,819						**$9,819**
G2010	Site- Roadways	7179717	Roadways, Pavement, Asphalt, Seal & Stripe	5	3	2	3857	SF	$0.45	$0.67	$2,582			$2,582					$2,582					$2,582					$2,582				**$10,329**
G2010	Site- Roadways	7179671	Roadways, Pavement, Asphalt, Mill & Overlay	25	18	7	3857	SF	$3.50	$5.21	$20,083								$20,083														**$20,083**
G2030	Courtyard	7179689	Sidewalk, Concrete, Large Areas, Replace	50	49	1	606	SF	$9.00	$13.39	$8,114		$8,114																				**$8,114**
G2060	Site	7179665	Signage, Property, Monument, Replace/Install	20	4	16	1	EA	$3,000.00	$4,463.10	$4,463																	$4,463					**$4,463**
G2080	Site	7179719	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	10	10	2400	SF	$1.00	$1.49	$3,570											$3,570											**$3,570**
Y1090	Building exterior and interior	7338288	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	-1	1	1	EA	$7,500.00	$11,157.75	$11,158		$11,158																				**$11,158**
Totals, Unescalated												**$0**	**$19,272**	**$2,582**	**$0**	**$0**	**$0**	**$0**	**$22,665**	**$0**	**$0**	**$3,570**	**$0**	**$2,582**	**$0**	**$0**	**$9,819**	**$4,463**	**$2,582**	**$0**	**$0**	**$0**	**$67,536**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$19,850**	**$2,739**	**$0**	**$0**	**$0**	**$0**	**$27,876**	**$0**	**$0**	**$4,798**	**$0**	**$3,681**	**$0**	**$0**	**$15,297**	**$7,162**	**$4,268**	**$0**	**$0**	**$0**	**$85,672**

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7179667	D2010	**Water Heater** [No tag found]	Gas, Residential, 30 to 50 GAL	50 GAL	Big Dalton Garage/Residences / Residence 1	Basement	Rheem	XP50T 12HE36U0	M181712767	2017	002592	

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7179707	D3010	**Storage Tank**	Fuel, Interior	501 - 1000 GAL	Big Dalton Garage/Residences / Site	Site	Inaccessible	Inaccessible	Inaccessible			
2	7179666	D3020	**Fireplace**	4 kW	4 KW	Big Dalton Garage/Residences / Residence 1	Throughout building						
3	7179693	D3020	**Wall Heater** [No data plate found]	Propane, Residential	45 MBH	Big Dalton Garage/Residences / Residence 2	Bedroom	No dataplate	No dataplate	No dataplate			
4	7179673	D3020	**Wall Heater** [No tag found]	Propane, Residential	45 MBH	Big Dalton Garage/Residences / Residence 1	Living area	Inaccessible	Inaccessible	Inaccessible		002591	

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7179677	D5020	**Distribution Panel**	120/240 V, 400 AMP		Big Dalton Garage/Residences / Residence 1	Throughout building					002568	

Appendix H:
Energy Conservation Measures Calculations

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IC	Upgrade Interior Lighting to LED
EAL10	Location: Building Interior - Big Dalton Garage/Residences
Attributes:	Replace CFL (3x) Incan/H/MR (5x)

	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
Upgrade Lighting to LED	9	8	21	3,026	90 . 3	1 0.88

Existing Technology	Sub-Technology	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
CFL	CFL - 2 Pin	0	0	0	0	0	0
CFL	CFL - Pin	3	3	3	2 8	83	16
CFL	CFL - Screw-in	0	0	0	0	0	0
Circiline	T9	0	0	0	0	0	0
Incan/H/MR	H	0	0	0	0	0	0
Incan/H/MR	Incan	5	5	5	2, 8	82	155
Incan/H/MR	MR	0	0	0	0	0	0
HID	HPS	0	0	0	0	0	0
HID	MH	0	0	0	0	0	0
HID	M	0	0	0	0	0	0
HID	L	0	0	0	0	0	0
Linear Fluorescent	T8	0	0	0	0	0	0
Linear Fluorescent	T12	0	0	0	0	0	0
Linear Fluorescent	T8 U	0	0	0	0	0	0
Linear Fluorescent	T12 U	0	0	0	0	0	0
Linear Fluorescent	T5	0	0	0	0	0	0
Linear Fluorescent	T6	0	0	0	0	0	0
Linear Fluorescent	T10	0	0	0	0	0	0

Proposed Controls	No. of Controls		No. of Controls
Photo Sensor	0	Ceiling Mounted	0
Wall Mounted	3		

Initial Investment			Equipment Rentals	
Material Cost	2 6. 6		Scissor Lift 26' - Interior Spaces	0.00
Labor Cost	183. 3		Bucket Truck - Exterior Spaces	0.00
Local Electric Rate	0.30	/kWh	Estimated Annual Energy Savings	3,026
			Estimated Demand Savings	0
Hourly Labor Rate For Electrician	2.05		Estimated Annual Energy Cost Savings	908
udgeted Initial Investment	30		Estimated Annual M Cost Savings	1 1
Estimated Return on Investment	0. 0	ears	Estimated Annual Cost Savings	1,0 9
(Including M Savings)				

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Appendix I:
Lighting System Schedule



Lighting Schedule - Existing

										Lamp Details				Fixture Details						Existing Consumption	
Line No.	Building Name	Interior/ Exterior	Floor	Space Type	Room No.	Additional Area Description	LUX	Control Quantity	Existing Control	Technology	Sub-Technology	Lamp Type	Total Lamps	Fixture Type	Linear Fluorescent Fixture Lens	Fixture Mounting	Fixture Quantity	24x7 Fixture Count	Fixture Height	Annual Hours	Existing Annual kWh
1	ig Dalton Garage/Residence	Interior	1	Living Area	Living area	Residence - 1	-	1	Light Switch	Incan/H/MR	Incan	I40-A19	1	Sconce Vertical	Clear Acrylic		1	No	≥ 9	8,736	349
2	ig Dalton Garage/Residences																				1,398
3	ig Dalton Garage/Residence	Interior	3	Room 2	Room 2	Residence 1	-	1	Light Switch	Incan/H/MR	Incan	I40-A19	4	Ceiling Fan Light Combo	Clear Acrylic		1	No	≥ 9	8,736	1,398
4	ig Dalton Garage/Residence	Interior	4	Kitchen	Kitchen	Kitchen	-	1	Light Switch	CFL	CFL - 4 Pin	2' CFL18	1	Flush Circular Ceiling Mount 10"	Clear Acrylic		1	No	≥ 9	1,560	28
5	ig Dalton Garage/Residence	Interior	5	Circulation-Hallway	Hallway	Hallway	-	1	Light Switch	CFL	CFL - 4 Pin	2' CFL18	1	Flush Circular Ceiling Mount 10"	Prism		1	No	≥ 9	8,736	157
6	ig Dalton Garage/Residence	Interior	6	Retreat Bedroom	Residence 2	Residence 2	-	1	Light Switch	CFL	CFL - 4 Pin	2' CFL18	2	Flush Circular Ceiling Mount 10"	Prism		1	No	≥ 9	8,736	314
7	ig Dalton Garage/Residence	Interior	7	Restroom - Private	Bathroom	Residence 1	-	1	Light Switch	Incan/H/MR	Incan	I15-A19	4	Vanity Direct	None		1	No	≥ 9	1,040	62
8	ig Dalton Garage/Residence	Interior	8	Restroom - Private	Bathroom	Residence 2	-	1	Light Switch	Incan/H/MR	Incan	I15-A19	4	Vanity Direct	None		1	No	≥ 9	1,040	62

Appendix J:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) **I**nvestment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepared for

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



Finkbiner Park Liberty House/Restrooms
181 North Cullen Avenue
Glendora, California 91741

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BV PROJECT #:
158691.23R000-018.379

DATE OF REPORT:
February 18, 2024

ON SITE DATE:
January 3, 2024

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Park Community Building and Restrooms
Number of Buildings	2
Main Address	181 North Cullen Avenue, Glendora, California 91741
Site Developed	2016
Current Occupants	Finkbiner Park Liberty House:50/Day (estimated) Finkbiner Park Restrooms: 200/Day (estimated)
Date(s) of Visit	January 3, 2023
Management Point of Contact	City of Glendora, Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Ryan Hacecky 626.672.6306
Assessment and Report Prepared By	Arezou Masoumi
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AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Liberty House and the adjacent restroom building are situated at the southeast corner of Finkbiner Park and were built in 2017. Liberty House serves as the hub for the Community Services Department, hosting educational and recreational activities for the youngest members of the community. The restroom building is accessible for all City events held at Finkbiner Park.

Architectural

No notable issues were identified regarding the façade and structural components within the building. The exterior wall features a harmonious combination of stucco and stone siding, with all architectural elements installed in 2017. The overall condition of the interior finishes is considered fair to good, and the interior construction is evidently well-maintained. Recommendations are limited to routine lifecycle replacements, with no significant costs anticipated in the immediate future.

Mechanical, Electrical, Plumbing and Fire (MEPF)

All MEPF components, installed in 2017, remain in their original state. The HVAC system within the Liberty House building consists of three Packaged Terminal Air Conditioner (PTAC) units. Hot water is supplied by an electric tankless water heater, and electricity is distributed through panels located in the utility room of each building. The fire suppression system is composed of a wet pipe system. In summary, all MEPF assets are currently assessed to be in fair condition, with no immediate need for replacements.

Site

The overall site maintenance is commendable, with landscaping and site improvements generally in fair and good condition.Aan asphalt drive adjacent to the right elevation of Liberty House and its concrete sidewalk apron have multiple cracks, and both the asphalt and concrete should be replaced.

Recommended Additional Studies

No additional studies are currently recommended.

Facility Condition Index (FCI)

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

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

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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Finkbiner Park Liberty House/Restrooms / Liberty House (2017)	$650	1,012	$657,800	0.0%	0.0%	1.8%	12.6%
Finkbiner Park Liberty House/Restrooms / Restrooms	$375	396	$148,500	0.0%	0.0%	2.7%	4.0%

Immediate Needs

No immediate needs were identified.

Key Findings



Sidewalks in Poor condition.

Concrete, Small Areas/Sections
Site Finkbiner Park Liberty House/Restrooms
Access drive apron-Next to the front elevation of liberty house

Uniformat Code: G2030
Recommendation: **Replace in 2025**

Priority Score: **85.8**

Plan Type: Performance/Integrity

Cost Estimate: $14,900

**$$$**$

The concrete drive aisle apron in the sidewalk adjacent to the front elevation of Liberty House has multiple cracks. Replacement of the affected concrete is recommended. - AssetCALC ID: 7206159



Access drive in Poor condition.

Pavement, Asphalt
Site Finkbiner Park Liberty House/Restrooms
Next to Front Elevation of Liberty House Park Area

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

Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: $5,200

**$$**$$

Asphalt has multiple cracks - AssetCALC ID: 7204852



Access drive in Poor condition.

Pavement, Asphalt
Site Finkbiner Park Liberty House/Restrooms
Liberty House Park Area

Uniformat Code: G2020
Recommendation: **Seal coat in 2024**

Priority Score: **84.9**

Plan Type: Performance/Integrity

Cost Estimate: $700

**$$**$$

Asphalt is deteriorated and does not show evidence of recent seal coat - AssetCALC ID: 7204853

2. Liberty House





Liberty House: Systems Summary

Address	181 North Cullen Avenue, Glendora, California 91741	
Constructed	2017	
Building Size	1,012 SF	
Number of Stories	1	
System	*Description*	*Condition*
Structure	Masonry bearing walls with assumed wood roof deck and framing, on concrete slab.	Good
Façade	Primary Wall Finish: Stucco and manufactured stone Windows: Vinyl	Good
Roof	Gable construction with metal finish	Good
Interiors	Walls: Painted and Ceramic tile Floors: LVT Ceilings: Painted	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Electric tankless water heaters Toilets (1.28 gpf), sinks with metered faucets, urinal in men's restroom.	Fair
HVAC	PTAC units Supplemental components: ductless	Fair

Liberty House: Systems Summary

Fire Suppression	Wet-pipe sprinkler system	Fair
Electrical	Source and Distribution: Panel with copper wiring Interior Lighting: LED	Fair
Fire Alarm	Alarms	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None	

Liberty House: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$3,100	-	$4,200	$7,300
Roofing	-	-	-	-	-	-
Interiors	-	-	$9,100	$14,300	$21,800	$45,200
Plumbing	-	-	-	$1,100	$43,900	$45,000
HVAC	-	-	-	$19,200	-	$19,200
Fire Protection	-	-	-	$2,200	-	$2,200
Electrical	-	-	-	$5,900	$4,600	$10,500
Equipment & Furnishings	-	-	-	$20,700	-	$20,700
Site Development	-	-	-	$3,600	-	$3,600
Site Utilities	-	-	-	$4,000	-	$4,000
TOTALS (3% inflation)	**-**	**-**	**$12,200**	**$71,000**	**$74,600**	**$157,800**

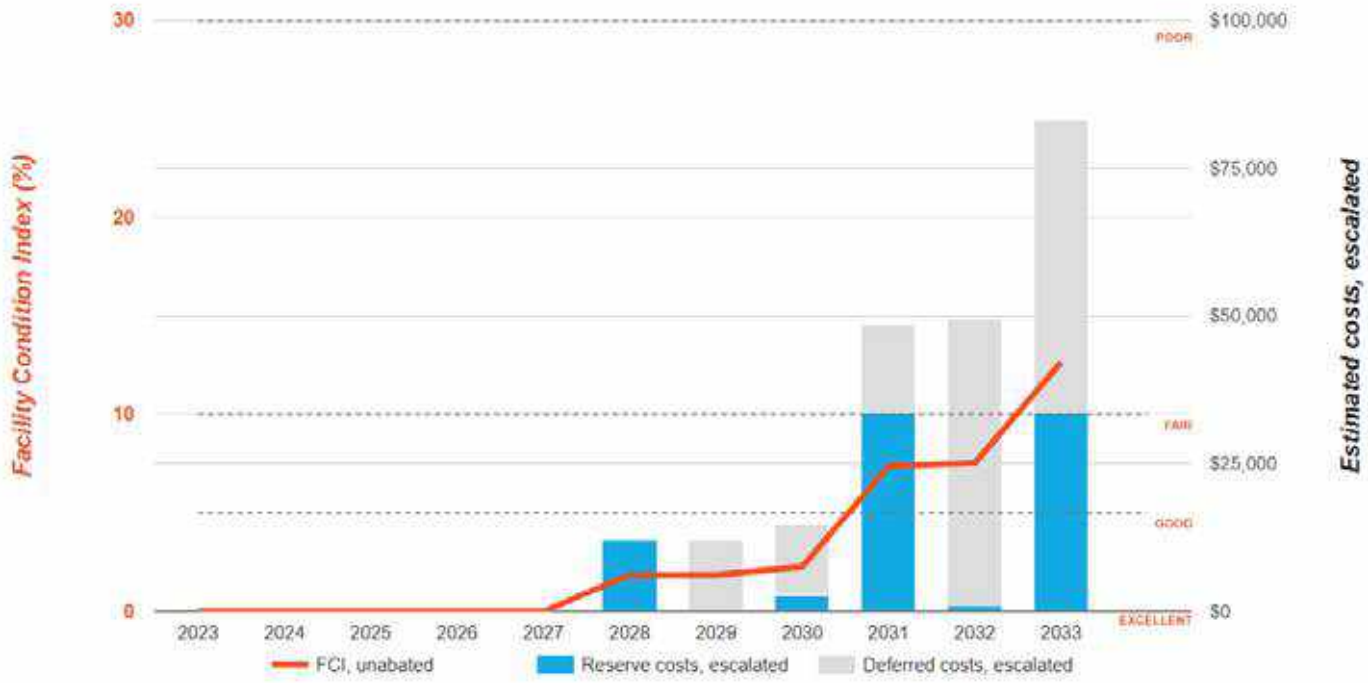
*Totals have been rounded to the nearest $100.

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Finkbiner Park Liberty House/Restrooms Liberty House

Replacement Value: $657,800 Inflation Rate: 3.0% Average Needs per Year: $7,600



3. Restroom Building





Restroom Building: Systems Summary

Address	181 North Cullen Avenue, Glendora, California 91741	
Constructed	2017	
Building Size	396 SF	
Number of Stories	1	
System	*Description*	*Condition*
Structure	Masonry bearing walls on concrete slab with wood roof	Good
Façade	Stucco and manufactured stone	Good
Roof	Gable construction with metal finish	Good
Interiors	Walls: Painted Floors: Unfinished Ceilings: Painted	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Electric tankless water heaters Vandal-proof toilets and sinks, metered faucets	Fair

Restroom Building: Systems Summary

HVAC	None	--
Fire Suppression	Wet-pipe sprinkler system	Good
Electrical	Source and Distribution: Panel with copper wiring Interior Lighting: LED	Fair
Fire Alarm	Alarms	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None	

Restroom Building: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$1,400	-	$8,300	$9,700
Roofing	-	-	-	-	-	-
Interiors	-	-	$2,600	-	$3,500	$6,000
Plumbing	-	-	-	$1,100	$22,700	$23,700
Fire Protection	-	-	-	$800	-	$800
Electrical	-	-	-	-	$4,600	$4,600
Site Development	-	-	-	-	$1,200	$1,200
TOTALS (3% inflation)	**-**	**-**	**$4,000**	**$1,900**	**$40,300**	**$46,200**

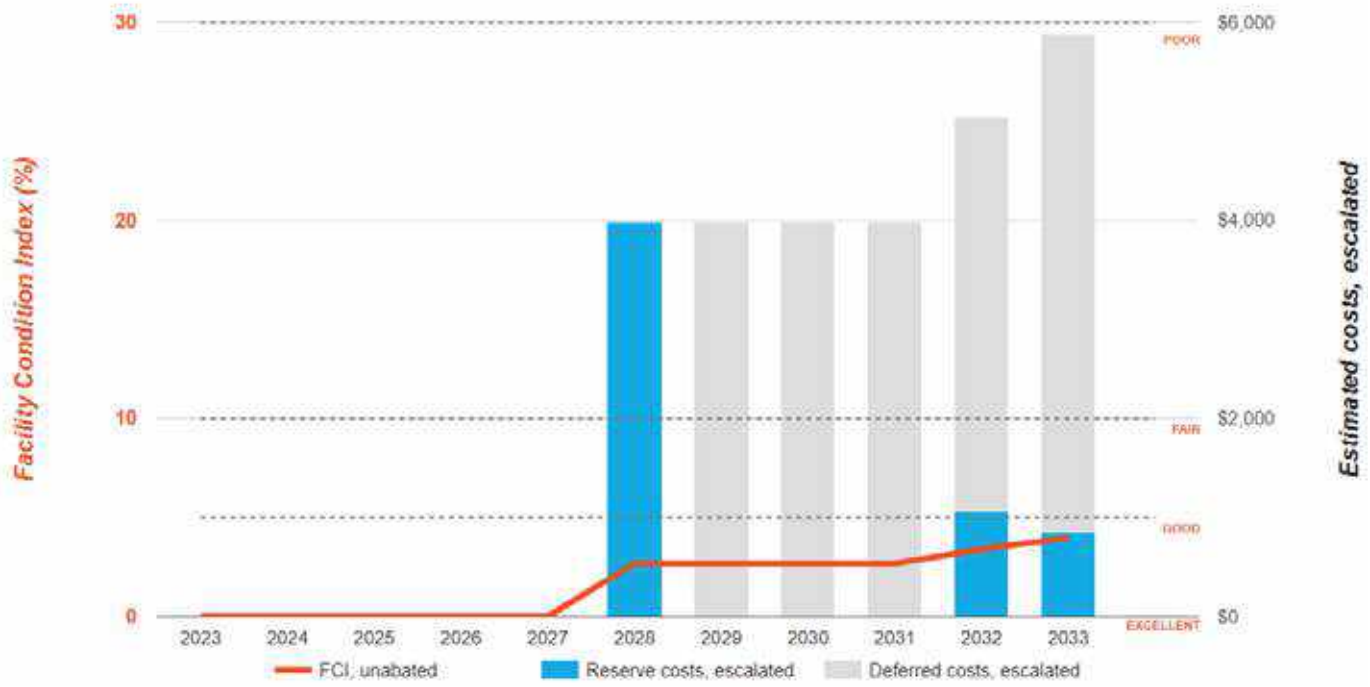
*Totals have been rounded to the nearest $100.

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

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Finkbiner Park Liberty House/Restrooms Restrooms

Replacement Value: $148,500 Inflation Rate: 3.0% Average Needs per Year: $600



4. Site Summary





Site Information

Lot Size	1 acre (estimated)	
Parking Spaces	None	
System	*Description*	*Condition*
Pavement/Flatwork	Asphalt lots with areas of concrete Concrete sidewalks, curbs and ramps	Poor Fair
Site Development	Building-mounted, Property entrance signage, fencing, and site lights Moderate Park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Heavy landscaping features Irrigation present Site is generally flat	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Fair
Site Lighting	Pole-mounted: metal halide	Fair
Ancillary Structures	Prefabricated storage sheds and shelter	Fair
Accessibility	No issues have been identified	
Key Issues and Findings	Sidewalk and pathway asphalt cracking	

Site: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	-	-	-	$2,800	$30,600	$33,400
Fire Protection	-	-	-	-	$25,100	$25,100
Special Construction & Demo	-	-	-	-	$9,000	$9,000
Site Development	-	-	$2,400	$22,900	$40,000	$65,300
Site Utilities	-	-	-	-	$41,200	$41,200
Site Pavement	-	$21,800	-	$800	$2,000	$24,600
TOTALS (3% inflation)	**-**	**$21,800**	**$2,400**	**$26,500**	**$147,700**	**$198,400**

*Totals have been rounded to the nearest $100.

5. Property Space Use and Observed Areas

Areas Observed

Most of the interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs as observed from ground level.

Key Spaces Not Observed

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

- Rooms, Restroom Building Park Area, Locked room and no key

Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



6. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 2017. The facility has not since been substantially renovated.

No costs or detailed follow-up study are currently recommended, as no potential accessibility issues were identified. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

7. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

8. Opinions of Probable Costs

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

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

Methodology

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

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

9. Energy Audit

The purpose of this Energy Audit is to provide Finkbiner Park Liberty House/Restrooms with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation and special use areas.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures.
- Ranking recommended cost measures, based on the criticality of the project and the largest payback.

10. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

Data Limitation:
No utility usage or billing data was available to Bureau Veritas at the time of report compilation. As a result, Bureau Veritas has modeled the approximate rate based on the utility company published tariff for commercial institutions. Bureau Veritas will update the report on receipt of the actual data from the client.

Utilities Metering at Glance	
Number of electric meters observed	1
Number of domestic water meter observed	2

Average Utility Rates		
Electricity	Natural Gas	Water & Sewer
$0.30 /kWh	N/A	$11.18 /kgal

Electricity

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the electric rate from published tariffs. Bureau Veritas will update the report on receipt of the actual data from the client.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility.

Note: No water and sewer utility data were received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from published tariffs. Bureau Veritas will update the report on receipt of the actual data.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No water and sewer utility data were received by Bureau Veritas from the client at the time of report compilation. Hence energy benchmarking for the facility cannot be evaluated at this time. Bureau Veritas will update the report on receipt of the actual data.

11. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Finkbiner Park Liberty House/Restrooms. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated two Energy Conservation Measures (ECMs) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

The following table summarizes the recommended ECMs in terms of description, investment cost, energy consumption reduction, and cost savings.

Recommended Non-Renewable Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$937 *(In Current Dollars)*
Estimated Annual Cost Savings Related to ECMs	$803 *(In Current Dollars)*
Net Effective ECM Payback	1.2 years

Key Metrics to Benchmark the Subject Property's Energy Usage Profile

- Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.
- Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.
- Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.
- Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

Energy Conservation Measures Screening:

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified one Energy Conservation Measure (ECM) for this property.

List of Recommended Energy Conservation Measures For Finkbiner Park Liberty House and Restroom Building

		Description of ECM	Location	Projected Initial Investment	Estimated Annual Energy & Water Savings	Total Energy Savings	Estimated Utility Cost Savings	Estimated Annual O&M Savings	Total Estimated Annual Cost Savings	Simple Payback	Life Cycle Savings	Expected Useful Life (EUL)
				(a)	Electricity							
				($)	(kWh)	(Mmbtu)	($)	($)	($)	(Yrs.)	($)	(Yrs.)
1	Title:	Replace High Intensity Discharge Lamps With LED	Location: Pole lights	$815	2,190	7	$657	$146	$803	1.01	$8,771	15.00
	Attribute:	Replace 5x Flood Lights:-150W with 50Watt LED										
Totals for No/Low Cost Items				**$815**	**2,190**	**0**	**$657**	**$146**	**$803**	**1.01**		
Total For Capital Cost				**$0**	**0**	**0**	**$0**	**$0**	**$0**	**0.00**		
		Interactive Savings Discount @ 10%			0	0	$0	$0	$0			
		Total Contingency Expenses @ 15%		$122								
Total for Improvements				**$937**	**2,190**	**0**	**$657**	**$146**	**$803**	**1.17**		

12. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property.

Building Envelope

- ✓ Ensure that the building envelope has proper caulking and weather stripping.
- ✗ Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
- ✓ Inspect building vents semiannually for bird infestation
- ✓ Inspect windows monthly for damaged panes and failed thermal seals
- ✓ Repair and adjust automatic door closing mechanisms as needed.

Heating and Cooling

- ✗ All preventive maintenance should be performed on all furnaces and boilers, which would include cleaning of burners and heat exchanger tubes.
- ✗ Ensure that the combustion vents exhaust outside the conditioned space and the vent dampers are functional
- ✗ Ensure that the control valves are functioning properly before start of every season
- ✗ Ensure steam traps are functional before start of each heating season
- ✗ Ensure use of chemical treatment for boiler make up water
- ✗ Ensure boiler outside temperature re-set is set to 55F
- ✗ Ensure use of chemical treatment for cooling tower water to prevent corrosion
- ✗ Ensure the duct work in unconditioned space is un-compromised and well insulated
- ✗ Duct cleaning is recommended every 10 years. This should include sealing of ducts using products similar to 'aerosol'
- ✗ Ensure use of economizer mode is functional and used
- ✓ Ensure that the outside air dampers actuators are operating correctly
- ✗ Ensure air coils in the AHU and FCA's are pressure washed annually
- ✗ Return vents should remain un-obstructed and be located centrally
- ✓ Temperature settings reduced in unoccupied areas and set points seasonally adjusted.
- ✗ Evaporator coils and condenser coils should be regularly cleaned to improve heat transfer
- ✗ Refrigerant pipes should be insulated with a minimum of ¾" thick Elastomeric Rubber Pipe Insulation
- ✗ Ensure refrigerant pressure is maintained in the condensers
- ✗ Change air filters on return vents seasonally. Use only filters with 'Minimum Efficiency Rating Value'(MERV) of 8

Central Domestic Hot Water Heater

- ✗ Never place gas fired water heaters adjacent to return vents so as to prevent flame roll outs
- ✗ Ensure the circulation system is on timer to reduce the losses through re-circulation
- ✓ Ensure all hot water pipes are insulated with fiberglass insulation at all times
- ✓ Replacement water heater should have Energy Factor (EF)>0.9
- ✗ Tank-type water heaters flushed annually

Lighting Improvements

- ✗ Utilize bi-level lighting controls in stairwells and hallways.
- ✓ Use LED replacement lamps
- ✓ Clean lighting fixture reflective surfaces and translucent covers.
- ✓ Ensure that timers and/or photocells are operating correctly on exterior lighting
- ✓ Use occupancy sensors for offices and other rooms with infrequent occupancy

Existing Equipment and Replacements

- ✓ Ensure that refrigerator and freezer doors close and seal correctly
- ✓ Ensure kitchen and bathroom exhaust outside the building and the internal damper operates properly
- ✓ Ensure that bathroom vents exhaust out
- ✓ Office/ computer equipment either in the “sleep” or “off” mode when not used

13. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Finkbiner Park Liberty House/Restrooms,181 North Cullen Avenue, Glendora, California 91741, the “Property”. It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

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14. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review & Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview



1 - LIBERTY HOUSE FRONT ELEVATION



2 - LIBERTY HOUSE LEFT ELEVATION



3 - LIBERTY HOUSE RIGHT ELEVATION



4 - LIBERTY HOUSE REAR ELEVATION



5 - RESTROOM BUILDING FRONT ELEVATION



6 - RESTROOM BUILDING LEFT ELEVATION

Photographic Overview



7 - RESTROOM BUILDING RIGHT ELEVATION



8 - EXTERIOR WALLS PHOTO



9 - LIBERTY HOUSE INTERIOR



10 - RESTROOM BUILDING INTERIOR



11 - PACKAGED TERMINAL AIR CONDITIONER



12 - WATER HEATER

Photographic Overview



13 - BACKFLOWS



14 - ELECTRICAL PANEL



15 - STORAGE



16 - SIDEWALKS



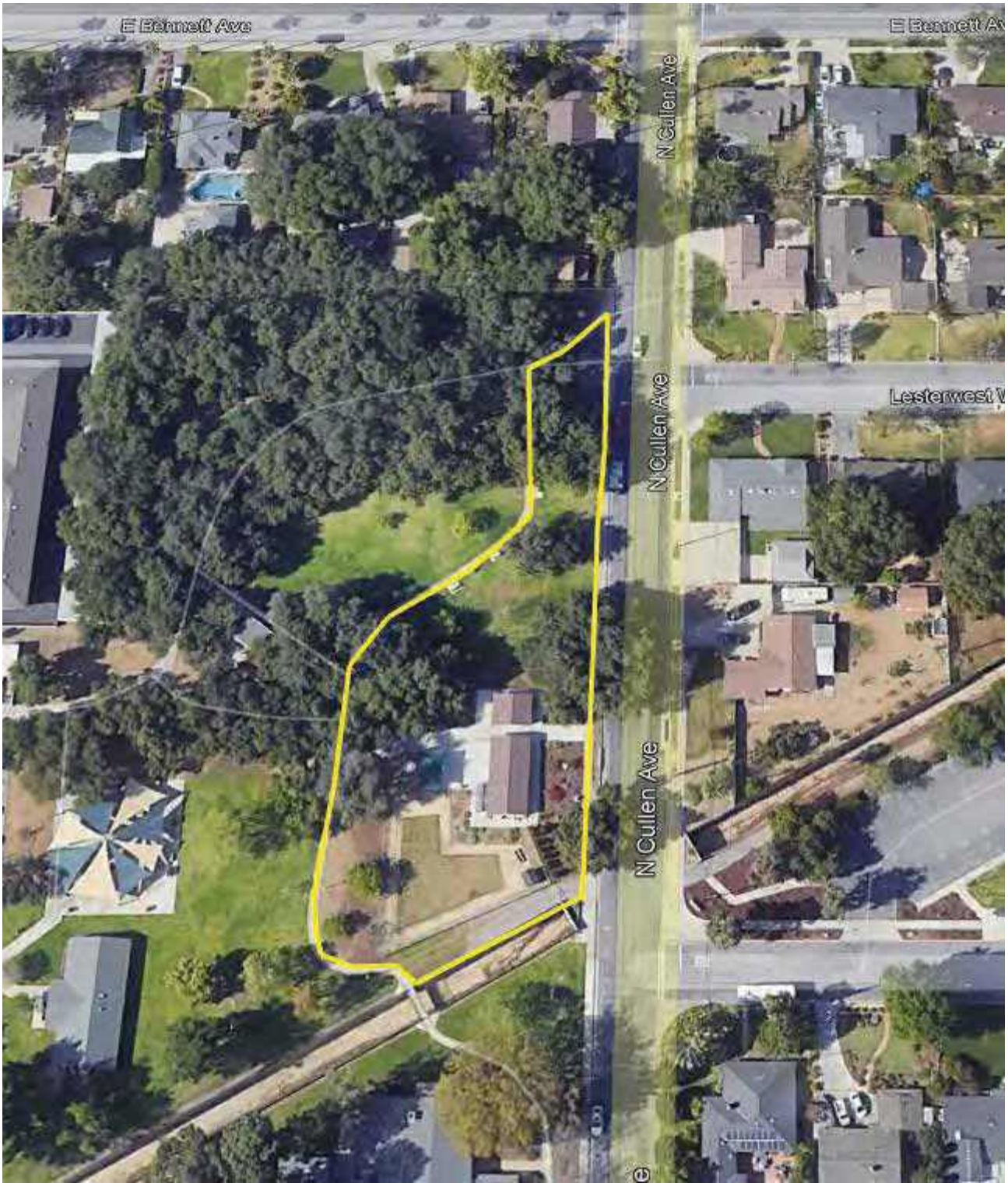
17 - IRRIGATION CONTROL SYSTEM



18 - LANDSCAPING

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000- 018.379	Finkbiner Park Liberty House/Restrooms
Source	**On-Site Date**
Google	January 3, 2024

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Finkbiner Park Liberty House/Restrooms

Name of person completing form:

Title / Association w/ property: Michael Sledd

Length of time associated w/ property:

Date Completed: 1/2/2024

Phone Number: 6269148248

Method of Completion:

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

Data Overview		Response		
1	Year(s) constructed	Constructed: 2016	Renovated: 0	
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	2016	
		Roof	2016	
		Interiors	2016	
		HVAC	2016	
		Electrical	2016	
		Site Pavement	2016	
		Accessibility	2016	
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

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

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

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review & Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Finkbiner Park Liberty House/Restrooms

BV Project Number: 158691.23R000-018.379

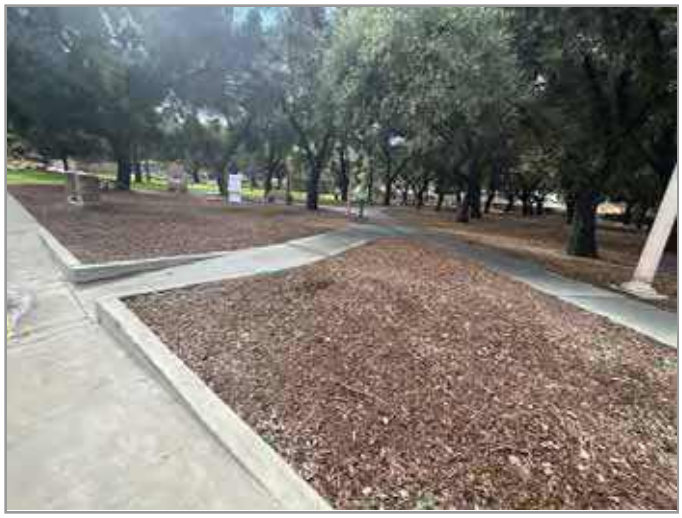
Abbreviated Accessibility Checklist					
Facility History & Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?		X		
2	Have any ADA improvements been made to the property since original construction? Describe.		X		
3	Has building management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

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



ACCESSIBLE RAMP

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

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

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



RESTROOM ENTRANCE

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

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

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



SECONDARY ACCESSIBLE INTERIOR PATH

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

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

Abbreviated Accessibility Checklist

Public Restrooms



SINGLE RESTROOM



TOILET STALL OVERVIEW

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

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

Appendix E:
Component Condition Report

Component Condition Report | Finkbiner Park Liberty House/Restrooms / Liberty House

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Buildings Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	600 SF	5	7358420
B2020	Liberty House Building exterior	Good	Window, Vinyl-Clad Double-Glazed, 16-25 SF	4	21	7199199
B2050	Liberty House Building exterior	Good	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	5	21	7199189
Roofing						
B3010	Liberty House Building Roof	Good	Roofing, Metal	1,300 SF	30	7202254
Interiors						
C1030	Throughout Liberty House Building	Good	Interior Door, Wood, Solid-Core	4	33	7202094
C2010	Throughout Liberty House Building	Fair	Wall Finishes, Ceramic Tile	200 SF	20	7202253
C2010	Throughout Liberty House Building	Fair	Wall Finishes, any surface, Prep & Paint	1,500 SF	5	7204490
C2030	Throughout Liberty House Building	Fair	Flooring, Luxury Vinyl Tile (LVT)	1,012 SF	8	7202244
C2050	Throughout Liberty House Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,500 SF	5	7202247
Plumbing						
D2010	Throughout Liberty House Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	1,012 SF	20	7202257
D2010	Liberty House Building	Fair	Sink/Lavatory, Drop-In Style, Enameled Steel	1	15	7203804
D2010	Liberty House Restrooms	Fair	Toilet, Child-Sized	2	16	7199191
D2010	Liberty House Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	16	7199206
D2010	Liberty House Building	Fair	Water Heater, Stiebel Eltron - Multi-Point-of-Use Tankless Electric Water Heater	1	9	7199200
HVAC						
D3030	Liberty House Building	Fair	Packaged Terminal Air Conditioner, PTAC	1	8	7199194
D3030	Liberty House Building Rooms	Fair	Packaged Terminal Air Conditioner, PTAC	2	8	7202001
Fire Protection						
D4010	Throughout Liberty House	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	1,012 SF	10	7202259
Electrical						

Component Condition Report | Finkbiner Park Liberty House/Restrooms / Liberty House

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Liberty House Utility Room	Fair	Distribution Panel, 120/208 V, 200 AMP	1	15	7204209
D5040	Throughout Liberty House/Restrooms Buildings	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	1,408 SF	10	7203704
Equipment & Furnishings						
E2010	Throughout Liberty House Building	Fair	Casework, Cabinetry, Standard	30 LF	10	7204211
E2010	Throughout Liberty House Building	Fair	Casework, Countertop, Plastic Laminate	30 LF	7	7204212
Sitework						
G2060	Liberty House Building exterior	Fair	Signage, Property, Building-Mounted Individual Letters	12	10	7203800
G4050	Buildings Exterior	Fair	Exterior Site Lighting, Wall Pack, any type w/ LED, 13 to 26 W	5	10	7203790

Component Condition Report | Finkbiner Park Liberty House/Restrooms / Restrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Buildings Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	272 SF	5	7203801
B2020	Buildings Exterior	Good	Window, Vinyl-Clad Double-Glazed, up to 15 SF	4	20	7204213
Roofing						
B3010	Restrooms Building Roof	Good	Roofing, Metal	550 SF	30	7202255
Interiors						
C2010	Throughout Restrooms Building	Fair	Wall Finishes, any surface, Prep & Paint	600 SF	5	7202256
C2030	Restrooms Building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	396 SF	5	7202245
Plumbing						
D2010	Restrooms Building	Fair	Toilet, Commercial Water Closet	3	16	7199050
D2010	Throughout Restrooms Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	396 SF	21	7202258
D2010	Restroom Building	Fair	Urinal, Standard	2	16	7199046
D2010	Restrooms Building	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	16	7199056
D2010	Restrooms Building	Fair	Water Heater, DHC-E 8/10-2 Classic Tankless Electric Water Heater	1	9	7199054
Fire Protection						

Component Condition Report | Finkbiner Park Liberty House/Restrooms / Restrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D4010	Throughout Liberty House	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	396 SF	10	7358457
Electrical						
D5020	Restrooms Building Utility Room	Fair	Distribution Panel, 120/208 V, 125 AMP	1	15	7204210
Sitework						
G2060	Restrooms Building	Fair	Picnic Table, Wood	1	11	7199059

Component Condition Report | Finkbiner Park Liberty House/Restrooms / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Liberty House Landscaping	Fair	Backflow Preventer, Domestic Water	1	16	7199195
D2010	Restroom Building Park Area	Fair	Backflow Preventer, Domestic Water	1	16	7199053
D2010	Liberty House Landscaping	Fair	Backflow Preventer, Domestic Water	1	16	7199196
D2010	Restroom Building Park Area	Fair	Backflow Preventer, Domestic Water	1	16	7199041
D2010	Restroom Building Park Area	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	8	7199051
Fire Protection						
D4010	Restroom Building Landscaping	Fair	Backflow Preventer, Fire Suppression, 6 IN	1	16	7199043
Special Construction & Demo						
F1020	Liberty House Yard	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	75 SF	16	7199193
Pedestrian Plazas & Walkways						
G2020	Liberty House Park Area	Poor	Access drive, Pavement, Asphalt, Seal coat	1,000 SF	1	7204853
G2020	Next to Front Elevation of Liberty House Park Area	Poor	Access drive, Pavement, Asphalt, Mill & Overlay	1,000 SF	1	7204852
G2030	Sidewalks-Finkbiner Park Liberty House/Restrooms	Fair	Sidewalk, Concrete, Large Areas	5,000 SF	25	7206160
G2030	Access drive apron-Next to the front elevation of liberty house	Poor	Sidewalks, Concrete, Small Areas/Sections	500 SF	2	7206159
G2030	Liberty House Yard	Fair	Sidewalk, Concrete, Large Areas	1,650 SF	26	7199202

Component Condition Report | Finkbiner Park Liberty House/Restrooms / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Sitework						
G2060	Restroom Building Park Area	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	11	7199044
G2060	Restroom Building Park Area	Fair	Park Bench, Precast Concrete	1	11	7199060
G2060	Liberty House Yard	Fair	Trash Receptacle, Medium-Duty Metal	1	11	7199201
G2060	Restroom Building Park Area	Fair	Trash Receptacle, Medium-Duty Metal	1	11	7199052
G2060	Liberty House Yard	Fair	Fences & Gates, Fence, Chain Link 6'	400 LF	21	7199188
G2060	Restroom Building Park Area	Fair	Park Bench, Precast Concrete	1	11	7199057
G2060	Restroom Building Park Area	Fair	Park Bench, Precast Concrete	1	11	7199058
G2060	Restroom Building Park Area	Fair	Picnic Table, Wood	1	5	7199055
G2060	Liberty House Yard	Fair	Picnic Table, Fiberglass	3	11	7199205
G2060	Liberty House Park Area	Fair	Park Bench, Precast Concrete	1	11	7199197
G2060	Restroom Building Park Area	Fair	Park Bench, Precast Concrete	1	11	7199049
G2080	Liberty House Landscaping	Fair	Irrigation System, Control Panel	1	8	7199204
G2080	Liberty House Landscaping	Fair	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	2,000 SF	5	7199047
G2080	Restroom Building Landscaping	Fair	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	19,000 SF	6	7199203
G4050	Liberty House Park Area	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W	1	11	7199190
G4050	Restroom Building area	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W	1	11	7199048
G4050	Restroom Building area	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W	1	11	7199045
G4050	Restroom Building area	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W	1	11	7199192
G4050	Restroom Building area	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W	1	11	7199207

Appendix F:
Replacement Reserves

Replacement Reserves Report

2/18/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Finkbiner Park Liberty House/Restrooms	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Finkbiner Park Liberty House/Restrooms / Liberty House	$0	$0	$0	$0	$0	$12,159	$0	$2,745	$33,527	$1,068	$33,668	$0	$0	$0	$0	$23,526	$11,459	$0	$0	$0	$39,584	**$157,735**
Finkbiner Park Liberty House/Restrooms / Restrooms	$0	$0	$0	$0	$0	$3,984	$0	$0	$0	$1,068	$847	$1,236	$0	$0	$0	$9,990	$22,680	$0	$0	$0	$6,449	**$46,252**
Finkbiner Park Liberty House/Restrooms / Site	$0	$6,053	$15,783	$0	$0	$2,415	$14,300	$0	$12,250	$0	$0	$62,089	$0	$0	$0	$1,854	$83,795	$0	$0	$0	$0	**$198,538**
Grand Total	**$0**	**$6,053**	**$15,783**	**$0**	**$0**	**$18,557**	**$14,300**	**$2,745**	**$45,776**	**$2,135**	**$34,515**	**$63,324**	**$0**	**$0**	**$0**	**$35,369**	**$117,934**	**$0**	**$0**	**$0**	**$46,033**	**$402,525**

Finkbiner Park Liberty House/Restrooms

Finkbiner Park Liberty House/Restrooms / Liberty House

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Buildings Exterior	7358420	Exterior Walls, any painted surface, Prep & Paint	10	5	5	600	SF	$3.00	$4.46	$2,678						$2,678										$2,678						**$5,356**
C2010	Throughout Liberty House Building	7202253	Wall Finishes, Ceramic Tile, Replace	40	20	20	200	SF	$18.00	$26.78	$5,356																					$5,356	**$5,356**
C2010	Throughout Liberty House Building	7204490	Wall Finishes, any surface, Prep & Paint	10	5	5	1500	SF	$1.50	$2.23	$3,347						$3,347										$3,347						**$6,695**
C2030	Throughout Liberty House Building	7202244	Flooring, Luxury Vinyl Tile (LVT), Replace	15	7	8	1012	SF	$7.50	$11.16	$11,292									$11,292												**$11,292**
C2050	Throughout Liberty House Building	7202247	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	1500	SF	$2.00	$2.98	$4,463						$4,463										$4,463						**$8,926**
D2010	Liberty House Building	7199200	Water Heater, Stiebel Eltron - Multi-Point-of-Use Tankless Electric Water Heater, Replace	15	6	9	1	EA	$550.00	$818.24	$818										$818											**$818**
D2010	Throughout Liberty House Building	7202257	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	1012	SF	$11.00	$16.36	$16,561																					$16,561	**$16,561**
D2010	Liberty House Building	7203804	Sink/Lavatory, Drop-In Style, Enameled Steel, Replace	30	15	15	1	EA	$1,100.00	$1,636.47	$1,636																$1,636						**$1,636**
D2010	Liberty House Restrooms	7199206	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	14	16	2	EA	$1,500.00	$2,231.55	$4,463																		$4,463				**$4,463**
D2010	Liberty House Restrooms	7199191	Toilet, Child-Sized, Replace	30	14	16	2	EA	$900.00	$1,338.93	$2,678																		$2,678				**$2,678**
D3030	Liberty House Building Rooms	7202001	Packaged Terminal Air Conditioner, PTAC, Replace	15	7	8	2	EA	$3,400.00	$5,058.18	$10,116									$10,116												**$10,116**
D3030	Liberty House Building	7199194	Packaged Terminal Air Conditioner, PTAC, Replace	15	7	8	1	EA	$3,400.00	$5,058.18	$5,058									$5,058												**$5,058**
D4010	Throughout Liberty House	7202259	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	1012	SF	$1.07	$1.59	$1,611											$1,611											**$1,611**
D5020	Liberty House Utility Room	7204209	Distribution Panel, 120/208 V, 200 AMP, Replace	30	15	15	1	EA	$2,000.00	$2,975.40	$2,975																$2,975						**$2,975**
D5040	Throughout Liberty House/Restrooms Buildings	7203704	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	1408	SF	$2.10	$3.12	$4,399											$4,399											**$4,399**
E2010	Throughout Liberty House Building	7204212	Casework, Countertop, Plastic Laminate, Replace	15	8	7	30	LF	$50.00	$74.39	$2,232								$2,232														**$2,232**
E2010	Throughout Liberty House Building	7204211	Casework, Cabinetry, Standard, Replace	20	10	10	30	LF	$300.00	$446.31	$13,389											$13,389											**$13,389**
G2060	Liberty House Building exterior	7203800	Signage, Property, Building-Mounted Individual Letters, Replace	20	10	10	12	EA	$150.00	$223.16	$2,678											$2,678											**$2,678**
G4050	Buildings Exterior	7203790	Exterior Site Lighting, Wall Pack, any type w/ LED, 13 to 26 W, Replace	20	10	10	5	EA	$400.00	$595.08	$2,975											$2,975											**$2,975**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$10,488**	**$0**	**$2,232**	**$26,466**	**$818**	**$25,052**	**$0**	**$0**	**$0**	**$0**	**$15,100**	**$7,141**	**$0**	**$0**	**$0**	**$21,917**	**$109,214**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$12,159**	**$0**	**$2,745**	**$33,527**	**$1,068**	**$33,668**	**$0**	**$0**	**$0**	**$0**	**$23,526**	**$11,459**	**$0**	**$0**	**$0**	**$39,584**	**$157,735**

Finkbiner Park Liberty House/Restrooms / Restrooms

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Buildings Exterior	7203801	Exterior Walls, any painted surface, Prep & Paint	10	5	5	272	SF	$3.00	$4.46	$1,214						$1,214										$1,214						**$2,428**
B2020	Buildings Exterior	7204213	Window, Vinyl-Clad Double-Glazed, up to 15 SF, Replace	30	10	20	4	EA	$600.00	$892.62	$3,570																					$3,570	**$3,570**
C2010	Throughout Restrooms Building	7202256	Wall Finishes, any surface, Prep & Paint	10	5	5	600	SF	$1.50	$2.23	$1,339						$1,339										$1,339						**$2,678**
C2030	Restrooms Building	7202245	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	5	5	396	SF	$1.50	$2.23	$884						$884										$884						**$1,767**
D2010	Restrooms Building	7199054	Water Heater, DHC-E 8/10-2 Classic Tankless Electric Water Heater, Replace	15	6	9	1	EA	$550.00	$818.24	$818									$818												**$818**
D2010	Restroom Building	7199046	Urinal, Standard, Replace	30	14	16	2	EA	$1,100.00	$1,636.47	$3,273																	$3,273					**$3,273**
D2010	Restrooms Building	7199050	Toilet, Commercial Water Closet, Replace	30	14	16	3	EA	$1,300.00	$1,934.01	$5,802																	$5,802					**$5,802**
D2010	Restrooms Building	7199056	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	14	16	2	EA	$1,700.00	$2,529.09	$5,058																	$5,058					**$5,058**
D4010	Throughout Liberty House	7358457	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	15	10	396	SF	$1.07	$1.59	$630										$630												**$630**
D5020	Restrooms Building Utility Room	7204210	Distribution Panel, 120/208 V, 125 AMP, Replace	30	15	15	1	EA	$2,000.00	$2,975.40	$2,975																	$2,975					**$2,975**
G2060	Restrooms Building	7199059	Picnic Table, Wood, Replace	20	9	11	1	EA	$600.00	$892.62	$893											$893											**$893**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$3,437**	**$0**	**$0**	**$0**	**$818**	**$630**	**$893**	**$0**	**$0**	**$0**	**$6,412**	**$14,133**	**$0**	**$0**	**$0**	**$3,570**	**$29,893**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$3,984**	**$0**	**$0**	**$0**	**$1,068**	**$847**	**$1,236**	**$0**	**$0**	**$0**	**$9,990**	**$22,680**	**$0**	**$0**	**$0**	**$6,449**	**$46,252**

Finkbiner Park Liberty House/Restrooms / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Restroom Building Park Area	7199053	Backflow Preventer, Domestic Water, Replace	30	14	16	1	EA	$3,200.00	$4,760.64	$4,761																	$4,761					**$4,761**
D2010	Restroom Building Park Area	7199041	Backflow Preventer, Domestic Water, Replace	30	14	16	1	EA	$3,200.00	$4,760.64	$4,761																	$4,761					**$4,761**

Replacement Reserves Report



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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Liberty House Landscaping	7199195	Backflow Preventer, Domestic Water, Replace	30	14	16	1	EA	$3,200.00	$4,760.64	$4,761																	$4,761					**$4,761**
D2010	Liberty House Landscaping	7199196	Backflow Preventer, Domestic Water, Replace	30	14	16	1	EA	$3,200.00	$4,760.64	$4,761																	$4,761					**$4,761**
D2010	Restroom Building Park Area	7199051	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	7	8	1	EA	$1,500.00	$2,231.55	$2,232									$2,232													**$2,232**
D4010	Restroom Building Landscaping	7199043	Backflow Preventer, Fire Suppression, 6 IN, Replace	30	14	16	1	EA	$10,500.00	$15,620.85	$15,621																	$15,621					**$15,621**
F1020	Liberty House Yard	7199193	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	14	16	75	SF	$50.00	$74.39	$5,579																	$5,579					**$5,579**
G2020	Next to Front Elevation of Liberty House Park Area	7204852	Access drive, Pavement, Asphalt, Mill & Overlay	25	24	1	1000	SF	$3.50	$5.21	$5,207		$5,207																				**$5,207**
G2020	Liberty House Park Area	7204853	Access drive, Pavement, Asphalt, Seal coat	5	4	1	1000	SF	$0.45	$0.67	$669		$669					$669					$669					$669					**$2,678**
G2030	Access drive apron-Next to the front elevation of liberty house	7206159	Sidewalks, Concrete, Small Areas/Sections, Replace	50	48	2	500	SF	$20.00	$29.75	$14,877			$14,877																			**$14,877**
G2060	Restroom Building Park Area	7199055	Picnic Table, Wood, Replace	20	15	5	1	EA	$600.00	$892.62	$893						$893																**$893**
G2060	Liberty House Yard	7199201	Trash Receptacle, Medium-Duty Metal, Replace	20	9	11	1	EA	$700.00	$1,041.39	$1,041												$1,041										**$1,041**
G2060	Liberty House Yard	7199205	Picnic Table, Fiberglass, Replace	20	9	11	3	EA	$600.00	$892.62	$2,678												$2,678										**$2,678**
G2060	Liberty House Park Area	7199197	Park Bench, Precast Concrete, Replace	25	14	11	1	EA	$1,000.00	$1,487.70	$1,488												$1,488										**$1,488**
G2060	Restroom Building Park Area	7199060	Park Bench, Precast Concrete, Replace	25	14	11	1	EA	$1,000.00	$1,487.70	$1,488												$1,488										**$1,488**
G2060	Restroom Building Park Area	7199049	Park Bench, Precast Concrete, Replace	25	14	11	1	EA	$1,000.00	$1,487.70	$1,488												$1,488										**$1,488**
G2060	Restroom Building Park Area	7199052	Trash Receptacle, Medium-Duty Metal , Replace	20	9	11	1	EA	$700.00	$1,041.39	$1,041												$1,041										**$1,041**
G2060	Restroom Building Park Area	7199057	Park Bench, Precast Concrete, Replace	25	14	11	1	EA	$1,000.00	$1,487.70	$1,488												$1,488										**$1,488**
G2060	Restroom Building Park Area	7199058	Park Bench, Precast Concrete, Replace	25	14	11	1	EA	$1,000.00	$1,487.70	$1,488												$1,488										**$1,488**
G2060	Restroom Building Park Area	7199044	Signage, Property, Building or Pole-Mounted, Replace/Install	20	9	11	1	EA	$1,500.00	$2,231.55	$2,232												$2,232										**$2,232**
G2080	Liberty House Landscaping	7199047	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	10	5	5	2000	SF	$0.40	$0.60	$1,190						$1,190										$1,190						**$2,380**
G2080	Restroom Building Landscaping	7199203	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	10	4	6	19000	SF	$0.40	$0.60	$11,307							$11,307										$11,307					**$22,613**
G2080	Liberty House Landscaping	7199204	Irrigation System, Control Panel, Replace	15	7	8	1	EA	$5,000.00	$7,438.50	$7,439									$7,439													**$7,439**
G4050	Liberty House Park Area	7199190	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace	20	9	11	1	EA	$4,000.00	$5,950.80	$5,951												$5,951										**$5,951**
G4050	Restroom Building area	7199192	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace	20	9	11	1	EA	$4,000.00	$5,950.80	$5,951												$5,951										**$5,951**
G4050	Restroom Building area	7199207	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace	20	9	11	1	EA	$4,000.00	$5,950.80	$5,951												$5,951										**$5,951**
G4050	Restroom Building area	7199048	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace	20	9	11	1	EA	$4,000.00	$5,950.80	$5,951												$5,951										**$5,951**
G4050	Restroom Building area	7199045	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace	20	9	11	1	EA	$4,000.00	$5,950.80	$5,951												$5,951										**$5,951**
Totals, Unescalated												**$0**	**$5,876**	**$14,877**	**$0**	**$0**	**$2,083**	**$11,976**	**$0**	**$9,670**	**$0**	**$0**	**$44,854**	**$0**	**$0**	**$0**	**$1,190**	**$52,218**	**$0**	**$0**	**$0**	**$0**	**$142,745**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$6,053**	**$15,783**	**$0**	**$0**	**$2,415**	**$14,300**	**$0**	**$12,250**	**$0**	**$0**	**$62,089**	**$0**	**$0**	**$0**	**$1,854**	**$83,795**	**$0**	**$0**	**$0**	**$0**	**$198,538**

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7199054	D2010	**Water Heater**	DHC-E 8/10-2 Classic Tankless Electric Water Heater	7.2/9.6 kw	Finkbiner Park Liberty House/Restrooms / Restrooms	Restrooms Building	SNEBEL ELECTRON	DHC-E	No dataplate	2016	002607	
2	7199200	D2010	**Water Heater**	Stiebel Eltron - Multi-Point-of-Use Tankless Electric Water Heater	12 kW	Finkbiner Park Liberty House/Restrooms / Liberty House	Liberty House Building	Stiebel Eltron	DHC-E 12	No dataplate	2016	002525	
3	7199195	D2010	**Backflow Preventer**	Domestic Water	2 IN	Finkbiner Park Liberty House/Restrooms / Site	Liberty House Landscaping					002623	
4	7199053	D2010	**Backflow Preventer**	Domestic Water	2 IN	Finkbiner Park Liberty House/Restrooms / Site	Restroom Building Park Area					002597	
5	7199196	D2010	**Backflow Preventer**	Domestic Water	2 IN	Finkbiner Park Liberty House/Restrooms / Site	Liberty House Landscaping					002585	
6	7199041	D2010	**Backflow Preventer**	Domestic Water	2 IN	Finkbiner Park Liberty House/Restrooms / Site	Restroom Building Park Area					002641	

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7199194	D3030	**Packaged Terminal Air Conditioner**	PTAC	15000 BTUH	Finkbiner Park Liberty House/Restrooms / Liberty House	Liberty House Building	FRIEDRICH	PZE15K5SA	63229957567		002586	
2	7202001	D3030	**Packaged Terminal Air Conditioner**	PTAC	15000 BTUH	Finkbiner Park Liberty House/Restrooms / Liberty House	Liberty House Building Rooms	FRIEDRICH	PZE15K5SA	2030460000398			2

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7199043	D4010	**Backflow Preventer**	Fire Suppression, 6 IN	6 IN	Finkbiner Park Liberty House/Restrooms / Site	Restroom Building Landscaping					002640	

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7204210	D5020	**Distribution Panel**	120/208 V, 125 AMP	125 AMP	Finkbiner Park Liberty House/Restrooms / Restrooms	Restrooms Building Utility Room						
2	7204209	D5020	**Distribution Panel**	120/208 V, 200 AMP	200 AMP	Finkbiner Park Liberty House/Restrooms / Liberty House	Liberty House Utility Room						

Appendix H:
Energy Conservation Measures Calculations

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UIC	Replace High Intensity Discharge Lamps With LED
EAL9-S	Location: Pole lights
Attributes:	Replace 5x Flood Lights:-150W with 50Watt LED

	Site pole lights							
Existing Lamp & Fixture Type	Flood Lights:-150W	-	-	-	-	-	-	-
Fixture Mounting Height	0 -14 Ft							
Proposed Replacement Type:	LED	LED	LED	LED	LED	LED	LED	LED
Number of Lamps to Be Replaced :	5							
Current Annual Avg Hrs of Operation:	4,380 hrs	hrs	hrs	hrs	hrs	hrs	hrs	hrs
Proposed Annual Avg. Hours of Operation	4,380 hrs	hrs	hrs	hrs	hrs	hrs	hrs	hrs
Proposed Replacement:	50Watt	-	-	-	-	-	-	-
Proposed Lighting Control: *(Select)*	Photosensor	Light Switch	Light Switch	Light Switch	Light Switch	Light Switch	Light Switch	Light Switch
No. of Lighting Controls:	0 Qty	Qty	0 Qty	0 Qty	0 Qty	0 Qty	0 Qty	0 Qty
Estimated Annual Energy Savings	2,190 kWh	0 kWh	0 kWh	0 kWh	0 kWh	0 kWh	0 kWh	0 kWh
Total labor Cost *(Includes Bucket Truck Fees if Applicable)*	$500 $$	$0 $$	$0 $$	$0 $$	$0 $$	$0 $$	$0 $$	$0 $$
Estimated Material Cost:	$315 $$	$0 $$	$0 $$	$0 $$	$0 $$	$0 $$	$0 $$	$0 $$
Cost For Retrofit	$815 $$	$0 $$	$0 $$	$0 $$	$0 $$	$0 $$	$0 $$	$0 $$

Total Initial Investment For Retrofit	$815 $	Total kWh Saving	2,190	Electric Rate:	**$0.30** $	Energy Cost Savings:	$657 $	
Total O&M Savings:	$146 $	Total Cost Savings:	$803		Simple Pay back Period	1.01 Yrs		
	Type of Recommendation		No/Low Cost ECM Recommendation					

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ECM Description:

Exterior and site lighting at the site is currently provided by High Intensity Discharge (HID) lighting. Significant savings can be achieved in terms of energy usage as well as in life-cycle performance terms with more energy efficient lighting technologies like Light Emitting Diodes (LED) and induction lighting. Induction and LED lighting with dimmable controls and no re-strike delay capabilities can be easily tied into a building management controls and/or photo-sensor controls to reduce light output and energy consumption. Apply that over ten years plus reduced replacement costs compared to HID lamps and it makes sense to go with LED/induction lighting.

The LED lights are rated 100,000hrs after which the illumination levels drop below 70%. LED's are gaining more popularity and acceptance over the time and are considered ideal replacement for parking and street lightings along with site illumination lights. The new LED lights consume less than a third of the power as consumed by the HID and last up to five times longer, in addition to this the LED's can be easily dimmed as per the requirement.

SUMMARY;

Initial Investment: $815 Annual Cost Savings: $803 Simple Payback Period: 1.01 Yrs

Appendix I:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) Investment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepare for

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



Municipal Golf Course Facilities
200 West Dawson Avenue
Glendora, California 91741

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Golf Course
Number of Buildings	Three
Main Address	200 West Dawson Avenue, Glendora, California 91741
Site Developed	Pro Shop: 1988; Renovated: Unknown Restroom Building: 1988; Renovated: 2023 Maintenance Shed 1988; Renovated Unknown
Date(s) of Visit	November 9, 2023
Management Point of Contact	City of Glendora, Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Hugo Soltero 626.672.6311
Assessment and Report Prepared By	Usama Anwar
Reviewed By	Carl Alejandro Technical Reviewer Carl.Alejandro@bureauveritas.com 800.733.0660 x7296236
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

Municipal Golf Course Facilities, also known as Glen Oaks Golf and Learning Center, was originally developed in 1988. The facility has three major buildings called Pro Shop, Restroom Building, and Maintenance Shed. As reported, all the buildings are leased to the outside occupants. However, the City of Glendora holds the responsibility of maintaining the structural assets of the buildings. No lease contract or related documents were supplied or reviewed at the time of assessment. Most current renovations have just been completed in 2023 which include complete refurbishment of the Restroom Building.

Architectural

All the buildings are structurally sound with no evident signs of building deflection. The roofs of Pro Shop and Restroom Building were not directly accessible whereas the roofing material applied on Maintenance Shed is composed of modified bitumen. No active leaks were reported. However, minor issues of membrane bulging and water pooling were spotted at various locations on the roof, hence the replacement period for the roof has been adjusted. The façade finishes for the Restroom Building and Maintenance Shed include concrete masonry blocks whereas wooden siding with aluminum glazed windows covers the exterior envelope of Pro Shop. Interior floors are finished with commercial grade carpeting, VCT tiles and coated concrete floors. The interior finishes are replaced on an as needed basis. All the architectural finishes are anticipated for lifecycle replacement.

Mechanical, Electrical, Plumbing and Fire (MEPF)

All the major electro-mechanical apparatus and plumbing systems are owned and overhauled by the tenant. Overall, a system based budgetary cost to maintain electrical and plumbing network is included in the reserve tables.

Site

The site elements are well maintained. The parking facility is shared with the Family Center & Racquetball buildings located across the street. Asphalt pavement and concrete sidewalk cracking were observed during the on-site visit. Field lighting at the golf course is provided by pole mounted metal halide fixtures and appears adequate for the facility's needs.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

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

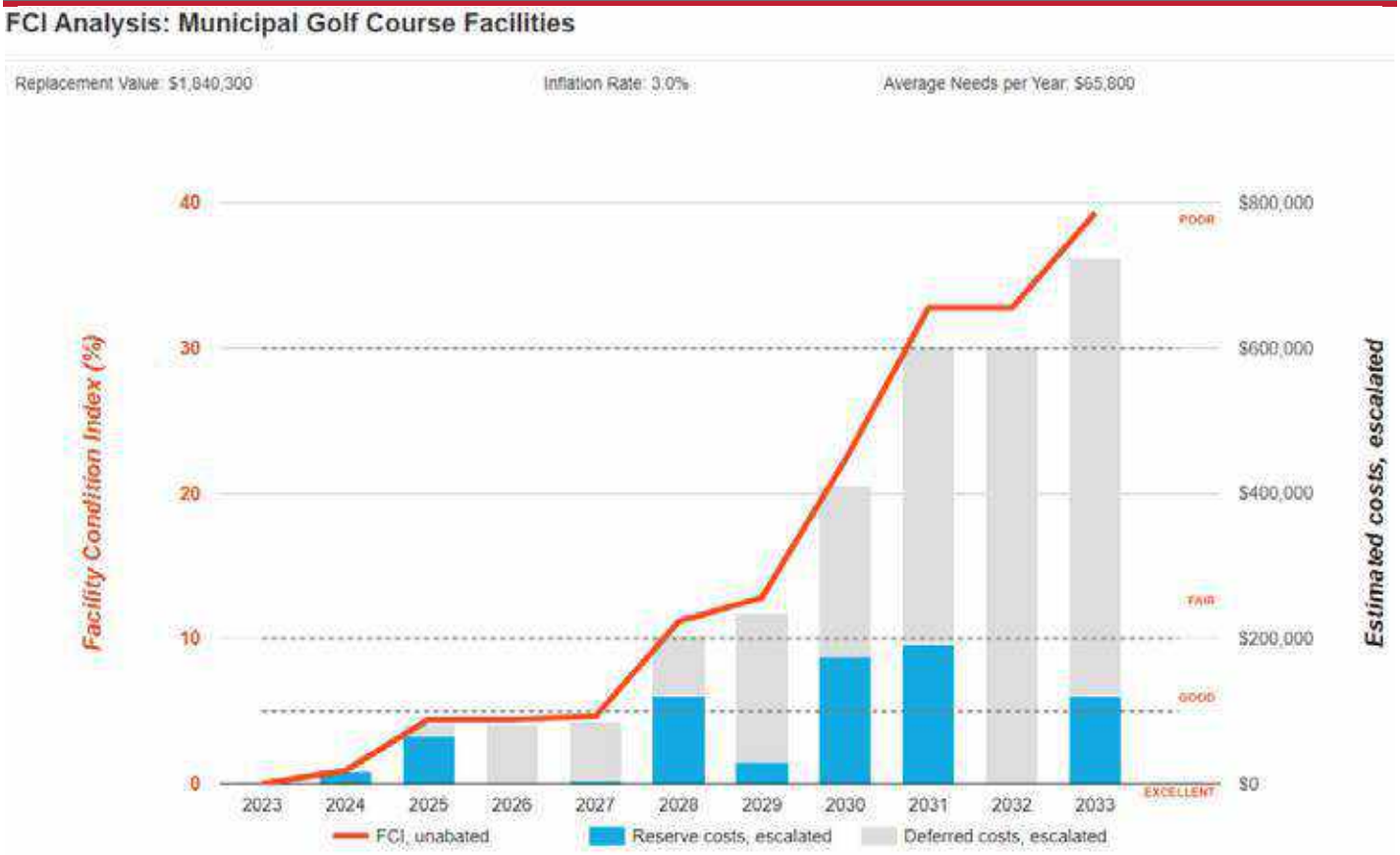
FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable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

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

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Municipal Golf Course Facilities / Maintenance Shed	$350	2,790	$976,500	0.0%	0.0%	6.7%	10.2%
Municipal Golf Course Facilities / Pro Shop	$700	850	$595,000	0.0%	0.0%	9.9%	26.1%
Municipal Golf Course Facilities / Restrooms	$375	450	$168,750	0.0%	0.0%	0.0%	12.8%

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

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

BV did not observe any immediate needs at the property.

Key Findings



Sidewalk in Poor Condition.

Concrete, Large Areas
Municipal Golf Course Facilities – Site Maintenance Shed

Uniformat Code: G2030
Recommendation: **Replace in 2024**

Priority Score: **85.8**

Plan Type: Performance/Integrity

Cost Estimate: $16,100

$$$$

Trip hazards with cracked sidewalks - AssetCALC ID: 7133460



Parking Lots in Poor Condition.

Pavement, Asphalt
Municipal Golf Course Facilities – Site Near Pro Shop

Uniformat Code: G2020
Recommendation: **Mill and Overlay in 2025**

Priority Score: **84.7**

Plan Type: Performance/Integrity

Cost Estimate: $5,300

$$$$

Longitudinal and alligator cracking at parking space next to Pro Shop - AssetCALC ID: 7133482



Fences and Gates in Poor Condition.

Fence, Chain Link 8'
Municipal Golf Course Facilities - Site Golf course

Uniformat Code: G2060
Recommendation: **Replace in 2025**

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $55,800

$$$$

Damaged nets need replacement - AssetCALC ID: 7133469

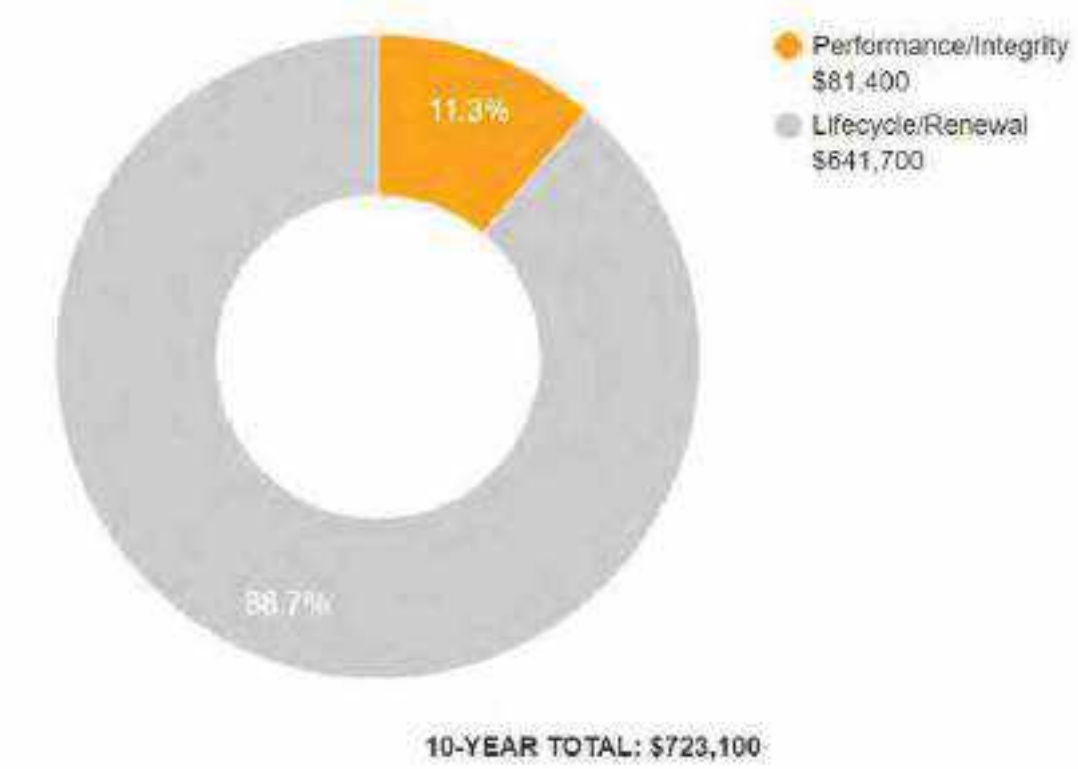
Plan Types

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

Plan Type Descriptions

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

Plan Type Distribution (by Cost)



2. Maintenance Shed





Maintenance Shed: Systems Summary		
Address	200 West Dawson Avenue, Glendora, California 91741	
Constructed/Renovated	1988	
Building Size	2,790 square feet (estimated)	
Number of Stories	One	
S ste	*escription*	*Con ition*
Structure	Masonry bearing walls and wood-framed roof	Good
Façade	Exposed CMU with aluminum windows	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board and CMU, ceramic tile Floors: VCT Ceilings: Unfinished/exposed	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting Domestic hot water: Tenant Responsibility	Good

Maintenance Shed: Systems Summary

HVAC	Tenant responsibility	--
Fire Suppression	Fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency: None	Good
Fire Alarm	Smoke detectors, back-up emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None	

Maintenance Shed: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	-	-	-	-	-
Facade	-	-	-	$13,700	$12,700	$26,400
Roofing	-	-	$48,100	$9,200	-	$57,400
Interiors	-	-	$16,800	-	$42,000	$58,800
Plumbing	-	-	-	-	-	-
Electrical	-	-	-	$11,700	-	$11,700
TOTALS (3% inflation)	**-**	**-**	**$65,000**	**$34,600**	**$54,700**	**$154,300**

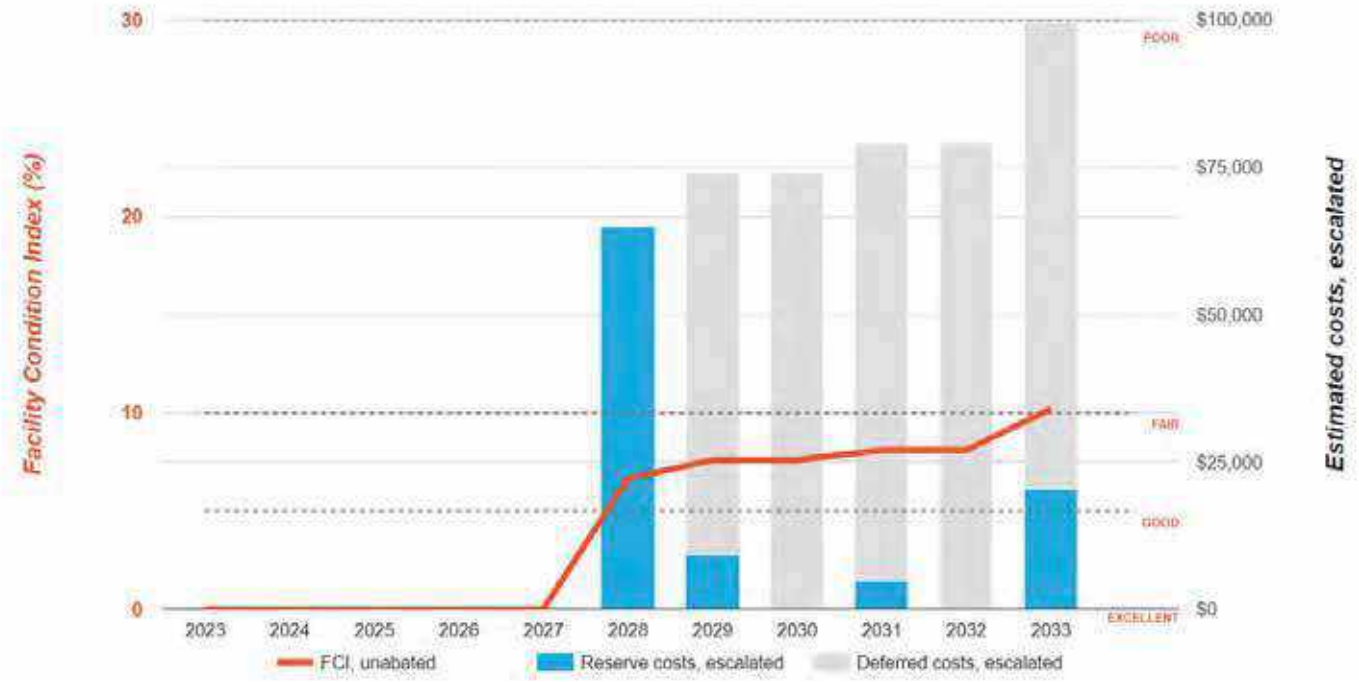
*Totals have been rounded to the nearest $100.

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

Needs by Year with Unaddressed FCI Over Time

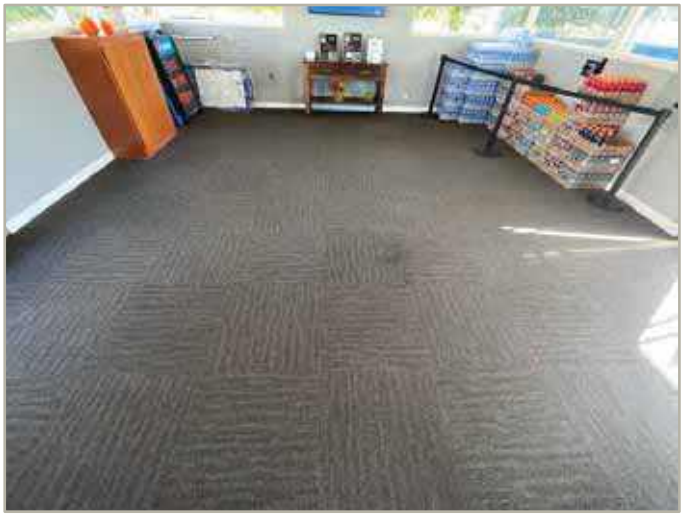
FCI Analysis: Municipal Golf Course Facilities Maintenance Shed

Replacement Value: $978,500 Inflation Rate: 3.0% Average Needs per Year: $9,100



3. Pro Shop





Pro Shop: Systems Summary

Address	200 West Dawson Avenue, Glendora, California 91741	
Constructed/Renovated	1988	
Building Size	850 square feet (estimated)	
Number of Stories	One	
S ste	*escription*	*Con ition*
Structure	Masonry bearing walls and wood-framed roof	Good
Façade	Wood siding with aluminum windows	Fair
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, coated concrete Ceilings: Wood paneling	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting Domestic hot water: Tenant Responsibility	Fair

Pro Shop: Systems Summary

HVAC	Tenant responsibility	--
Fire Suppression	Fire extinguisher	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency: None	Fair
Fire Alarm	Smoke detectors, emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	No key issues observed	

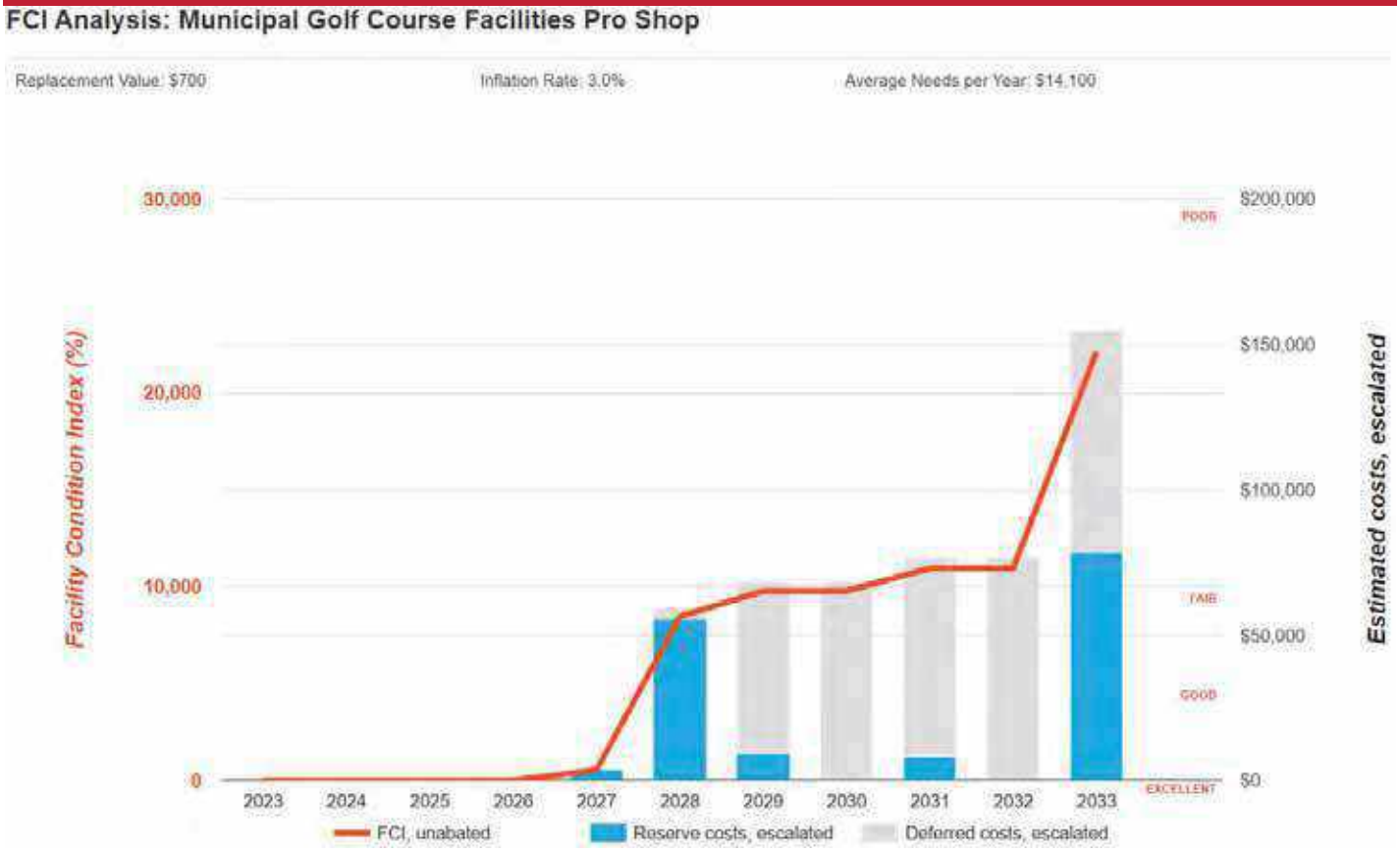
Pro Shop: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$12,400	$9,200	$57,500	$79,200
Roofing	-	-	-	$74,800	-	$74,800
Interiors	-	-	$17,500	-	$86,900	$104,300
Plumbing	-	-	$10,300	-	-	$10,300
Electrical	-	-	$19,100	$3,600	-	$22,600
Fire Alarm & Electronic Systems	-	-	-	$8,300	-	$8,300
TOTALS (3% inflation)	-	-	**$59,200**	**$95,900**	**$144,400**	**$299,500**

*Totals have been rounded to the nearest $100.

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

Needs by Year with Unaddressed FCI Over Time



4. Restroom Building





Restroom Building: Systems Summary

Address	200 West Dawson Avenue, Glendora, California 91741	
Constructed/Renovated	1988/2023	
Building Size	450 square feet (estimated)	
Number of Stories	One	
S ste	*escription*	*Con ition*
Structure	Masonry bearing walls and wood-framed roof	Good
Façade	Exposed CMU	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Ceramic Tiles Floors: Coated concrete Ceilings: Painted gypsum board	Excellent
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting Domestic hot water: Tenant Responsibility Toilets, urinals, and sinks in restrooms	Excellent

Restroom Building: Systems Summary

HVAC	None	--
Fire Suppression	None	--
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: LED Emergency: None	Excellent
Fire Alarm	Smoke detectors, back-up emergency lights, and exit signs	Excellent
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	No key issues observed	

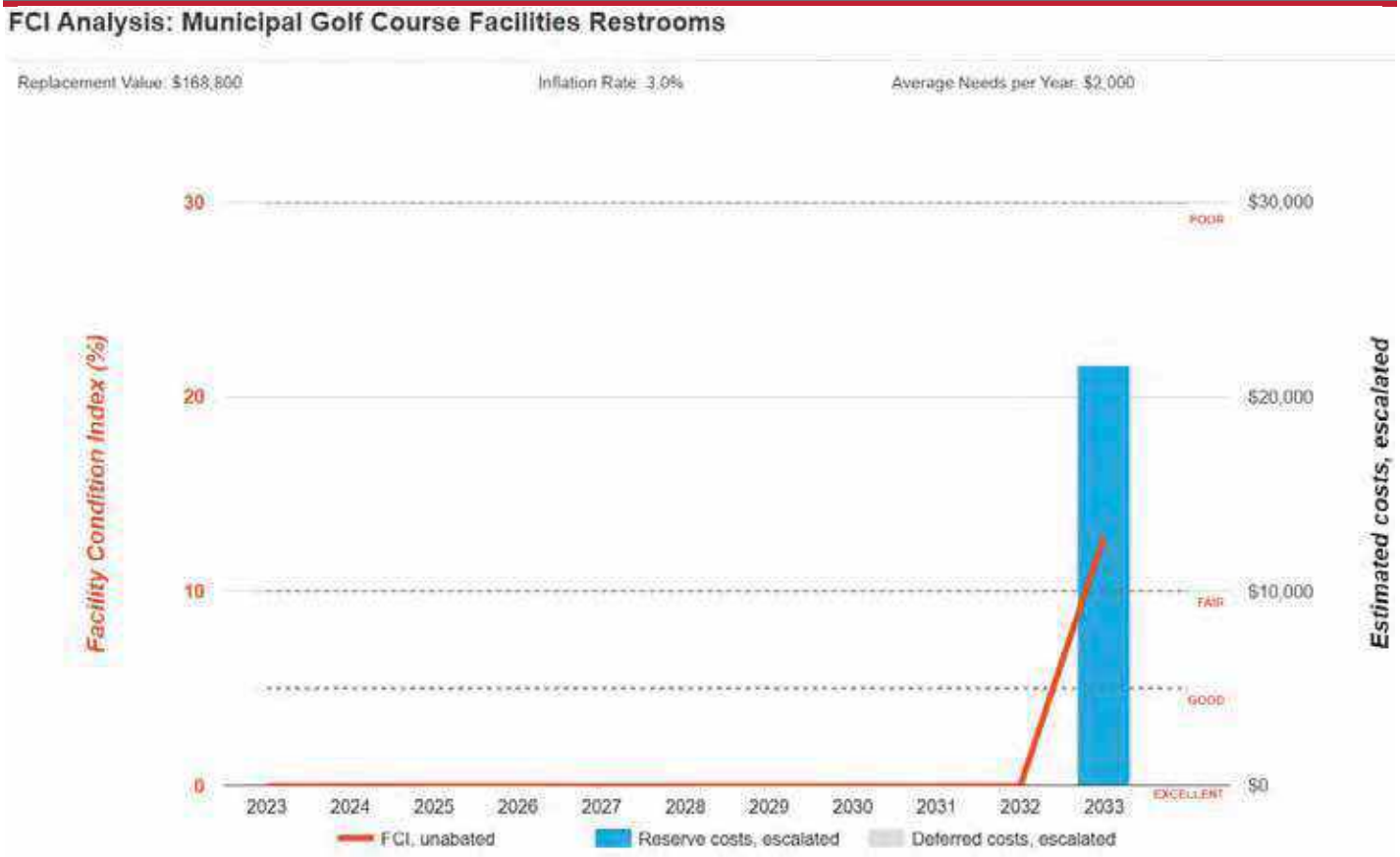
Restroom Building: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	-	-	-
Roofing	-	-	-	$9,000	-	$9,000
Interiors	-	-	-	$12,600	$28,300	$40,900
Plumbing	-	-	-	-	-	-
Electrical	-	-	-	-	$2,500	$2,500
TOTALS (3% inflation)	-	-	-	**$21,600**	**$30,900**	**$52,500**

*Totals have been rounded to the nearest $100.

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

Needs by Year with Unaddressed FCI Over Time



5. Site Summary





Site Information

Site area	16.63 acres (estimated)	
Parking Spaces	None	
S ste	*escription*	*Con ition*
Pavement/Flatwork	Asphalt lot with concrete sidewalks and brick paved walkways	Poor
Site Development	Property entrance signage Chain-link fencing Heavily furnished park benches, picnic tables, trash receptacles (tenant responsibility)	Fair
Landscaping and Topography	Heavy landscaping features Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Fair
Site Lighting	Pole-mounted: metal halide	Fair
Ancillary Structures	Prefabricated Storage Sheds	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
Key Issues and Findings	Damaged nets, trip hazards with cracked sidewalks, asphalt alligator cracking	

Site: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	-	-	-	$11,700	-	$11,700
Special Construction & Demo	-	-	-	-	$532,200	$532,200
Site Development	-	$59,200	-	$352,900	$2,169,300	$2,581,400
Site Pavement	-	$22,200	-	$800	$270,500	$293,500
TOTALS (3% inflation)	**-**	**$81,400**	**-**	**$365,400**	**$2,972,000**	**$3,418,800**

*Totals have been rounded to the nearest $100.

6. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

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

- Roof of Restroom and Pro Shop Buildings, Lack of ladder or other means of egress

7. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The facility was originally constructed in 1988. The facility was substantially renovated in 2023 and some accessibility improvements appear to have been implemented at that time.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues was reported.

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

8. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

9. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

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

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

Key Findings

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

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short-Term window but will not be pushed 'irresponsibly' (too far) into the future.

10. Energy Audit

The purpose of this Energy Audit is to provide Municipal Golf Course Facilities with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation, and special use areas. Where we anticipated significant losses, we utilized infrared thermographs to analyze heat loss across the envelope.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

11. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

Establishing the energy baseline begins with an analysis of the utility cost and consumption of the facility. Utilizing the historical energy data and local weather information, we evaluate the existing utility consumption and assign it to the various end-uses throughout the buildings. The Historical Data Analysis breaks down utilities by consumption, cost, and annual profile.

This data is analyzed, using standard engineering assumptions and practices. The analysis serves the following functions:

- Allows our engineers to benchmark the energy and water consumption of the facilities against consumption of efficient buildings of similar construction, use and occupancy.
- Generates the historical and current unit costs for energy and water
- Provides an indication of how well changes in energy consumption correlate to changes in weather.
- Reveals potential opportunities for energy consumption and/or cost reduction. For example, the analysis may indicate that there is excessive, simultaneous heating and cooling, which may mean that there is an opportunity to improve the control of the heating and cooling systems.

By performing this analysis and leveraging our experience, our engineers prioritize buildings and pinpoint systems for additional investigation during the site visit, thereby maximizing the benefit of their time spent on-site and minimizing time and effort by the customer's personnel.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the utility rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Estimated Utility Rates	
Electricity	Water and Sewer
$0.30/kWh	$8.36/CCF

The data analyzed provides the following information: 1) breakdown of utilities by consumption, 2) cost and annual profile, 3) baseline consumption in terms of energy/utility at the facility, 4) the Energy Use Index, or BTU/SF, and cost/SF. For multiple water meters, the utility data is combined to illustrate annual consumption for each utility type.

Electricity

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility. The billing for the water and sewer is monthly.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has not evaluated the energy benchmarking for the facility. Bureau Veritas will update the report on receipt of the actual data.

12. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Municipal Golf Course Facilities. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated one Energy Conservation Measure (ECM) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

The following table summarizes the recommended ECMs in terms of description, investment cost, energy consumption reduction, and cost savings.

Recommended Non-Renewable Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$ 55,301 *n Current ollars*
Estimated Annual Cost Savings Related to ECMs	$19,801 *n Current ollars*
Net Effective ECM Payback	2.79 years

Key Metrics to Benchmark the Subject Property's Energy Usage Profile

- Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.
- Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.
- Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.
- Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees, and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

Energy Conservation Measures Screening:

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified one Energy Conservation Measure (ECM) for this property.

List of Recommended Energy Conservation Measures For Municipal Golf Course Facilities

		Description of ECM	Location	Labor Cost	Material Cost	Projected Initial Investment	Utility Company Incentive	Net Projected Initial Investment	Estimated Annual Energy & Water Savings			Total Energy Savings	Total Green House Gas Savings	Estimated Utility Cost Savings	Estimated Annual O&M Savings	Total Estimated Annual Cost Savings	Simple Payback	S.I.R.	Life Cycle Savings	Expected Useful Life (EUL)
						(a)	(b)	C=(a-b)	Electricity	Demand Reduction	Water									
				($)	($)	($)	($)	($)	(kWh)	(KW)	(kGal)	(Mmbtu)	($)	($)	($)	($)	(Yrs.)		($)	(Yrs.)
1	Title:	Upgrade Building Lighting to LED and Install Automatic Lighting Controls	Location: Building Interior and Exterior - Municipal Golf Course Facilities	$5,188	$42,900	$48,088	$0	$48,088	70,434	14	0	240	15.84	$21,018	$983	$22,001	2.19	5.46	$214,559	15.00
	Attribute:	Replace HID (5x) ;																		
Totals for No/Low Cost Items				**$0**	**$0**	**$0**	**$0**	**$0**	**0**	**0**	**0**	**0**	**0.00**	**$0**	**$0**	**$0**	**0.00**			
Total For Capital Cost				**$5,188**	**$42,900**	**$48,088**	**$0**	**$48,088**	**70,434**	**14**	**14**	**0**	**15.84**	**$21,018**	**$983**	**$22,001**	**2.19**			
		nteracti e Sa ings iscount							-7,043	-1	-1	0	-1.58	-$2,102	-$98	-$2,200				
		otal Contingenc penses				$7,213		$7,213												
Total for Improvements						**$55,301**	**$0**	**$55,301**	**63,391**	**12**	**12**	**0**	**14.26**	**$18,916**	**$885**	**$19,801**	**2.79**			

13. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property. These actions will ensure that the energy conservation measures identified in this report will remain effective. The following general recommendations should be continued or implemented.

Building Envelope

- Ensure that the building envelope has proper caulking and weather stripping.
- Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
- Inspect building vents semiannually for bird infestation
- Inspect windows monthly for damaged panes and failed thermal seals
- Repair and adjust automatic door closing mechanisms as needed.

Lighting

- Utilize bi-level lighting controls in stairwells and hallways.
- Use energy efficient replacement lamps (LEDs)
- Clean lighting fixture reflective surfaces and translucent covers.
- Ensure that timers and/or photocells are operating correctly on exterior lighting

14. Certification

City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Municipal Golf Course Facilities, 200 West Dawson Avenue, Glendora, California 91741, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

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

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

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

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

Prepared by: Usama Anwar,
Project Manager

Reviewed by:



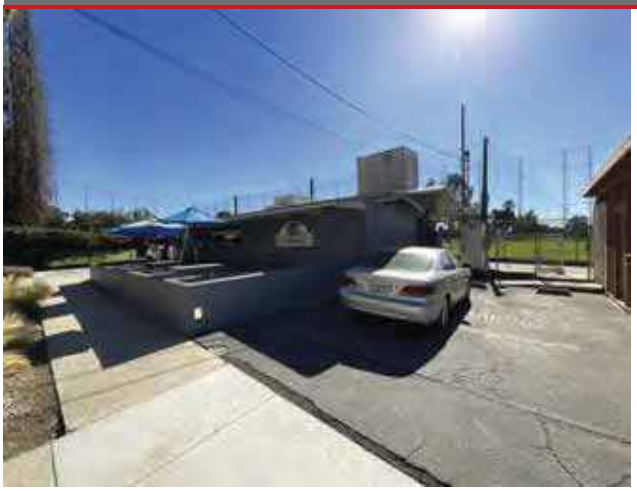
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15. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Lighting System Schedule
Appendix J: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview



1 – PRO SHOP FRONT ELEVATION



2 - PRO SHOP SIDE ELEVATION



3 - PRO SHOP INTERIOR OVERVIEW



4 - PRO SHOP KITCHEN OVERVIEW



5 - RESTROOM BUILDING EXTERIOR OVERVIEW

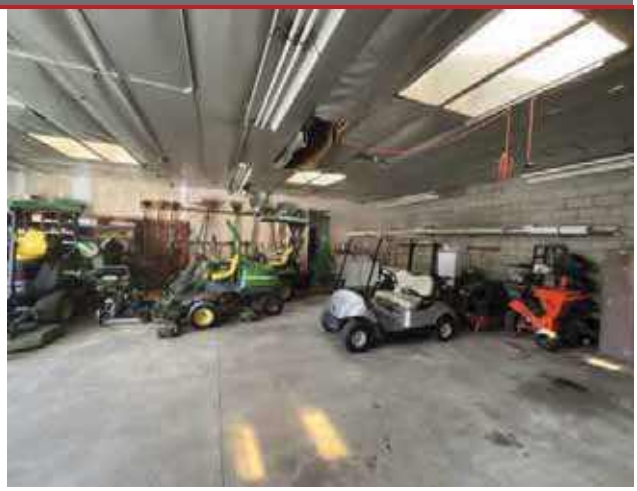


6 - RESTROOM BUILDING INTERIOR OVERVIEW

Photographic Overview



7 - MAINTENANCE SHED EXTERIOR OVERVIEW



8 - MAINTENANCE SHED INTERIOR OVERVIEW



9 - MAINTENANCE OFFICE OVERVIEW



10 - MAINTENANCE SHED ELECTRICAL ROOM



11 - ANCILLARY STORAGE SHED



12 - ANCILLARY STORAGE SHEDS

Photographic Overview



13 – EXTERIOR SEATING AREA



14 - GOLF COURSE PRACTICE AREA



15 - GOLF COURSE NETS



16 - LANDSCAPING OVERVIEW



17 - BACKFLOW PREVENTER



18 - FIELD LIGHTS

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-020.379	Municipal Golf Course Facilities
Source	**On-Site Date**
Google	November 9, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Municipal Golf Course Facilities

Name of person completing form: Ryan Hacecky

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: November 6, 2023

Phone Number:

Method of Completion: DURING - verbally completed during assessment

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

Data Overview		Response		
1	Year(s) constructed	Constructed: 1960	Renovated:	Property is leased.
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		Unknown
		Roof		Unknown
		Interiors		Unknown
		HVAC		Unknown
		Electrical		Unknown
		Site Pavement		Unknown
		Accessibility		Unknown
4	List other significant capital improvements (focus on recent years; provide approximate date).	NA		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	NA		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	NA		

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

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



Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Survey - ADA Standards for Accessible Design

Property Name: Municipal Golf Course Facilities

BV Project Number: 158691.23R000-020.379

Facility History and Interview

Question	Yes	No	Unk	Comments
1. ADA: Has an accessibility study been performed at the site? If so, when?			x	
2. ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			x	
3. ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation?			x	

Building : Accessibility Issues

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

be cogni ant t at if t e None bo is arke t at oes not guarantee full co pliance t is stu is li ite in nature



1 - TOILET STALL OVERVIEW



2 - SINK, FAUCET HANDLES OR ACCESSORIES

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

Reference Guide

	Major Issues *A A stu reco en e*	Moderate Issues *A A stu reco en e*	Minor Issues
Parking	- Needs full reconstruction - Excessive slopes over 3% require major re-grading - No level locations to add required spaces	- No or non-compliant curb cuts - Moderate difficulty to add required accessible spaces - Slopes close to compliant	- Painting of markings needed - Signage height non-compliant - Signage missing
Exterior Route	- Large areas of sidewalks with excessive slopes - No ramp when needed - Ramps with excessive slopes	- Ramps need rails - Ramps need rail extensions - All or most entrance door exterior maneuvering clearance areas with excessive slopes	- One entrance door exterior maneuvering clearance area with excessive slope - Non-compliant signage
Building Entrances	- No compliant entrance exists - Exterior entry door/s not wide enough - Entrance vestibule requires complete reconstruction / reconfiguration due to clearance	- Need significant # of lever handles - Need to add or modify automatic door opener - Entrance vestibule requires limited reconfigurations	- A few door knobs instead of lever handles - Non-compliant door threshold
Interior Route	- All or most interior doors appear less than 32” wide - Corridors less than 36” wide - No ramp when needed - Ramps with excessive slopes - Non-compliant treads/risers at means of egress stairways	- Single height drinking fountains - Drinking fountain too high or protrudes into accessible route - Ramps need rails - Ramps need rail extensions - Need significant # of lever handles - Non-compliant rail extensions at egress stairways - All/most door thresholds high	- One door threshold too high - A few door knobs instead of lever handles - Non-compliant door pressures - Non-compliant signage - Switches not within reach range
Elevators	- No elevator present when required - Elevator cab too small	- Panel control buttons not at compliant height - No hands-free emergency communication system - Elevator only has mechanical stops	- Audible/visual signals at every floor may be lacking - Minor signage / Braille issues
Public Restrooms	- No ADA RR on each accessible floor - Restroom(s) too small - Entire restroom(s) requires renovation - Water closet clearance requires moving walls	- Interior doors appear less than 32” wide - Missing or non-compliant grab bars - Easily fixable clearance issues	- Minor height adjustments required - Non-compliant door pressures - Missing a visual strobe (only required if audible fire alarm already present) - Missing lavatory pipe wraps - Signage not compliant

	Major Issues *A A stu reco en e*	Moderate Issues *A A stu reco en e*	Minor Issues
Kitchens/Kitchenettes	- Clear space for each appliance not present - Clearance between opposing counters too narrow	- Sink and counter too high - Sink knee and toe clearance not provided where required (built-in) - Less than 50% of cabinetry within reach range	- Dispensers not within reach range - Switches not within reach range - Missing sink pipe wraps if knee and toe clearance required
Playgrounds and Pools	- Large areas of surfacing non-compliant - Install compliant play structures - No pool lift provided	- Small area/s of surfacing or equipment non-compliant - Moderate issues with path of travel to playground/pool	- Minor issues with path of travel to playground/pool

Appendix E:
Component Condition Report

Component Condition Report | Municipal Golf Course Facilities / Maintenance Shed

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1010	City Yard Garage	Fair	Structural Flooring/Decking, Concrete	1,360 SF	28	7133488
Facade						
B2020	Building exterior	Fair	Storefront, Glazing & Framing	100 SF	15	7179582
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	2	8	7133474
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1	10	7133492
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	2,790 SF	5	7133484
B3060	Roof	Fair	Roof Skylight, per unit, up to 20 SF	4	6	7133491
Interiors						
C1030	Throughout building	Good	Interior Door, Steel, Standard	5	39	7133493
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	1,745 SF	5	7179874
C2010	Throughout	Fair	Wall Finishes, Ceramic Tile	400 SF	15	7179875
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	1,430 SF	5	7133495
Plumbing						
D2010	Throughout	Good	Plumbing System, Supply & Sanitary, Low Density (includes fixtures)	2,790 SF	30	7179579
Electrical						
D5020	Throughout building	Good	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	2,790 SF	30	7133461
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	2,790 SF	10	7179530

Component Condition Report | Municipal Golf Course Facilities / Pro Shop

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	2,400 SF	5	7133465

Component Condition Report | Municipal Golf Course Facilities / Pro Shop

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	330 SF	14	7133486
B2050	Building Exterior	Good	Exterior Door, Steel, Standard	1	30	7133479
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	4	6	7133505
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	2,200 SF	10	7179586
Interiors						
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	1,275 SF	5	7179876
C2030	Throughout	Fair	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	500 SF	5	7179877
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Tile	350 SF	4	7133464
C2050	Throughout building	Fair	Ceiling Finishes, Wood Paneling	2,200 SF	11	7133478
Plumbing						
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Low Density (includes fixtures)	850 SF	5	7179872
Electrical						
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	850 SF	5	7133466
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	850 SF	10	7179871
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	2,200 SF	8	7133500

Component Condition Report | Municipal Golf Course Facilities / Restrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2050	Building Exterior	Excellent	Exterior Door, Steel, Standard	3	40	7133473
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	450 SF	10	7179587
Interiors						

Component Condition Report | Municipal Golf Course Facilities / Restrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1090	Restrooms	Excellent	Toilet Partitions, Metal	5	20	7133506
C2010	Restrooms	Excellent	Wall Finishes, Ceramic Tile	660 SF	40	7133468
C2030	Restrooms	Excellent	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	450 SF	10	7133483
C2050	Throughout	Excellent	Ceiling Finishes, any flat surface, Prep & Paint	450 SF	10	7179879
Plumbing						
D2010	Restrooms	Excellent	Sink/Lavatory, Wall-Hung, Vitreous China	4	30	7133470
D2010	Throughout	Excellent	Plumbing System, Supply & Sanitary, Low Density (includes fixtures)	450 SF	40	7179873
D2010	Restrooms	Excellent	Toilet, Commercial Water Closet	3	30	7133490
D2010	Restrooms	Excellent	Urinal, Standard	2	30	7133507
Electrical						
D5020	Throughout	Excellent	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	450 SF	40	7179528
D5040	Restrooms	Excellent	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	450 SF	20	7133476

Component Condition Report | Municipal Golf Course Facilities / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	6	7133481
Special Construction & Demo						
F1020	Site	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	350 SF	20	7133463
F1020	Golf shed/ Golf Practice Ranges	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	3,900 SF	19	7133480
Pedestrian Plazas & Walkways						
G2020	Near Pro Shop	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	1,022 SF	2	7133482
G2020	Near Pro Shop	NA	Parking Lots, Pavement, Asphalt, Seal & Stripe	1,022 SF	5	7179525
G2030	Site	Fair	Sidewalk, Brick/Masonry Pavers	1,502 SF	15	7133497
G2030	Maintenance shed	Poor	Sidewalk, Concrete, Large Areas	1,200 SF	1	7133460

Component Condition Report | Municipal Golf Course Facilities / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2030	Golf shed/ Golf Practice Ranges	Fair	Sidewalk, Concrete, Large Areas	7,580 SF	14	7133477
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps	1	11	7133485
G2050	Site	Fair	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps	1	11	7133475
G2050	Site	Fair	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps	1	11	7133501
G2050	Site	Fair	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps	1	7	7133471
G2050	Site	Fair	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps	1	8	7133498
Sitework						
G2060	Site	Fair	Park Bench, Precast Concrete	1	14	7133489
G2060	Golf course	Poor	Fences & Gates, Fence, Chain Link 8'	1,500 LF	2	7133469
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 8'	980 LF	17	7133499
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	150 LF	25	7133504
G2060	Site	Fair	Park Bench, Precast Concrete	1	14	7133472
G2080	site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial	715,520 SF	12	7177781

Appendix F:
Replacement Reserves

Replacement Reserves Report



12/28/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Municipal Golf Course Facilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Municipal Golf Course Facilities / Maintenance Shed	$0	$0	$0	$0	$0	$64,963	$9,237	$0	$4,900	$0	$20,511	$0	$0	$0	$0	$35,503	$0	$0	$0	$0	$19,212	**$154,326**
Municipal Golf Course Facilities / Pro Shop	$0	$0	$0	$0	$3,809	$55,383	$9,237	$0	$8,292	$0	$78,344	$63,427	$0	$0	$45,962	$35,028	$0	$0	$0	$0	$0	**$299,483**
Municipal Golf Course Facilities / Restrooms	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$21,593	$0	$0	$0	$0	$0	$0	$0	$0	$0	$30,887	**$52,479**
Municipal Golf Course Facilities / Site	$0	$16,549	$64,832	$0	$0	$0	$11,724	$174,661	$179,035	$0	$0	$586,908	$1,518,668	$0	$158,015	$114,883	$0	$61,375	$0	$508,695	$23,511	**$3,418,855**
Grand Total	**$0**	**$16,549**	**$64,832**	**$0**	**$3,809**	**$120,346**	**$30,199**	**$174,661**	**$192,227**	**$0**	**$120,449**	**$650,335**	**$1,518,668**	**$0**	**$203,977**	**$185,414**	**$0**	**$61,375**	**$0**	**$508,695**	**$73,609**	**$3,925,144**

Municipal Golf Course Facilities

Municipal Golf Course Facilities / Maintenance Shed

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2020	Building exterior	7179582	Storefront, Glazing & Framing, Replace	30	15	15	100	SF	$55.00	$81.82	$8,182																$8,182						**$8,182**
B2050	Building Exterior	7133474	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	22	8	2	EA	$1,300.00	$1,934.01	$3,868									$3,868												**$3,868**
B2050	Building Exterior	7133492	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	20	10	1	EA	$4,400.00	$6,545.88	$6,546											$6,546										**$6,546**
B3010	Roof	7133484	Roofing, Modified Bitumen, Replace	20	15	5	2790	SF	$10.00	$14.88	$41,507						$41,507																**$41,507**
B3060	Roof	7133491	Roof Skylight, per unit, up to 20 SF, Replace	30	24	6	4	EA	$1,300.00	$1,934.01	$7,736							$7,736															**$7,736**
C2010	Throughout	7179875	Wall Finishes, Ceramic Tile, Replace	40	25	15	400	SF	$18.00	$26.78	$10,711																$10,711						**$10,711**
C2010	Throughout	7179874	Wall Finishes, any surface, Prep & Paint	10	5	5	1745	SF	$1.50	$2.23	$3,894						$3,894										$3,894						**$7,788**
C2030	Throughout building	7133495	Flooring, Vinyl Tile (VCT), Replace	15	10	5	1430	SF	$5.00	$7.44	$10,637						$10,637															$10,637	**$21,274**
D5040	Throughout	7179530	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	2790	SF	$2.10	$3.12	$8,716											$8,716										**$8,716**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$56,038**	**$7,736**	**$0**	**$3,868**	**$0**	**$15,262**	**$0**	**$0**	**$0**	**$0**	**$22,788**	**$0**	**$0**	**$0**	**$0**	**$10,637**	**$116,329**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$64,963**	**$9,237**	**$0**	**$4,900**	**$0**	**$20,511**	**$0**	**$0**	**$0**	**$0**	**$35,503**	**$0**	**$0**	**$0**	**$0**	**$19,212**	**$154,326**

Municipal Golf Course Facilities / Pro Shop

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building Exterior	7133465	Exterior Walls, any painted surface, Prep & Paint	10	5	5	2400	SF	$3.00	$4.46	$10,711						$10,711											$10,711						**$21,423**
B2020	Building Exterior	7133486	Storefront, Glazing & Framing, Replace	30	16	14	330	SF	$55.00	$81.82	$27,002															$27,002							**$27,002**
B2050	Building Exterior	7133505	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	24	6	4	EA	$1,300.00	$1,934.01	$7,736							$7,736															**$7,736**
B3010	Roof	7179586	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	10	10	2200	SF	$17.00	$25.29	$55,640											$55,640											**$55,640**
C2010	Throughout	7179876	Wall Finishes, any surface, Prep & Paint	10	5	5	1275	SF	$1.50	$2.23	$2,845						$2,845										$2,845						**$5,690**
C2030	Throughout	7179877	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	5	5	500	SF	$12.00	$17.85	$8,926						$8,926										$8,926						**$17,852**
C2030	Throughout building	7133464	Flooring, Carpet, Commercial Tile, Replace	10	6	4	350	SF	$6.50	$9.67	$3,385					$3,385										$3,385							**$6,769**
C2050	Throughout building	7133478	Ceiling Finishes, Wood Paneling, Replace	30	19	11	2200	SF	$14.00	$20.83	$45,821												$45,821										**$45,821**
D2010	Throughout	7179872	Plumbing System, Supply & Sanitary, Low Density (includes fixtures), Replace	40	35	5	850	SF	$7.00	$10.41	$8,852						$8,852																**$8,852**
D5020	Throughout building	7133466	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	35	5	850	SF	$13.00	$19.34	$16,439						$16,439																**$16,439**
D5040	Throughout	7179871	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	850	SF	$2.10	$3.12	$2,656											$2,656											**$2,656**
D7030	Throughout building	7133500	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	2200	SF	$2.00	$2.98	$6,546									$6,546													**$6,546**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$3,385**	**$47,774**	**$7,736**	**$0**	**$6,546**	**$0**	**$58,296**	**$45,821**	**$0**	**$0**	**$30,386**	**$22,483**	**$0**	**$0**	**$0**	**$0**	**$0**	**$222,426**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$3,809**	**$55,383**	**$9,237**	**$0**	**$8,292**	**$0**	**$78,344**	**$63,427**	**$0**	**$0**	**$45,962**	**$35,028**	**$0**	**$0**	**$0**	**$0**	**$0**	**$299,483**

Municipal Golf Course Facilities / Restrooms

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B3010	Roof	7179587	Roofing, Modified Bitumen, Replace	20	10	10	450	SF	$10.00	$14.88	$6,695											$6,695											**$6,695**
C1090	Restrooms	7133506	Toilet Partitions, Metal, Replace	20	0	20	5	EA	$850.00	$1,264.55	$6,323																					$6,323	**$6,323**
C2030	Restrooms	7133483	Flooring, any surface, w/ Epoxy Coating, Prep & Paint	10	0	10	450	SF	$12.00	$17.85	$8,034											$8,034										$8,034	**$16,067**
C2050	Throughout	7179879	Ceiling Finishes, any flat surface, Prep & Paint	10	0	10	450	SF	$2.00	$2.98	$1,339											$1,339										$1,339	**$2,678**
D5040	Restrooms	7133476	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	0	20	450	SF	$2.10	$3.12	$1,406																					$1,406	**$1,406**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$16,067**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$17,101**	**$33,168**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$21,593**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$30,887**	**$52,479**

Municipal Golf Course Facilities / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Site	7133481	Backflow Preventer, Domestic Water, Replace	30	24	6	1	EA	$6,600.00	$9,818.82	$9,819								$9,819														**$9,819**
F1020	Golf shed/ Golf Practice Ranges	7133480	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	11	19	3900	SF	$50.00	$74.39	$290,102																				$290,102		**$290,102**
F1020	Site	7133463	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	10	20	350	SF	$25.00	$37.19	$13,017																					$13,017	**$13,017**
G2020	Near Pro Shop	7133482	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	1022	SF	$3.50	$5.21	$5,322				$5,322																		**$5,322**

Replacement Reserves Report



12/28/2023

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2020	Near Pro Shop	7179525	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	0	* 5	1022	SF	$0.45	$0.67	$684								$684					$684					$684				**$2,053**
G2030	Maintenance shed	7133460	Sidewalk, Concrete, Large Areas, Replace	50	49	1	1200	SF	$9.00	$13.39	$16,067		$16,067																				**$16,067**
G2030	Golf shed/ Golf Practice Ranges	7133477	Sidewalk, Concrete, Large Areas, Replace	50	36	14	7580	SF	$9.00	$13.39	$101,491															$101,491							**$101,491**
G2030	Site	7133497	Sidewalk, Brick/Masonry Pavers, Replace	30	15	15	1502	SF	$33.00	$49.09	$73,739																$73,739						**$73,739**
G2050	Site	7133471	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps, Replace	50	43	7	1	EA	$95,000.00	$141,331.50	$141,332								$141,332														**$141,332**
G2050	Site	7133498	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps, Replace	50	42	8	1	EA	$95,000.00	$141,331.50	$141,332									$141,332													**$141,332**
G2050	Site	7133485	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps, Replace	50	39	11	1	EA	$95,000.00	$141,331.50	$141,332												$141,332										**$141,332**
G2050	Site	7133475	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps, Replace	50	39	11	1	EA	$95,000.00	$141,331.50	$141,332												$141,332										**$141,332**
G2050	Site	7133501	Sports Lighting, Field Lighting, Pole Light Fixture w/ Lamps, Replace	50	39	11	1	EA	$95,000.00	$141,331.50	$141,332												$141,332										**$141,332**
G2060	Golf course	7133469	Fences & Gates, Fence, Chain Link 8', Replace	40	38	2	1500	LF	$25.00	$37.19	$55,789			$55,789																			**$55,789**
G2060	Site	7133489	Park Bench, Precast Concrete, Replace	25	11	14	1	EA	$1,000.00	$1,487.70	$1,488															$1,488							**$1,488**
G2060	Site	7133472	Park Bench, Precast Concrete, Replace	25	11	14	1	EA	$1,000.00	$1,487.70	$1,488															$1,488							**$1,488**
G2060	Site	7133499	Fences & Gates, Fence, Chain Link 8', Replace	40	23	17	980	LF	$25.00	$37.19	$36,449																		$36,449				**$36,449**
G2080	site	7177781	Irrigation System, Pop-Up Spray Heads, Commercial, Replace	20	8	12	715520	SF	$1.00	$1.49	$1,064,479													$1,064,479									**$1,064,479**
Totals, Unescalated												**$0**	**$16,067**	**$61,110**	**$0**	**$0**	**$0**	**$9,819**	**$142,016**	**$141,332**	**$0**	**$0**	**$423,995**	**$1,065,163**	**$0**	**$104,466**	**$73,739**	**$0**	**$37,133**	**$0**	**$290,102**	**$13,017**	**$2,377,959**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$16,549**	**$64,832**	**$0**	**$0**	**$0**	**$11,724**	**$174,661**	**$179,035**	**$0**	**$0**	**$586,908**	**$1,518,668**	**$0**	**$158,015**	**$114,883**	**$0**	**$61,375**	**$0**	**$508,695**	**$23,511**	**$3,418,855**

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7133481	D2010	**Backflow Preventer**	Domestic Water	4 IN	Municipal Golf Course Facilities / Site	Site	Inaccessible	Inaccessible	Inaccessible		000130	

G20 OTHER

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7133485	G2050	**Sports Lighting**	Field Lighting, Pole Light Fixture w/ Lamps		Municipal Golf Course Facilities / Site	Site					000134	
2	7133475	G2050	**Sports Lighting**	Field Lighting, Pole Light Fixture w/ Lamps		Municipal Golf Course Facilities / Site	Site					000125	
3	7133501	G2050	**Sports Lighting**	Field Lighting, Pole Light Fixture w/ Lamps		Municipal Golf Course Facilities / Site	Site					000101	
4	7133471	G2050	**Sports Lighting**	Field Lighting, Pole Light Fixture w/ Lamps		Municipal Golf Course Facilities / Site	Site					000124	
5	7133498	G2050	**Sports Lighting**	Field Lighting, Pole Light Fixture w/ Lamps	250	Municipal Golf Course Facilities / Site	Site					000249	

Appendix H:
Energy Conservation Measures Calculations

Propert of All ig ts eser e

UIC	Upgrade Building Lighting to LED and Install Automatic Lighting Controls
EAL10	Location: Building Interior and Exterior - Municipal Golf Course Facilities
Attributes:	Replace HID (5x) ;

	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
Upgrade Lighting to LED	1	5	30	70,434	$21,130.20	$983.48

Existing Technology	Sub-Technology	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
CFL	CFL - 2 Pin	0	0	0	0	$0	$0
CFL	CFL - 4 Pin	0	0	0	0	$0	$0
CFL	CFL - Screw-in	0	0	0	0	$0	$0
Circiline	T9	0	0	0	0	$0	$0
Incan/H/MR	H	0	0	0	0	$0	$0
Incan/H/MR	Incan	0	0	0	0	$0	$0
Incan/H/MR	MR	0	0	0	0	$0	$0
HID	HPS	0	0	0	0	$0	$0
HID	MH	1	5	5	70,434	$21,130	$983
HID	MV	0	0	0	0	$0	$0
HID	QL	0	0	0	0	$0	$0
Linear Fluorescent	T8	0	0	0	0	$0	$0
Linear Fluorescent	T12	0	0	0	0	$0	$0
Linear Fluorescent	T8 U	0	0	0	0	$0	$0
Linear Fluorescent	T12 U	0	0	0	0	$0	$0
Linear Fluorescent	T5	0	0	0	0	$0	$0
Linear Fluorescent	T6	0	0	0	0	$0	$0
Linear Fluorescent	T10	0	0	0	0	$0	$0

Proposed Controls	No. of Controls		No. of Controls
Photo Sensor	0	Ceiling Mounted	0
Wall Mounted	0		

Initial Investment			**Equipment Rentals**	
Material Cost	$42,900.00		Scissor Lift 26' - Interior Spaces	$0.00
Labor Cost	$5,187.60		Bucket Truck - Exterior Spaces	$0.00
Local Electric Rate:	$0.30	$/kWh	Estimated Annual Energy Savings:	70,434
			Estimated Demand Savings:	14
Hourly Labor Rate For Electrician:	$72.05		Estimated Annual Energy Cost Savings:	$21,130
Budgeted Initial Investment:	$48,088		Estimated Annual O&M Cost Savings:	$983
Estimated Return on Investment: *(Including O&M Savings)*	2.17	Years	Estimated Annual Cost Savings:	$22,114

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Appendix I:
Lighting System Schedule

Lighting Schedule - Existing

										Lamp Details				Fixture Details						Existing Consumption	
Line No.	Building Name	Interior/ Exterior	Floor	Space Type	Room No.	Additional Area Description	LUX	Control Quantity	Existing Control	Technology	Sub-Technology	Lamp Type	Total Lamps	Fixture Type	Linear Fluorescent Fixture Lens	Fixture Mounting	Fixture Quantity	24x7 Fixture Count	Fixture Height	Annual Hours	Existing Annual kWh
1	luni ipal olf ourse Fa ilitie	Interior		olf ourse	olf ourse	olf ourse	-	1	Timer	HID	MH	MH450	30				5	No	20	5,460	73,710

Appendix J:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) **I**nvestment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepare for

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



Dawson Avenue Park Tennis Complex
201 Dawson Avenue
Glendora, California 91740

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BV CONTACT:
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1. Park Executive Summary

Park Overview and Assessment Details

General Information	
Park Type	Tennis Complex
Number of Buildings	None
Main Address	201 Dawson Avenue, Glendora, California 91740
Site Developed	1967 Renovated 2003
Site Area	1.61 acres (estimated)
Outside Occupants/Leased Spaces	None
Date(s) of Visit	November 7, 2023
Management Point of Contact	City of Glendora, Ryan Hacecky, Facilities Maintenance Supervisor 626.672.6306 rhacecky@cityofglendora.org
On-site Point of Contact (POC)	Same as above
Assessment and Report Prepared By	Carl Alejandro
Reviewed By	Usama Anwar Technical Reviewer For Mary Venable Program Manager Mary.Venable@bureauveritas.com 800.733.0660 x7292719
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Park Findings and Deficiencies

Historical Summary

The Dawson Avenue Park Tennis Complex was originally constructed in 1967. It was renovated during the construction of the Crowther Tenn and Family Center in 2003.

Amenities and General Site

The tennis complex includes the tennis courts and nets, metal benches, trash receptacles, surrounding fencing, and pole lights. There is an asphalt paved parking lot to the west of the complex that exhibits significant areas of alligator cracking. Replacement of the pavement is recommended. The parking lot also has a carport structure that has solar panels on the roof. The inverter for the solar panels is located at the Crowther Tenn and Family Center. Little to no cracking was observed on the concrete sidewalks. The tennis court surfaces are in good condition with a few isolated areas of cracking that can be repaired as part of the overall routine maintenance program. The netting on the surrounding fencing is torn in a few isolated areas. The other site elements including the benches and trash receptacles are in overall fair condition.

Architectural

There are no buildings on this property.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The tennis court pole lights have been fitted with LED bulbs. They are controlled by a main switchboard on the southeastern corner of the property. The switchboard appears to be in overall fair condition with no reported issues.

Recommended Additional Studies

No additional studies recommended at this time.

2. Amenities and General Site

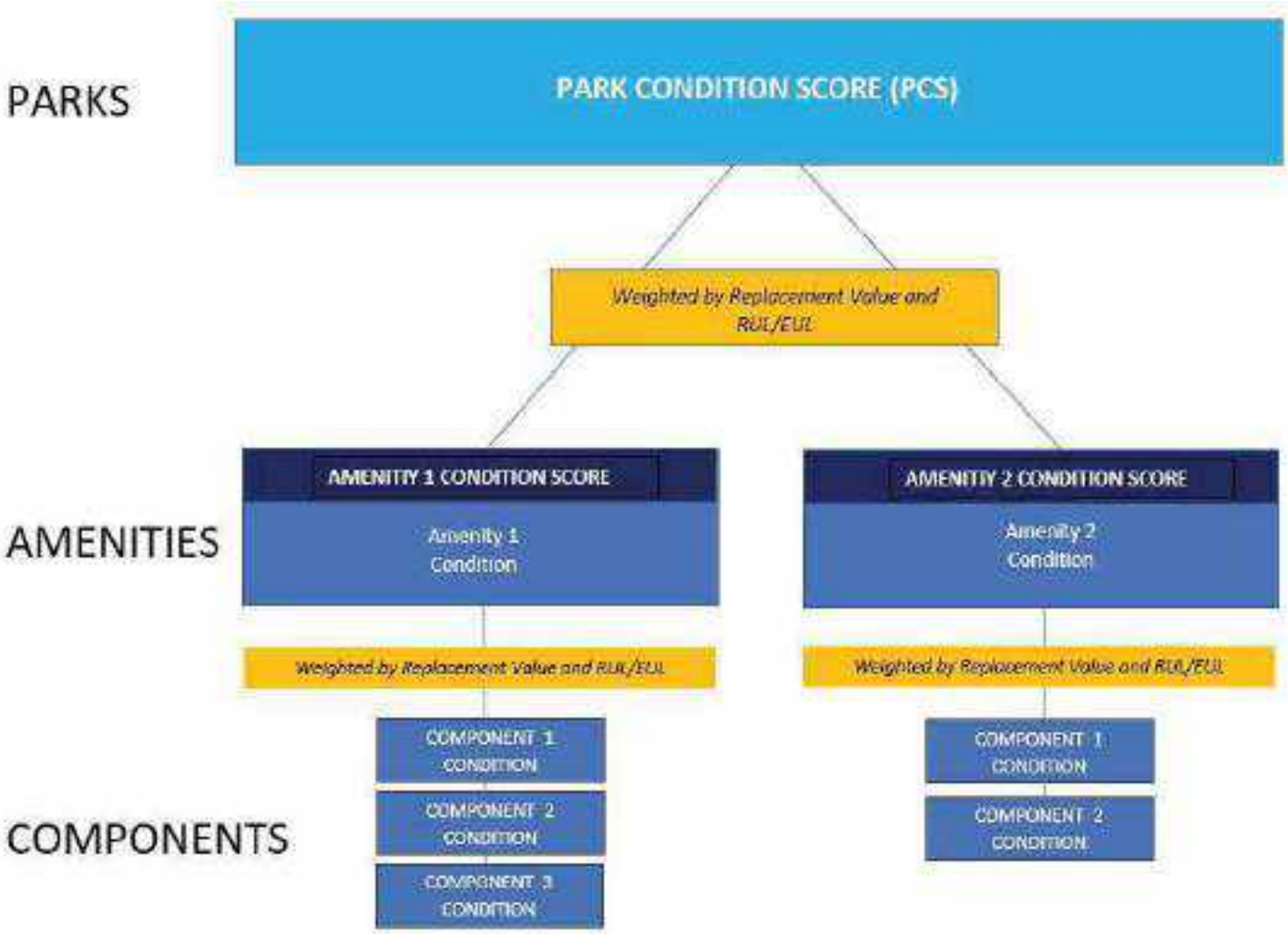
Prioritization Methodology

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

To assist in the overall prioritization effort, the following terms are used at the Component and Amenity level:

- **Component:** individual elements of the amenity or park that are evaluated and assigned conditions and GPS coordinates. Examples of components include benches, trash receptacles, tennis nets, playground surfaces, or split-rail fencing.
- **Amenity:** defined as a group of components that constitute a major feature of the park, logically grouped together by purpose and/or proximity. Examples of an amenity include a basketball court, a softball field, a dog park, picnic area, or playground.
- **Current Renewal Value (CRV):** the cost in today's dollars of the major constituent parts that make up the whole:
  - for Parks: CRV = renewal cost of all **developed** amenities within it (land value is excluded)
  - for Amenities: CRV = renewal cost of all significant components within it



The Amenity Condition Score (ACS) is a score calculated from an algorithm comprising a weighted average of the conditions of all the components within it.

AMENITY CONDITION SCORE (ACS) FORMULA = SUM [Remaining Value/Renewal Value (RenV) of combined components]

Remaining value = RenV multiplied by RUL/EUL

The Park Condition Score (PCS) is the total score for a single park property calculated from the sum of the Amenity Condition Scores (ACSs) for each amenity within the park.

PARK CONDITION SCORE FORMULA = SUM [Remaining Value]/SUM [Renewal Value]

Park Prioritization Metrics

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

The PCS and ACS metrics have been developed so that the higher the score, the less the park or amenity needs short term financial attention, due to its relative condition. The lower the score, the more attention is needed. An increasingly low score indicates an increased need to address deficiencies, provide replacements or make essential repairs. The lower the score, the more the amenity or park requires renewal or replacement. Both PCS and ACS scores range from 0 to 100.

The color coding reflects the score definition. Higher scores are assigned a sliding scale of green, with 100 assigned the deepest green. Yellow indicates a condition in the middle of the range, with yellow green in the high mid ranges, and yellow red in the low mid ranges. Scores in the low range are assigned a sliding scale of red, with 0 assigned the deepest red.



FAILED CONDITION - 0 _____ EXCELLENT CONDITION -100

The table on the following page shows the PCS condition score of this park, along with the ACS condition score of each amenity within the park:

Dawson Avenue Park Tennis Complex	OVERALL CONDITION SCORE **55**	TOTAL ACRES: REPLACEMENT VALUE: $ 908,590 REMAINING VALUE: $ 502,192 SAFETY ISSUES: 0 FAILED COMPONENTS: 0
Dawson Avenue Park Tennis Complex	COND. SCORE **62**	REPLACEMENT VALUE: $ 317,190 REMAINING VALUE: $ 196,638
Parking Lot	COND. SCORE **52**	REPLACEMENT VALUE: $ 542,900 REMAINING VALUE: $ 281,220
General Site	COND. SCORE **50**	REPLACEMENT VALUE: $ 48,500 REMAINING VALUE: $ 24,334

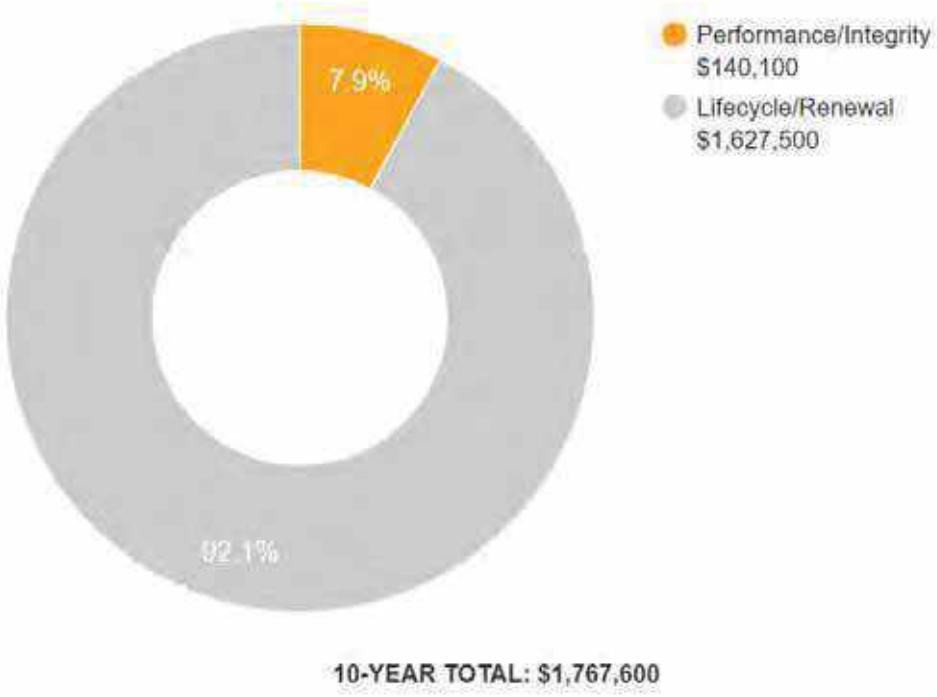
Plan Types (Amenities and General Site)

Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the best fit, typically the one with the greatest significance. See the *Purpose* description in the *Purpose an Scope* section for an explanation of Component Type.

Plan Type Descriptions

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

Plan Type Distribution (by Cost) – Timeframe 10 Years



Immediate Needs (Amenities and General Site)

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

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

BV did not identify any immediate needs associated with the amenities or general park areas at this site.

Key Findings (Amenities and General Site)

Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

The numerical scoring of condition as shown in the Key Findings is based on a 0-100 scale, as illustrated below:

- 0 - Replacement has none or very low impact on park operations
- 33 – Replacement has low impact on park operations
- 66 - Replacement has medium impact on park operation
- 100 - Failing, safety or code requirement component with high impact on park operations



Parking Lots in Poor Condition.

Pavement, Asphalt
Dawson Avenue Park Tennis Complex Parking Lot

Uniformat Code: G2020
Recommendation: **Mill and Overlay in 2025**

Priority Score: **84.7**

Plan Type: Performance/Integrity

Cost Estimate: $66,200

$$$$

Parking Lot appears to be about twenty years old with alligator cracking throughout. Replacement recommended. - AssetCALC ID: 7131328



Sports Apparatus in Poor Condition.

Baseball/Football, Protective Netting
Dawson Avenue Park Tennis Complex Site

Uniformat Code: G2050
Recommendation: **Replace in 2025**

Priority Score: **82.7**

Plan Type: Performance/Integrity

Cost Estimate: $1,400

$$$$

Netting tears in tennis fencing. Repair is recommended. - AssetCALC ID: 7040675

Tennis Courts





Tennis Courts

Amenity Type	Tennis Courts		
Amenity Location	Park center		
Overall Condition	Fair		
Co ponent	*escription*	*uantit*	*Con ition*
Fences and Gates	Fence, Chain Link 8', Replace	815 LF	Fair
Sports Apparatus	Baseball/Football, Protective Netting, Replace	250 SF	Poor
Pole Light Fixture with Lamps	Any type 30' High, with LED Replacement, Replace/Install	6 EA	Fair
Athletic Surfaces and Courts	Tennis/Volleyball, Rubber-Acrylic with Integral Color, Resurface	42670 SF	Good
Sports Apparatus	Tennis/Volleyball, Net with Posts and Anchors, Replace	11 EA	Fair
Switchboard	120/240 V, Replace	1 EA	Fair
Park Bench	Metal Powder-Coated, Replace	2 EA	Fair
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.		
Key Issues and Findings	Protective net tearing		

Parking Lot





Parking Lot

Amenity Type	Parking area		
Amenity Location	West of tennis complex		
Overall Condition	Poor		
Parking Spaces	26 spaces in asphalt lot; none of which are accessible		
Co ponent	*escription*	*uantit*	*Con ition*
Solar Power	Photovoltaic (PV) Panel, 24 square feet, Replace	182 EA	Fair
Parking Lots	Pavement, Asphalt, Seal and Stripe	14000 SF	NA
Parking Lots	Pavement, Asphalt, Mill and Overlay	14000 SF	Poor
Shed/Gazebo/Shade Structure	Wood or Metal-Framed, Standard, Replace	3200 SF	Good
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.		
Key Issues and Findings	Asphalt pavement alligator cracking		

General Site





General Site			
Amenity Type	General Site		
Amenity Location	Throughout park		
Overall Condition	Fair		
Co ponent	*escription*	*uantit*	*Con ition*
Park Bench	Metal Powder-Coated, Replace	3 EA	Fair
Pole Light Fixture with Lamps	Any type 20' High, with LED Replacement, Replace/Install	2 EA	Fair
Sidewalk	Concrete, Large Areas, Replace	3800 SF	Fair
Trash Receptacle	Heavy-Duty Fixed Concrete, Replace	3 EA	Fair
Landscaping and Topography	Limited landscaping features; irrigation present Low to moderate site slopes throughout		
Storm Water Management	Surface drainage to developed and undeveloped surroundings		
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.		
Key Issues and Findings	No key issues observed		

3. Property Space Use and Observed Areas

Areas Observed

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

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. ADA Accessibility

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

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

However, this does not:

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

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

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

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

The park was originally constructed in 1967 and substantially renovated in 2003.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues within the park was reported.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the park amenities and facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. Purpose and Scope

Purpose

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

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

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

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

Scope

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

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

6. Opinions of Probable Costs

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

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

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

Methodology

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

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

Definitions

Immediate Needs

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

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

Replacement Reserves

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

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

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

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning the system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Amenities and General Site and Facilities sections of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

7. Energy Audit

The purpose of this Energy Audit is to provide Dawson Avenue Park Tennis Complex with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation and special use areas.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

8. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

The baseline utility consumption data for the proper has been developed by aggregating the consumption from one electric meter.

Data Limitation:

The cost associated with the utility consumption at the building was not made available to Bureau Veritas at the time of report compilation. As a result, Bureau Veritas has modeled the approximate rate based on the utility company published tariff for commercial institutions. Bureau Veritas will update the report on receipt of the actual data from the client.

Utilities Metering at Glance	
Number of electric meters observed	One
Number of gas meters observed	None
Number of domestic water meter observed	None

Average Utility Rates		
Electricity	Natural Gas	Water and Sewer
Average Rate	Average Rate	Blended Rate
$0.30/kWh	NA	NA

Electricity

Note: No utility data was received by Bureau Veritas from the housing authority at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the housing authority.

End Use Energy Distribution

Note: No utility data was received by Bureau Veritas from the housing authority at the time of report compilation. Bureau Veritas will update the report on receipt of the actual data from the housing authority.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the housing authority at the time of report compilation. Bureau Veritas will complete energy benchmarking on receipt of the actual data from the housing authority.

Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Dawson Avenue Park Tennis Complex. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

The only energy components at this property are the surrounding pole lights which already utilize LED bulbs. Therefore, Bureau Veritas has evaluated zero Energy Conservation Measures (ECMs) for this property.

9. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property. These actions will ensure that the energy conservation measures identified in this report will remain effective. The following general recommendations should be continued or implemented.

Lighting

- Use energy efficient replacement lamps (LEDs)
- Clean lighting fixture reflective surfaces and translucent covers.
- Ensure that timers and/or photocells are operating correctly on exterior lighting

10. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Dawson Avenue Park Tennis Complex, 201 Dawson Avenue, Glendora, California 91740, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose an Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

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Reviewed by:

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11. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Observation GPS Map Links
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Appendix I: Energy Conservation Measures Calculations
Appendix J: Lighting System Schedule
Appendix K: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview



1 - DAWSON AVENUE TENNIS COURTS



2 - DAWSON AVENUE PICKLEBALL COURTS



3 - TENNIS COURT MAIN ENTRANCE



4 - TENNIS COURT PARKING LOT



5 - SITE CONCRETE PAVED SIDEWALK



6 - PARKING LOT CARPORT STRUCTURE

Photographic Overview



7 - PARKING LOT POLE LIGHT



8 - TENNIS COURT POLE LIGHT



9 - DAWSON PARK MAIN SWITCHBOARD



10 - TENNIS COURTS CHAIN LINK FENCING



11 - TENNIS COURT METAL BENCHES



12 - TENNIS COURT TRASH RECEPTACLE

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-021.379	Dawson Avenue Park Tennis Complex
Source	**On-Site Date**
Google	November 7, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Dawson Avenue Park Tennis Complex

Name of person completing form: Ryan Hacecky

Title / Association w/ property: Facilities Maintenance Supervisor

Length of time associated w/ property:

Date Completed: November 5, 2023

Phone Number: 626.672.6306

Method of Completion: INTERVIEW - verbally completed during interview

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

Data Overview		Response		
1	Year(s) constructed	Constructed: 1967	Renovated: 2003	
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?				X	
8	Are there any wall, window, basement or roof leaks?				X	
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?				X	
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?				X	
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?				X	
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?				X	
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			



Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Dawson Avenue Park Tennis Complex

BV Project Number: 158691.23R000-021.379

Abbreviated Accessibility Checklist					
Facility History and Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.		X		
3	Has building management reported any accessibility-based complaints or litigation?		X		

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



SECOND AREA OF ACCESSIBLE PARKING

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			Accessible parking is shared with Crowther Tenn and Family Center
2	Does the required number of van-accessible designated spaces appear to be provided ?		X		
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



SECOND PATHWAY

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	X			
4	Do curb ramps appear to have compliant slopes for all components ?	X			
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✕	
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			✕	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	

Appendix E:
Component Condition Report

Component Condition Report | Dawson Avenue Park Tennis Complex

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5010	Carport	Fair	Solar Power, Photovoltaic (PV) Panel, 24 SF	182	10	7128923
D5020	Site	Fair	Switchboard, 120/240 V	1	20	7040679
Special Construction & Demo						
F1020	Site	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	3,200 SF	20	7040680
Pedestrian Plazas & Walkways						
G2020	Parking lot	NA	Parking Lots, Pavement, Asphalt, Seal & Stripe	14,000 SF	5	7131329
G2020	Parking lot	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	14,000 SF	2	7131328
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	3,800 SF	25	7131330
Athletic, Recreational & Playfield Areas						
G2050	Site	Poor	Sports Apparatus, Baseball/Football, Protective Netting	250 SF	2	7040675
G2050	Tennis Courts	Good	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	42,670 SF	7	7128920
G2050	Site	Fair	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	11	10	7036277
Sitework						
G2060	Replace	Fair	Fences & Gates, Fence, Chain Link 8'	815 LF	20	7128921
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	10	7040671
G2060	Tennis Courts	Fair	Park Bench, Metal Powder-Coated	1	10	7040681
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	10	7040678
G2060	Site	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	1	13	7040683
G2060	Site	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	1	13	7040673
G2060	Site	Fair	Trash Receptacle, Heavy-Duty Fixed Concrete	1	13	7040669
G2060	Tennis Courts	Fair	Park Bench, Metal Powder-Coated	1	10	7040667
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	10	7040665
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	10	7040677

Component Condition Report | Dawson Avenue Park Tennis Complex

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	10	7040668
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	10	7040682
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	10	7040672
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	10	7040670
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	10	7040676
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	10	7040674
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	10	7040666

Appendix F:
Replacement Reserves

Replacement Reserves Report

Dawson Avenue Park Tennis Complex



1/9/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Dawson Avenue Park Tennis Complex	$0	$0	$71,611	$0	$0	$0	$0	$329,268	$0	$0	$719,365	$0	$12,126	$8,327	$0	$0	$0	$444,740	$0	$0	$549,521	**$2,134,958**
Grand Total	**$0**	**$0**	**$71,611**	**$0**	**$0**	**$0**	**$0**	**$329,268**	**$0**	**$0**	**$719,365**	**$0**	**$12,126**	**$8,327**	**$0**	**$0**	**$0**	**$444,740**	**$0**	**$0**	**$549,521**	**$2,134,958**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D5010	Carport	7128923	Solar Power, Photovoltaic (PV) Panel, 24 SF, Replace	20	10	10	182	EA	$1,800.00	$2,430.00	$442,260											$442,260												**$442,260**
D5020	Site	7040679	Switchboard, 120/240 V, Replace	40	20	20	1	EA	$45,000.00	$60,750.00	$60,750																						$60,750	**$60,750**
F1020	Site	7040680	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	10	20	3200	SF	$50.00	$67.50	$216,000																						$216,000	**$216,000**
G2020	Parking lot	7131328	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	14000	SF	$3.50	$4.73	$66,150			$66,150																				**$66,150**
G2020	Parking lot	7131329	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	0	* 5	14000	SF	$0.45	$0.61	$8,505								$8,505						$8,505					$8,505				**$25,515**
G2050	Site	7040675	Sports Apparatus, Baseball/Football, Protective Netting, Replace	15	13	2	250	SF	$4.00	$5.40	$1,350			$1,350																$1,350				**$2,700**
G2050	Tennis Courts	7128920	Athletic Surfaces & Courts, Tennis/Volleyball, Rubber-Acrylic w/ Integral Color, Resurface	10	3	7	42670	SF	$4.50	$6.08	$259,220								$259,220											$259,220				**$518,441**
G2050	Site	7036277	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	20	10	10	11	EA	$1,400.00	$1,890.00	$20,790											$20,790												**$20,790**
G2060	Site	7040671	Park Bench, Metal Powder-Coated, Replace	20	10	10	1	EA	$700.00	$945.00	$945											$945												**$945**
G2060	Tennis Courts	7040681	Park Bench, Metal Powder-Coated, Replace	20	10	10	1	EA	$700.00	$945.00	$945											$945												**$945**
G2060	Site	7040678	Park Bench, Metal Powder-Coated, Replace	20	10	10	1	EA	$700.00	$945.00	$945											$945												**$945**
G2060	Tennis Courts	7040667	Park Bench, Metal Powder-Coated, Replace	20	10	10	1	EA	$700.00	$945.00	$945											$945												**$945**
G2060	Site	7040665	Park Bench, Metal Powder-Coated, Replace	20	10	10	1	EA	$700.00	$945.00	$945											$945												**$945**
G2060	Site	7040683	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	12	13	1	EA	$1,400.00	$1,890.00	$1,890														$1,890									**$1,890**
G2060	Site	7040673	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	12	13	1	EA	$1,400.00	$1,890.00	$1,890														$1,890									**$1,890**
G2060	Site	7040669	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	12	13	1	EA	$1,400.00	$1,890.00	$1,890														$1,890									**$1,890**
G2060	Replace	7128921	Fences & Gates, Fence, Chain Link 8', Replace	40	20	20	815	LF	$25.00	$33.75	$27,506																						$27,506	**$27,506**
G4050	Site	7040670	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	10	10	1	EA	$4,000.00	$5,400.00	$5,400											$5,400												**$5,400**
G4050	Site	7040666	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	10	10	1	EA	$4,000.00	$5,400.00	$5,400											$5,400												**$5,400**
G4050	Site	7040677	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	10	10	1	EA	$7,000.00	$9,450.00	$9,450											$9,450												**$9,450**
G4050	Site	7040668	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	10	10	1	EA	$7,000.00	$9,450.00	$9,450											$9,450												**$9,450**
G4050	Site	7040682	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	10	10	1	EA	$7,000.00	$9,450.00	$9,450											$9,450												**$9,450**
G4050	Site	7040672	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	10	10	1	EA	$7,000.00	$9,450.00	$9,450											$9,450												**$9,450**
G4050	Site	7040676	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	10	10	1	EA	$7,000.00	$9,450.00	$9,450											$9,450												**$9,450**
G4050	Site	7040674	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	10	10	1	EA	$7,000.00	$9,450.00	$9,450											$9,450												**$9,450**
Totals, Unescalated												**$0**	**$0**	**$67,500**	**$0**	**$0**	**$0**	**$0**	**$267,725**	**$0**	**$0**	**$535,275**	**$0**	**$8,505**	**$5,670**	**$0**	**$0**	**$0**	**$269,075**	**$0**	**$0**	**$304,256**	**$1,458,007**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$71,611**	**$0**	**$0**	**$0**	**$0**	**$329,268**	**$0**	**$0**	**$719,365**	**$0**	**$12,126**	**$8,327**	**$0**	**$0**	**$0**	**$444,740**	**$0**	**$0**	**$549,521**	**$2,134,958**

Appendix G:
Observation GPS Map Links

Component Description	Attributes	Action Description	Location Description	Condition	Latitude	Longitude	GPS Map Link	Plan Type	Helper Label	Effective Age	Lifespan	RUL	Quantity	Unit Cost	Total Cost	Barcode	Park Name	AssetCALC ID
Fences & Gates	Fence, Chain Link 8'	Replace	Replace	Fair	34.1184408253295	-117.867162917488	https://www.google.com/maps?q=34.1184408253295,-117.867162917488	Lifecycle/Renewal		20	40	20	815	27.075	22066.125		Dawson Avenue Park Tennis Complex	7128921
Sports Apparatus	Baseball/Football, Protective Netting	Replace	Site	Poor	34.117777	-117.866975	https://www.google.com/maps?q=+34.117777,-117.866975	Performance/Integrity	Sports Apparatus, Baseball/Football, Protective Netting, Replace	13	15	2	250	4.332	1083		Dawson Avenue Park Tennis Complex	7040675
Solar Power	Photovoltaic (PV) Panel, 24 SF	Replace	Carport	Fair	34.1183115658305	-117.867547098216	https://www.google.com/maps?q=34.1183115658305,-117.867547098216	Lifecycle/Renewal		10	20	10	182	1949.4	354790.8		Dawson Avenue Park Tennis Complex	7128923
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Site	Fair	34.117808	-117.867001	https://www.google.com/maps?q=+34.117808,-117.867001	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W, Replace/Install	10	20	10	1	7581	7581.002325		Dawson Avenue Park Tennis Complex	7040677
Parking Lots	Pavement, Asphalt	Seal & Stripe	Parking lot	NA	34.1181583763621	-117.867594476924	https://www.google.com/maps?q=34.1181583763621,-117.867594476924	Lifecycle/Renewal		0	5	5	14000	0.48735	6822.9		Dawson Avenue Park Tennis Complex	7131329
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Site	Fair	34.118525	-117.867138	https://www.google.com/maps?q=+34.118525,-117.867138	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W, Replace/Install	10	20	10	1	7581	7581.002323		Dawson Avenue Park Tennis Complex	7040668
Athletic Surfaces & Courts	Tennis/Volleyball, Rubber-Acrylic w/ Integral Color	Resurface	Tennis Courts	Good	34.1180972378869	-117.867179635819	https://www.google.com/maps?q=34.1180972378869,-117.867179635819	Lifecycle/Renewal		3	10	7	42670	4.8735	207952.245		Dawson Avenue Park Tennis Complex	7128920
Sports Apparatus	Tennis/Volleyball, Net w/ Posts & Anchors	Replace	Site	Fair	34.118106	-117.867418	https://www.google.com/maps?q=+34.118106,-117.867418	Lifecycle/Renewal	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	10	20	10	11	1516.2	16678.2		Dawson Avenue Park Tennis Complex	7036277
Parking Lots	Pavement, Asphalt	Mill & Overlay	Parking lot	Poor	34.1180030276304	-117.867575261411	https://www.google.com/maps?q=34.1180030276304,-117.867575261411	Performance/Integrity		23	25	2	14000	3.7905	53067		Dawson Avenue Park Tennis Complex	7131328
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Site	Fair	34.118419	-117.867501	https://www.google.com/maps?q=+34.118419,-117.867501	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W, Replace/Install	10	20	10	1	7581	7581.002330		Dawson Avenue Park Tennis Complex	7040682
Switchboard	120/240 V	Replace	Site	Fair	34.117726	-117.866909	https://www.google.com/maps?q=+34.117726,-117.866909	Lifecycle/Renewal	Switchboard, 120/240 V, 600 AMP, Replace	20	40	20	1	48735	48735.002293		Dawson Avenue Park Tennis Complex	7040679
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Site	Fair	34.117775	-117.867329	https://www.google.com/maps?q=+34.117775,-117.867329	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W, Replace/Install	10	20	10	1	7581	7581.002321		Dawson Avenue Park Tennis Complex	7040672
Park Bench	Metal Powder-Coated	Replace	Site	Fair	34.118299	-117.866826	https://www.google.com/maps?q=+34.118299,-117.866826	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10	1	758.1	758.1.002338		Dawson Avenue Park Tennis Complex	7040671
Pole Light Fixture w/ Lamps	any type 20' High, w/ LED Replacement	Replace/Install	Site	Fair	34.117774	-117.867496	https://www.google.com/maps?q=+34.117774,-117.867496	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	10	20	10	1	4332	4332.002320		Dawson Avenue Park Tennis Complex	7040670
Sidewalk	Concrete, Large Areas	Replace	Site	Fair	34.1177675015285	-117.867129136609	https://www.google.com/maps?q=34.1177675015285,-117.867129136609	Lifecycle/Renewal		25	50	25	3800	9.747	37038.6		Dawson Avenue Park Tennis Complex	7131330
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Site	Fair	34.117834	-117.866882	https://www.google.com/maps?q=+34.117834,-117.866882	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W, Replace/Install	10	20	10	1	7581	7581.002326		Dawson Avenue Park Tennis Complex	7040676
Park Bench	Metal Powder-Coated	Replace	Tennis Courts	Fair	34.118280	-117.867439	https://www.google.com/maps?q=+34.118280,-117.867439	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10	1	758.1	758.1.002319		Dawson Avenue Park Tennis Complex	7040681
Park Bench	Metal Powder-Coated	Replace	Site	Fair	34.117993	-117.867467	https://www.google.com/maps?q=+34.117993,-117.867467	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10	1	758.1	758.1.002349		Dawson Avenue Park Tennis Complex	7040678
Trash Receptacle	Heavy-Duty Fixed Concrete	Replace	Site	Fair	34.118235	-117.867457	https://www.google.com/maps?q=+34.118235,-117.867457	Lifecycle/Renewal	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	12	25	13	1	1516.2	1516.2.002331		Dawson Avenue Park Tennis Complex	7040683
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Site	Fair	34.118516	-117.866940	https://www.google.com/maps?q=+34.118516,-117.866940	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W, Replace/Install	10	20	10	1	7581	7581.002409		Dawson Avenue Park Tennis Complex	7040674
Trash Receptacle	Heavy-Duty Fixed Concrete	Replace	Site	Fair	34.118091	-117.866814	https://www.google.com/maps?q=+34.118091,-117.866814	Lifecycle/Renewal	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	12	25	13	1	1516.2	1516.2.002294		Dawson Avenue Park Tennis Complex	7040673
Trash Receptacle	Heavy-Duty Fixed Concrete	Replace	Site	Fair	34.117867	-117.866916	https://www.google.com/maps?q=+34.117867,-117.866916	Lifecycle/Renewal	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	12	25	13	1	1516.2	1516.2.002327		Dawson Avenue Park Tennis Complex	7040669
Park Bench	Metal Powder-Coated	Replace	Tennis Courts	Fair	34.118019	-117.866927	https://www.google.com/maps?q=+34.118019,-117.866927	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10	1	758.1	758.1.002328		Dawson Avenue Park Tennis Complex	7040667
Park Bench	Metal Powder-Coated	Replace	Site	Fair	34.118118	-117.867421	https://www.google.com/maps?q=+34.118118,-117.867421	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	10	20	10	1	758.1	758.1.002332		Dawson Avenue Park Tennis Complex	7040665
Shed/Gazebo/Shade Structure	Wood or Metal-Framed, Standard	Replace	Site	Good	34.118186	-117.867500	https://www.google.com/maps?q=+34.118186,-117.867500	Lifecycle/Renewal	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	10	30	20	3200	54.15	173280.002318		Dawson Avenue Park Tennis Complex	7040680
Pole Light Fixture w/ Lamps	any type 20' High, w/ LED Replacement	Replace/Install	Site	Fair	34.118144	-117.867556	https://www.google.com/maps?q=+34.118144,-117.867556	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace/Install	10	20	10	1	4332	4332.002324		Dawson Avenue Park Tennis Complex	7040666

Appendix H:
Equipment Inventory

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7040679	D5020	**Switchboard**	120/240 V	600 AMP	Dawson Avenue Park Tennis Complex	Site	GTE Sylvania	No dataplate	No dataplate	2003	002293	

Appendix I:
Energy Conservation Measures Calculations

Note: The only energy components at this property are the surrounding pole lights which already utilize LED bulbs. Therefore, Bureau Veritas has evaluated zero Energy Conservation Measures (ECMs) for this property.

Appendix J:
Lighting System Schedule

Note: Since all the lighting in the facility is LED, the lighting system schedule is not available for this facility.

Appendix K:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) **I**nvestment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepare for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd



Arboretum Park
201 West Gladstone Street
Glendora, California 91741

PREPARED BY:
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1. Park Executive Summary

Park Overview and Assessment Details

General Information	
Park Type	Mini Park
Number of Buildings	None
Main Address	201 West Gladstone Street, Glendora, California 91741
Site Developed	2017
Site Area	1.78 acres (estimated)
Outside Occupants/Leased Spaces	None
Date(s) of Visit	November 8, 2023
Management Point of Contact	City of Glendora, Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Hugo Soltero 626.672.6311
Assessment and Report Prepared By	Usama Anwar
Reviewed By	Carl Alejandro Technical Reviewer Carl.Alejandro@bureauveritas.com 800.733.0660 x7296236
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Park Findings and Deficiencies

Historical Summary

Arboretum Park was developed in 2017. It is a small botanical garden that covers an estimated land area of 1.78 acres.

Amenities and General Site

The community park is mostly planted with some larger trees, plants, shrubs, and a small hedge maze. The site area of the park is furnished with precast concrete benches, picnic tables and precast trash receptacles. There are unpaved tracks with a drinking fountain in the middle of the park. The site boundaries are fenced by chain-link fencing. The other assets identified at the site include a park entrance monument sign, a pole-mounted regulatory signage, and an informational signage. Overall, every site element is well maintained, and each asset is budgeted for replacement over the reserve term.

Architectural

There are no architectural assets identified on the site.

Mechanical, Electrical, Plumbing and Fire (MEPF)

There are no MEPF assets identified on the site.

Recommended Additional Studies

No additional studies recommended at this time.

2. Amenities and General Site

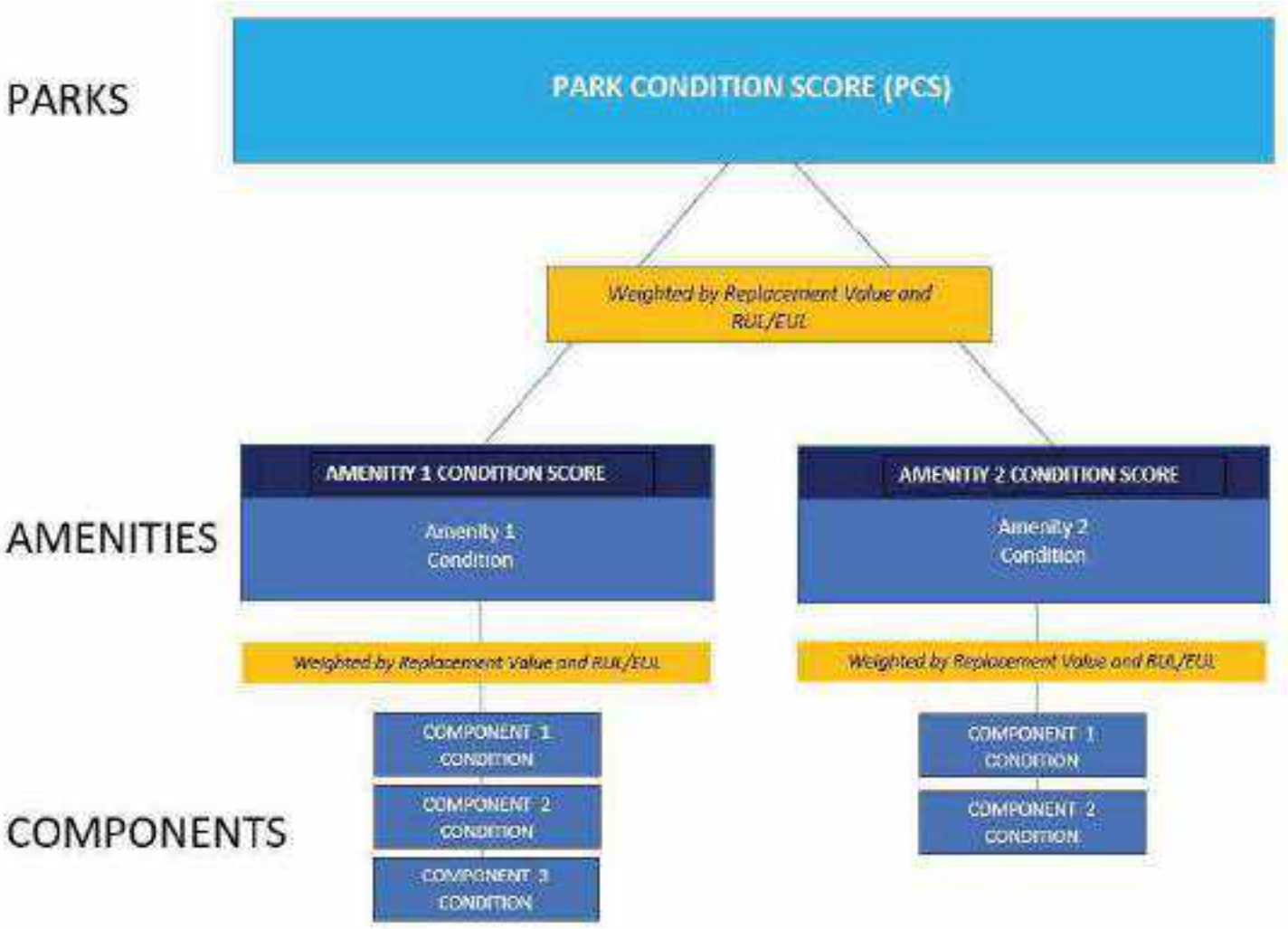
Prioritization Methodology

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

To assist in the overall prioritization effort, the following terms are used at the Component and Amenity level:

- **Component:** individual elements of the amenity or park that are evaluated and assigned conditions and GPS coordinates. Examples of components include benches, trash receptacles, tennis nets, playground surfaces, or split-rail fencing.
- **Amenity:** defined as a group of components that constitute a major feature of the park, logically grouped together by purpose and/or proximity. Examples of an amenity include a basketball court, a softball field, a dog park, picnic area, or playground.
- **Current Renewal Value (CRV):** the cost in today's dollars of the major constituent parts that make up the whole:
  - for Parks: CRV = renewal cost of all **developed** amenities within it (land value is excluded)
  - for Amenities: CRV = renewal cost of all significant components within it



The Amenity Condition Score (ACS) is a score calculated from an algorithm comprising a weighted average of the conditions of all the components within it.

AMENITY CONDITION SCORE (ACS) FORMULA = SUM [Remaining Value/Renewal Value (RenV) of combined components]

Remaining value = RenV multiplied by RUL/EUL

The Park Condition Score (PCS) is the total score for a single park property calculated from the sum of the Amenity Condition Scores (ACSs) for each amenity within the park.

PARK CONDITION SCORE FORMULA = SUM [Remaining Value]/SUM [Renewal Value]

Park Prioritization Metrics

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

The PCS and ACS metrics have been developed so that the higher the score, the less the park or amenity needs short term financial attention, due to its relative condition. The lower the score, the more attention is needed. An increasingly low score indicates an increased need to address deficiencies, provide replacements or make essential repairs. The lower the score, the more the amenity or park requires renewal or replacement. Both PCS and ACS scores range from 0 to 100.

The color coding reflects the score definition. Higher scores are assigned a sliding scale of green, with 100 assigned the deepest green. Yellow indicates a condition in the middle of the range, with yellow green in the high mid ranges, and yellow red in the low mid ranges. Scores in the low range are assigned a sliding scale of red, with 0 assigned the deepest red.



FAILED CONDITION - 0 _____ EXCELLENT CONDITION -100

The table on the following page shows the PCS condition score of this park, along with the ACS condition score of each amenity within the park:

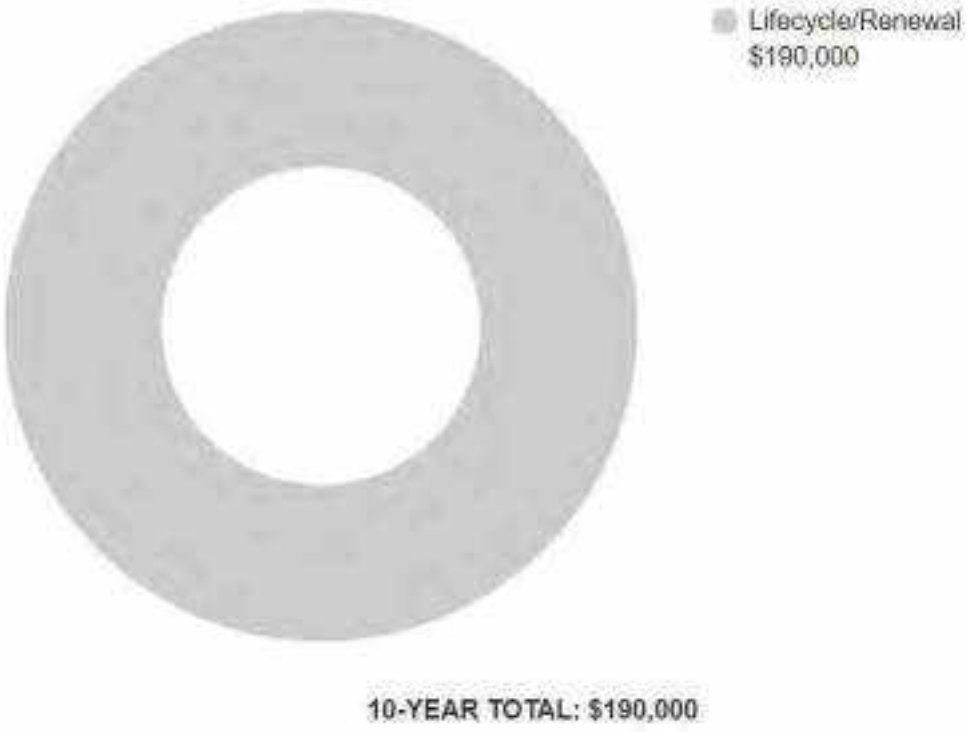
Arboretum Park	OVERALL CONDITION SCORE: **73**	TOTAL ACRES: REPLACEMENT VALUE: **$ 236,180** REMAINING VALUE: **$ 172,862** SAFETY ISSUES: **0** FAILED COMPONENTS: **0**
General Site	COND. SCORE: **73**	REPLACEMENT VALUE: **$ 236,180** REMAINING VALUE: **$ 172,862**

Plan Types (Amenities and General Site)

Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the best fit, typically the one with the greatest significance. See the *Purpose* description in the *Purpose an Scope* section for an explanation of Component Type.

Plan Type Descriptions		
Safety		An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity		Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility		Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental		Improvements to air, water, or soil quality, including removal of hazardous materials from the site.
Retrofit/Adaptation		Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal		Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost) – Timeframe 10 Years



Immediate Needs (Amenities and General Site)

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safet* or *Perfor ance ntegrit* Plan Types, are considered Immediate Needs.

BV did not identify any immediate needs associated with the amenities or general park areas at this site.

Key Findings (Amenities and General Site)

Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

The numerical scoring of condition as shown in the Key Findings is based on a 0-100 scale, as illustrated below:

- 0 - Replacement has none or very low impact on park operations
- 33 – Replacement has low impact on park operations
- 66 - Replacement has medium impact on park operation
- 100 - Failing, safety or code requirement component with high impact on park operations

BV observed no key findings for this property.

General Site





General Site			
Amenity Type	General Site		
Amenity Location	Throughout park		
Overall Condition	Good		
Co ponent	*escription*	*uantit*	*Con ition*
Trash Receptacle	Heavy-Duty Fixed Concrete, Replace	3 EA	Good
Fences and Gates	Fence, Chain Link 6', Replace	1000 LF	Good
Park Bench	Precast Concrete, Replace	3 EA	Good
Sidewalk	Concrete, Large Areas, Replace	600 SF	Good
Landscaping	Planting Beds, Shrubs and Perennials, Basic, Replace	2000 SF	Fair
Signage	Exterior/Site, Guide and Directional Pole-Mounted, Replace	1 EA	Fair
Bollard	Concrete or Metal, Replace	4 EA	Good
Signage	Property, Monument, Replace/Install	1 EA	Fair

General Site			
Drinking Fountain	Exterior/Site, Precast Pedestal, Replace	1 EA	Fair
Trail	Aggregate/Stone, Surface Gravel, Replenish	17200 SF	Fair
Picnic Table	Precast Concrete, Replace	2 EA	Good
Backflow Preventer	Domestic Water, Replace	1 EA	Good
Storm Drainage Components	Drainage Swale, Concrete, Replace/Install	3120 LF	Good
Irrigation System	Control Panel, Replace	1 EA	Fair
Signage	Property, Building or Pole-Mounted, Replace/Install	1 EA	Fair
Signage	Exterior/Site, Guide and Directional Pole-Mounted, Replace/Install	1 EA	Fair
Landscaping and Topography	Heavy landscaping features; irrigation present Low to moderate site slopes throughout		
Storm Water Management	Drainage Swale		
Accessibility	Potential accessibility issues were not observed at this asset.		
Key Issues and Findings	No key issues observed		

3. Property Space Use and Observed Areas

Areas Observed

All the site areas were observed in order to gain a clear understanding of the facility's overall condition.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities.
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the checklists that are included in the Accessibility appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance.
- Only a representative sample of areas was observed.
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance.
- Itemized costs for individual non-compliant items are included in the dataset.
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance.

The park was originally constructed in 2017. The park has not since been substantially renovated.

The following table summarizes the accessibility conditions of the exterior amenities in the park:

Arboretum Park: Accessibility Summary

acilit	*ear uilt eno ate*	*Prior Stu Pro i e*	*a or o erate ssues Obser e*
General Site	2017	No	No

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues within the park were reported.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the park amenities and facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes construction systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of construction systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed, or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of existing systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe the exterior amenities of the property, including individual site elements. Building observations include interior areas, the significant mechanical, electrical and elevator equipment rooms, and roofs.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key facts about the portfolio.

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *S eans C itestone* and *ars all Swift* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effecti e age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safet* or *Perfor ance ntegrit* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Amenities and General Site and Facilities sections of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

7. Energy Audit

The purpose of this Energy Audit is to provide Arboretum Park with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation, and special use areas.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

8. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

Establishing the energy baseline begins with an analysis of the utility cost and consumption of the facility. Utilizing the historical energy data and local weather information, we evaluate the existing utility consumption and assign it to the various end-uses throughout the buildings. The Historical Data Analysis breaks down utilities by consumption, cost, and annual profile.

This data is analyzed using standard engineering assumptions and practices. The analysis serves the following functions:

- Allows our engineers to benchmark the energy and water consumption of the facilities against consumption of efficient buildings of similar construction, use and occupancy.
- Generates the historical and current unit costs for energy and water
- Provides an indication of how well changes in energy consumption correlate to changes in weather.
- Reveals potential opportunities for energy consumption and/or cost reduction. For example, the analysis may indicate that there is excessive, simultaneous heating and cooling, which may mean that there is an opportunity to improve the control of the heating and cooling systems.

By performing this analysis and leveraging our experience, our engineers prioritize buildings and pinpoint systems for additional investigation during the site visit, thereby maximizing the benefit of their time spent on-site and minimizing time and effort by the customer's personnel.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the utility rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Estimated Utility Rates	
Electricity	Water and Sewer
$0.30/kWh	$8.36/CCF

The data analyzed provides the following information: 1) breakdown of utilities by consumption, 2) cost and annual profile, 3) baseline consumption in terms of energy/utility at the facility, 4) the Energy Use Index, or BTU/SF, and cost/SF. For multiple water meters, the utility data is combined to illustrate annual consumption for each utility type.

Electricity

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility. The billing for the water and sewer is monthly.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. Hence, energy benchmarking for the facility cannot be evaluated at this time. Bureau Veritas will update the report on receipt of the actual data.

9. Energy Conservation Measures

There are no substantial electro-mechanical assets identified at the site, hence no energy conservation measures plans can be evaluated for the facility.

10. Operations & Maintenance Plan

There are no substantial electro-mechanical assets identified at the site, hence no operations and maintenance plans can be devised for the facility.

11. Certification

City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Arboretum Park, 201 West Gladstone Street, Glendora, California 91741, the “Property”. It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager’s walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling, or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose an Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property’s original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

Prepared by: Usama Anwar,
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Reviewed by:



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12. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Observation GPS Map Links
Appendix H: Equipment Inventory

Appendix A:
Photographic Record

Photographic Overview



1 - MAIN ENTRANCE



2 - MONUMENT SIGNAGE



3 - POLE-MOUNTED SIGNAGE



4 - DRAINAGE SWALE



5 - METAL BOLLARD



6 - PRECAST CONCRETE BENCH

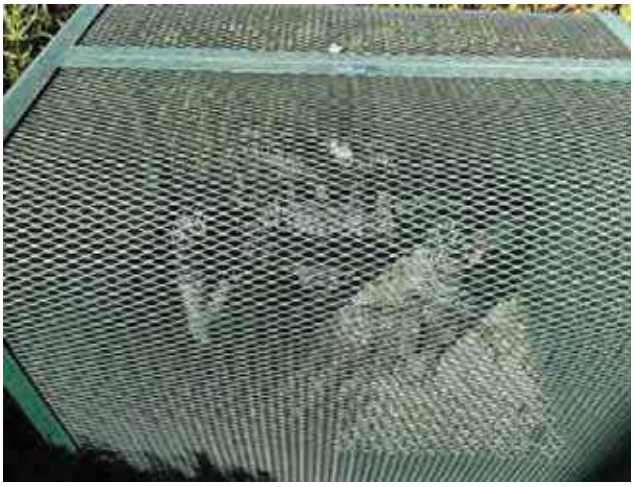
Photographic Overview



7 - TRASH RECEPTACLE



8 – PRECAST PICNIC TABLE



9 - BACKFLOW PREVENTER



10 - DRINKING FOUNTAIN



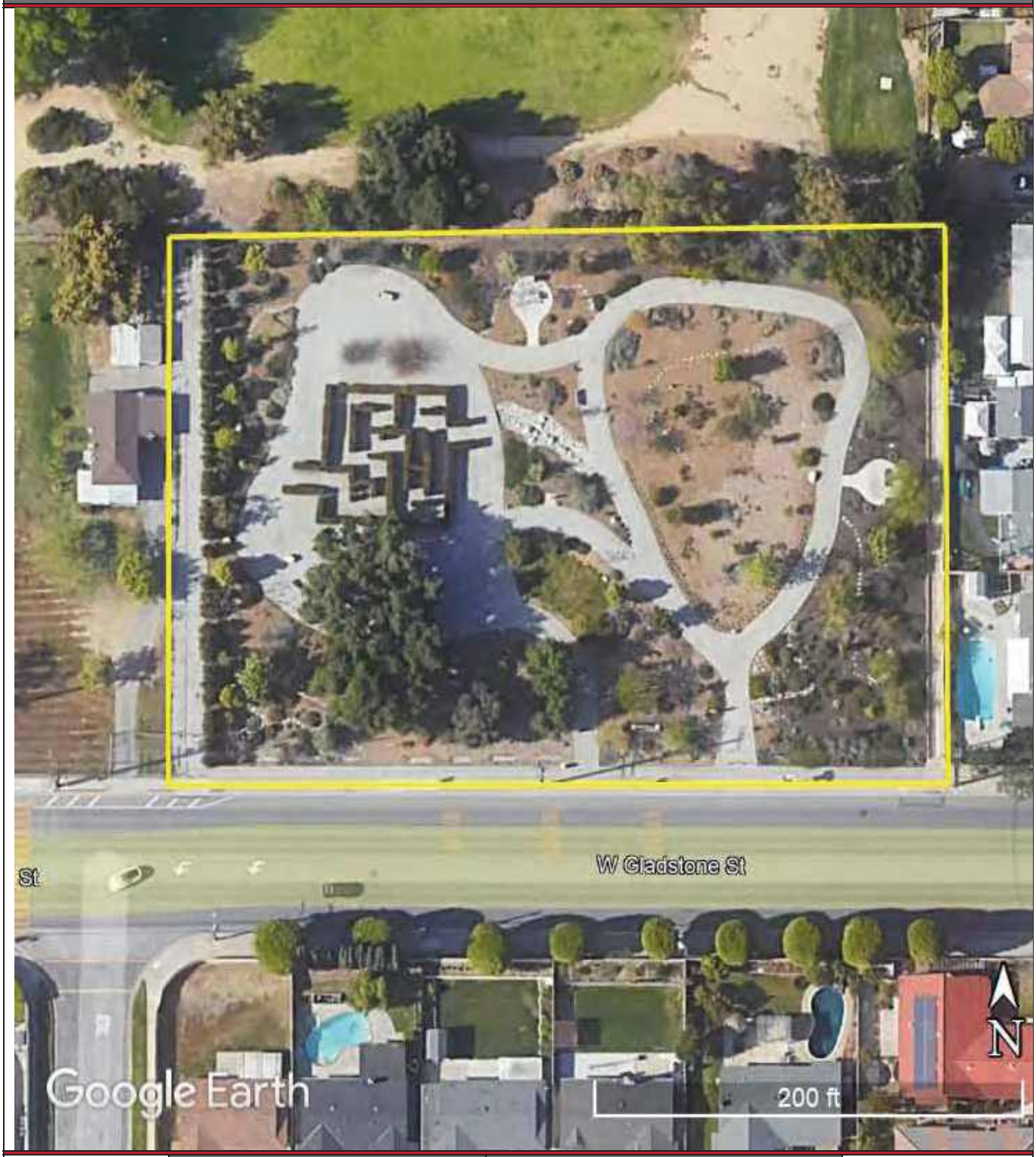
11 - IRRIGATION CONTROL PANEL



12 - CHAIN-LINK FENCING

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-022.379	Arboretum Park
Source	**On-Site Date**
Google	November 8, 2023

BUREAU VERITAS

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Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Arboretum Park

Name of person completing form: Hugo Soltero

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: November 6, 2023

Phone Number: 626.676.6311

Method of Completion:

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

	Data Overview	Response		
1	Year(s) constructed	Constructed	Renovated	YOC - 2017
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	NA	
		Roof	NA	
		Interiors	NA	
		HVAC	NA	
		Electrical	NA	
		Site Pavement	NA	
		Accessibility	NA	
4	List other significant capital improvements (focus on recent years; provide approximate date).	Unknown		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Unknown		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Unknown		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?				X	
8	Are there any wall, window, basement or roof leaks?				X	
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?				X	
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?				X	
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?				X	
14	Is the electrical service outdated, undersized, or problematic?				X	
15	Are there any problems or inadequacies with exterior lighting?				X	
16	Is site/parking drainage inadequate, with excessive ponding or other problems?				X	
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?				X	
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.				X	
20	ADA: Has building management reported any accessibility-based complaints or litigation?				X	
21	Are any areas of the property leased to outside occupants?				X	

Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Survey - ADA Standards for Accessible Design

Property Name: Arboretum Park

BV Project Number: 158691.23R000-022.379

Facility History & Interview

Question	Yes	No	Unk	Comments
1. ADA: Has an accessibility study been performed at the site? If so, when?			x	
2. ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			x	
3. ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation?			x	

Building : Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				NA
Exterior Route				NA
Building Entrances				NA
Interior Route				NA
Elevators				NA
Public Restrooms				NA
Kitchens/Kitchenettes				NA

be cogni ant t at if t e None bo is arke t at oes not guarantee full co pliance t is stu is li ite in nature

The table below is intended to be used as a general reference guide to help differentiate the orders of magnitude between some of the more commonly observed accessibility issues. The table is not intended to be all-inclusive, and boxes checked in the tables above do not necessarily mean those specific problems or shortcomings cited as examples below exist at the subject buildings and sites. Reference the data and photos above and/or the *e in ings* section in the body of the report for visuals and/or more specifics about the particular subject site conditions.

Reference Guide

	Major Issues *A A stu reco en e*	Moderate Issues *A A stu reco en e*	Minor Issues
Parking	- Needs full reconstruction - Excessive slopes over 3% require major re-grading - No level locations to add required spaces	- No or non-compliant curb cuts - Moderate difficulty to add required accessible spaces - Slopes close to compliant	- Painting of markings needed - Signage height non-compliant - Signage missing
Exterior Route	- Large areas of sidewalks with excessive slopes - No ramp when needed - Ramps with excessive slopes	- Ramps need rails - Ramps need rail extensions - All or most entrance door exterior maneuvering clearance areas with excessive slopes	- One entrance door exterior maneuvering clearance area with excessive slope - Non-compliant signage
Building Entrances	- No compliant entrance exists - Exterior entry door/s not wide enough - Entrance vestibule requires complete reconstruction / reconfiguration due to clearance	- Need significant # of lever handles - Need to add or modify automatic door opener - Entrance vestibule requires limited reconfigurations	- A few door knobs instead of lever handles - Non-compliant door threshold
Interior Route	- All or most interior doors appear less than 32” wide - Corridors less than 36” wide - No ramp when needed - Ramps with excessive slopes - Non-compliant treads/risers at means of egress stairways	- Single height drinking fountains - Drinking fountain too high or protrudes into accessible route - Ramps need rails - Ramps need rail extensions - Need significant # of lever handles - Non-compliant rail extensions at egress stairways - All/most door thresholds high	- One door threshold too high - A few door knobs instead of lever handles - Non-compliant door pressures - Non-compliant signage - Switches not within reach range
Elevators	- No elevator present when required - Elevator cab too small	- Panel control buttons not at compliant height - No hands-free emergency communication system - Elevator only has mechanical stops	- Audible/visual signals at every floor may be lacking - Minor signage / Braille issues

	Major Issues *A A stu reco en e*	Moderate Issues *A A stu reco en e*	Minor Issues
Public Restrooms	- No ADA RR on each accessible floor - Restroom(s) too small - Entire restroom(s) requires renovation - Water closet clearance requires moving walls	- Interior doors appear less than 32” wide - Missing or non-compliant grab bars - Easily fixable clearance issues	- Minor height adjustments required - Non-compliant door pressures - Missing a visual strobe (only required if audible fire alarm already present) - Missing lavatory pipe wraps - Signage not compliant
Kitchens/Kitchenettes	- Clear space for each appliance not present - Clearance between opposing counters too narrow	- Sink and counter too high - Sink knee and toe clearance not provided where required (built-in) - Less than 50% of cabinetry within reach range	- Dispensers not within reach range - Switches not within reach range - Missing sink pipe wraps if knee and toe clearance required
Playgrounds & Pools	- Large areas of surfacing non-compliant - Install compliant play structures - No pool lift provided	- Small area/s of surfacing or equipment non-compliant - Moderate issues with path of travel to playground/pool	- Minor issues with path of travel to playground/pool

Appendix E:
Component Condition Report

Component Condition Report | Arboretum Park

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site - Central trail	Fair	Drinking Fountain, Exterior/Site, Precast Pedestal	1	9	7052050
D2010	Site	Good	Backflow Preventer, Domestic Water	1	24	7052062
Pedestrian Plazas & Walkways						
G2020	Site- Trail	Fair	Parking Lots, Aggregate/Stone, Surface Gravel, Replenish	17,200 SF	3	7052065
G2030	Site	Good	Sidewalk, Concrete, Large Areas	300 SF	44	7052054
G2030	Site- N Trail	Good	Sidewalk, Concrete, Large Areas	300 SF	44	7052059
Sitework						
G2060	Site- E Trail	Good	Trash Receptacle, Heavy-Duty Fixed Concrete	1	19	7052063
G2060	Site	Good	Fences & Gates, Fence, Chain Link 6'	1,000 LF	34	7052045
G2060	Site - Central trail	Good	Park Bench, Precast Concrete	1	19	7052043
G2060	Site- E Trail	Good	Trash Receptacle, Heavy-Duty Fixed Concrete	1	19	7052047
G2060	Site- W Gladstone Entrance	Fair	Signage, Exterior/Site, Guide & Directional Pole-Mounted	1	14	7052055
G2060	Site- W Gladstone Entrance	Good	Trash Receptacle, Heavy-Duty Fixed Concrete	1	19	7052053
G2060	Site- W Gladstone Center Entrance	Good	Bollard, Concrete or Metal	2	24	7052051
G2060	Site- W Gladstone Entrance	Fair	Signage, Property, Monument, Replace/Install	1	14	7052048
G2060	Site- E Trail	Good	Picnic Table, Precast Concrete	1	19	7052044
G2060	Site- W Gladstone West Entrance	Good	Bollard, Concrete or Metal	2	24	7052060
G2060	Site- E Trail	Good	Park Bench, Precast Concrete	1	19	7052066
G2060	Site- E Trail	Good	Picnic Table, Precast Concrete	1	19	7052049
G2060	Site- W Gladstone Entrance	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	14	7052058
G2060	Site - Central trail	Fair	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	1	14	7052056
G2060	Site- E Trail	Good	Park Bench, Precast Concrete	1	19	7052057
G2080	Site	Fair	Landscaping, Planting Beds, Shrubs and Perennials, Basic	2,000 SF	3	7052064

Component Condition Report | Arboretum Park

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2080	Site	Fair	Irrigation System, Control Panel	1	9	7052046
Utilities						
G3030	Site- East	Good	Storm Drainage Components, Drainage Swale, Concrete, Replace/Install	3,120 LF	24	7052061

Appendix F:
Replacement Reserves

Replacement Reserves Report

Arboretum Park

12/28/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Arboretum Park	$0	$0	$0	$79,778	$0	$0	$0	$0	$51,304	$15,148	$43,688	$0	$0	$59,476	$11,231	$0	$0	$53,731	$68,949	$22,725	$0	**$406,030**
Grand Total	**$0**	**$0**	**$0**	**$79,778**	**$0**	**$0**	**$0**	**$0**	**$51,304**	**$15,148**	**$43,688**	**$0**	**$0**	**$59,476**	**$11,231**	**$0**	**$0**	**$53,731**	**$68,949**	**$22,725**	**$0**	**$406,030**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Site - Central trail	7052050	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	15	6	9	1	EA	$3,600.00	$4,860.00	$4,860										$4,860													**$4,860**
G2020	Site- Trail	7052065	Parking Lots, Aggregate/Stone, Surface Gravel, Replenish	7	4	3	17200	SF	$1.40	$1.89	$32,508				$32,508							$32,508							$32,508					**$97,524**
G2060	Site - Central trail	7052043	Park Bench, Precast Concrete, Replace	25	6	19	1	EA	$1,000.00	$1,350.00	$1,350																				$1,350			**$1,350**
G2060	Site- E Trail	7052066	Park Bench, Precast Concrete, Replace	25	6	19	1	EA	$1,000.00	$1,350.00	$1,350																				$1,350			**$1,350**
G2060	Site- E Trail	7052057	Park Bench, Precast Concrete, Replace	25	6	19	1	EA	$1,000.00	$1,350.00	$1,350																				$1,350			**$1,350**
G2060	Site- E Trail	7052044	Picnic Table, Precast Concrete, Replace	25	6	19	1	EA	$1,200.00	$1,620.00	$1,620																				$1,620			**$1,620**
G2060	Site- E Trail	7052049	Picnic Table, Precast Concrete, Replace	25	6	19	1	EA	$1,200.00	$1,620.00	$1,620																				$1,620			**$1,620**
G2060	Site- E Trail	7052063	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	6	19	1	EA	$1,400.00	$1,890.00	$1,890																				$1,890			**$1,890**
G2060	Site- W Gladstone Entrance	7052053	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	6	19	1	EA	$1,400.00	$1,890.00	$1,890																				$1,890			**$1,890**
G2060	Site- E Trail	7052047	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	25	6	19	1	EA	$1,400.00	$1,890.00	$1,890																				$1,890			**$1,890**
G2060	Site - Central trail	7052056	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	20	6	14	1	EA	$500.00	$675.00	$675															$675								**$675**
G2060	Site- W Gladstone Entrance	7052055	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace	20	6	14	1	EA	$500.00	$675.00	$675															$675								**$675**
G2060	Site- W Gladstone Entrance	7052058	Signage, Property, Building or Pole-Mounted, Replace/Install	20	6	14	1	EA	$1,500.00	$2,025.00	$2,025															$2,025								**$2,025**
G2060	Site- W Gladstone Entrance	7052048	Signage, Property, Monument, Replace/Install	20	6	14	1	EA	$3,000.00	$4,050.00	$4,050															$4,050								**$4,050**
G2080	Site	7052046	Irrigation System, Control Panel, Replace	15	6	9	1	EA	$5,000.00	$6,750.00	$6,750										$6,750													**$6,750**
G2080	Site	7052064	Landscaping, Planting Beds, Shrubs and Perennials, Basic, Replace	5	2	3	2000	SF	$15.00	$20.25	$40,500				$40,500					$40,500					$40,500				$40,500					**$162,000**
Totals, Unescalated												**$0**	**$0**	**$0**	**$73,008**	**$0**	**$0**	**$0**	**$0**	**$40,500**	**$11,610**	**$32,508**	**$0**	**$0**	**$40,500**	**$7,425**	**$0**	**$0**	**$32,508**	**$40,500**	**$12,960**	**$0**	**$291,519**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$79,778**	**$0**	**$0**	**$0**	**$0**	**$51,304**	**$15,148**	**$43,688**	**$0**	**$0**	**$59,476**	**$11,231**	**$0**	**$0**	**$53,731**	**$68,949**	**$22,725**	**$0**	**$406,030**

Appendix G:
Observation GPS Map Links

Component Description	Attributes	Action Description	Location Description	Condition	Latitude	Longitude	GPS Map Link	Plan Type	Helper Label	Effective Age	Lifespan	RUL	Quantity	Unit Cost	Total Cost	Barcode	Park Name	AssetCALC ID
Trash Receptacle	Heavy-Duty Fixed Concrete	Replace	Site- E Trail	Good	34.114383	-117.865711	https://www.google.com/maps?q=+34.114383,-117.865711	Lifecycle/Renewal	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	6	25	19	1	1516.2	1516.2	000203	Arboretum Park	7052063
Fences & Gates	Fence, Chain Link 6'	Replace	Site	Good			https://www.google.com/maps?q=	Lifecycle/Renewal	Fences & Gates, Fence, Chain Link 6', Replace	6	40	34	1000	22.743	22743		Arboretum Park	7052045
Park Bench	Precast Concrete	Replace	Site - Central trail	Good	34.114498	-117.866179	https://www.google.com/maps?q=+34.114498,-117.866179	Lifecycle/Renewal	Park Bench, Precast Concrete, Replace	6	25	19	1	1083	1083	000209	Arboretum Park	7052043
Sidewalk	Concrete, Large Areas	Replace	Site	Good			https://www.google.com/maps?q=	Lifecycle/Renewal	Sidewalk, Concrete, Large Areas, Replace	6	50	44	300	9.747	2924.1		Arboretum Park	7052054
Landscaping	Planting Beds, Shrubs and Perennials, Basic	Replace	Site	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Landscaping, Planting Beds, Shrubs and Perennials, Basic, Replace	2	5	3	2000	16.245	32490		Arboretum Park	7052064
Trash Receptacle	Heavy-Duty Fixed Concrete	Replace	Site- E Trail	Good	34.114625	-117.866239	https://www.google.com/maps?q=+34.114625,-117.866239	Lifecycle/Renewal	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	6	25	19	1	1516.2	1516.2	000245	Arboretum Park	7052047
Signage	Exterior/Site, Guide & Directional Pole-Mounted	Replace	Site- W Gladstone Entrance	Fair	34.114080	-117.866467	https://www.google.com/maps?q=+34.114080,-117.866467	Lifecycle/Renewal	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	6	20	14	1	541.5	541.5	000188	Arboretum Park	7052055
Trash Receptacle	Heavy-Duty Fixed Concrete	Replace	Site- W Gladstone Entrance	Good	34.114115	-117.866180	https://www.google.com/maps?q=+34.114115,-117.866180	Lifecycle/Renewal	Trash Receptacle, Heavy-Duty Fixed Concrete, Replace	6	25	19	1	1516.2	1516.2	000166	Arboretum Park	7052053
Bollard	Concrete or Metal	Replace	Site- W Gladstone Center Entrance	Good			https://www.google.com/maps?q=	Lifecycle/Renewal	Bollard, Concrete or Metal, Replace	6	30	24	2	1083	2166		Arboretum Park	7052051
Signage	Property, Monument	Replace/Install	Site- W Gladstone Entrance	Fair	34.114099	-117.866045	https://www.google.com/maps?q=+34.114099,-117.866045	Lifecycle/Renewal	Signage, Property, Monument, Replace/Install	6	20	14	1	3249	3249	000205	Arboretum Park	7052048
Drinking Fountain	Exterior/Site, Precast Pedestal	Replace	Site - Central trail	Fair	34.114357	-117.866231	https://www.google.com/maps?q=+34.114357,-117.866231	Lifecycle/Renewal	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	6	15	9	1	3898.8	3898.8	000210	Arboretum Park	7052050
Parking Lots	Aggregate/Stone, Surface Gravel	Replenish	Site- Trail	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Trail, Aggregate/Stone, Surface Gravel, Replenish	4	7	3	17200	1.5162	26078.64		Arboretum Park	7052065
Picnic Table	Precast Concrete	Replace	Site- E Trail	Good	34.114542	-117.865629	https://www.google.com/maps?q=+34.114542,-117.865629	Lifecycle/Renewal	Picnic Table, Precast Concrete, Replace	6	25	19	1	1299.6	1299.6	000204	Arboretum Park	7052044
Backflow Preventer	Domestic Water	Replace	Site	Good	34.114097	-117.865659	https://www.google.com/maps?q=+34.114097,-117.865659	Lifecycle/Renewal	Backflow Preventer, Domestic Water, 2 IN, Replace	6	30	24	1	3465.6	3465.6	000208	Arboretum Park	7052062
Storm Drainage Components	Drainage Swale, Concrete	Replace/Install	Site- East	Good			https://www.google.com/maps?q=	Lifecycle/Renewal	Storm Drainage Components, Drainage Swale, Concrete, Replace/Install	6	30	24	3120	43.32	135158.4		Arboretum Park	7052061
Bollard	Concrete or Metal	Replace	Site- W Gladstone West Entrance	Good			https://www.google.com/maps?q=	Lifecycle/Renewal	Bollard, Concrete or Metal, Replace	6	30	24	2	1083	2166		Arboretum Park	7052060
Irrigation System	Control Panel	Replace	Site	Fair	34.114568	-117.865635	https://www.google.com/maps?q=+34.114568,-117.865635	Lifecycle/Renewal	Irrigation System, Control Panel, Replace	6	15	9	1	5415	5415	000207	Arboretum Park	7052046
Park Bench	Precast Concrete	Replace	Site- E Trail	Good	34.114623	-117.866465	https://www.google.com/maps?q=+34.114623,-117.866465	Lifecycle/Renewal	Park Bench, Precast Concrete, Replace	6	25	19	1	1083	1083	000243	Arboretum Park	7052066
Picnic Table	Precast Concrete	Replace	Site- E Trail	Good	34.114639	-117.866233	https://www.google.com/maps?q=+34.114639,-117.866233	Lifecycle/Renewal	Picnic Table, Precast Concrete, Replace	6	25	19	1	1299.6	1299.6	000246	Arboretum Park	7052049
Signage	Property, Building or Pole-Mounted	Replace/Install	Site- W Gladstone Entrance	Fair	34.114093	-117.865932	https://www.google.com/maps?q=+34.114093,-117.865932	Lifecycle/Renewal	Signage, Property, Building or Pole-Mounted, Replace/Install	6	20	14	1	1624.5	1624.5	000171	Arboretum Park	7052058
Signage	Exterior/Site, Guide & Directional Pole-Mounted	Replace/Install	Site - Central trail	Fair	34.114204	-117.865939	https://www.google.com/maps?q=+34.114204,-117.865939	Lifecycle/Renewal	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	6	20	14	1	541.5	541.5	000175	Arboretum Park	7052056
Sidewalk	Concrete, Large Areas	Replace	Site- N Trail	Good			https://www.google.com/maps?q=	Lifecycle/Renewal	Sidewalk, Concrete, Large Areas, Replace	6	50	44	300	9.747	2924.1		Arboretum Park	7052059
Park Bench	Precast Concrete	Replace	Site- E Trail	Good	34.114281	-117.866622	https://www.google.com/maps?q=+34.114281,-117.866622	Lifecycle/Renewal	Park Bench, Precast Concrete, Replace	6	25	19	1	1083	1083	000151	Arboretum Park	7052057

Appendix H:
Equipment Inventory

Mechanical In entory - Arboretum ark							
E uipment Location	E uipment	Capacity	Quantity	ear	Make	Model	Serial
Site	Ba kflow Preventer	2 IN	1	nknown	alkins	Ina essible	Ina essible
Site - entral trail	Drinking Fountain	N	1	nknown	No dataplate found	No dataplate found	No dataplate found

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7052062	D2010	**Backflow Preventer**	Domestic Water	2 IN	Arboretum Park	Site	Walkins	Inaccessible	Inaccessible	2017	000208	

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepared for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd



Big Dalton Canyon Park Daycamp/Restrooms
2041 Big Dalton Canyon Road
Glendora, California 91741

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BV PROJECT #:
158691.23R000-023.379

DATE OF REPORT:
February 19, 2024

ON SITE DATE:
January 4, 2024

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Day Camp Cabin and Restrooms
Number of Buildings	2
Main Address	2041 Big Dalton Canyon Road, Glendora, California 91741
Site Developed	1950
Current Occupants	City of Glendora
Date(s) of Visit	January 4, 2024
Management Point of Contact	City of Glendora, Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Ryan Hacecky 626.672.6306
Assessment and Report Prepared By	Arezou Masoumi
Reviewed By	Mary Venable, CEM, RA Program Manager 800.733.0660 x7292719 Mary.Venable@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The facilities are reported to have been built in 1950. Windows, lighting and interior finishes have been replaced since the original construction.

Architectural

The site includes two buildings—the Day Camp Cabin and the Restrooms Building. Additionally, there is a picnic area equipped with picnic tables and recycling bins for trash disposal. Short-term recommendations include repainting both the interior and exterior walls and ceilings of the buildings, as well as resealing the floors. Typical lifecycle replacements for interior and exterior finishes across all buildings are anticipated and budgeted.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Many of the MEPF (Mechanical, Electrical, Plumbing, and Fire Protection) components were installed in 1950. The buildings are not heated or cooled. Domestic hot water is supplied by an electric water heater situated in the utility room of the Restroom building. Electricity is distributed through the main switchboard and electrical panel located in the Day Camp Cabin. There is no fire suppression system. There are reportedly problems with plumbing piping becoming clogged.

Site

The site is minimally developed, and maintenance appears generally in fair condition. Parking is unpaved. Pedestrian access is by an unpaved path with occasional stone steps; the site is not accessible for persons with limited mobility. No site lighting is present other than building-mounted lights. Site drainage is reported to be poor.

Recommended Additional Studies

The site and buildings are not accessible to persons with disabilities, and no accessibility features are present. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

There are reportedly problems with site drainage. A professional civil engineering study is recommended to determine the source of problems and possible remedies. Due to the unknown nature of the needed repairs, no costs have been included for this work.

Videoscoping of the plumbing piping is recommended due to the reported problems with clogged piping. A cost for this has been included. The plumbing piping is assumed to be original to the buildings. A cost for replacing the piping is included.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Big Dalton Canyon Park Daycamp/Restrooms / Daycamp Building	$375	740	$277,500	0.0%	3.2%	25.0%	33.8%
Big Dalton Canyon Park Daycamp/Restrooms / Restroom Building	$350	460	$161,000	0.0%	7.8%	57.7%	59.9%

Immediate Needs

Facility/Building	Total Items	Total Cost
Big Dalton Canyon Park Daycamp/Restrooms / Site	1	$11,200
Total	**1**	**$11,200**

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7217368	Big Dalton Canyon Park Daycamp/Restrooms / Site	Site	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	$11,200
Total (1 items)							**$11,200**

Key Findings



Exterior Walls in Poor condition.

any painted surface
Restroom Building Big Dalton Canyon Park Daycamp/Restrooms Restrooms Building Exterior

Uniformat Code: B2010
Recommendation: **Prep and Paint in 2024**

Priority Score: **89.8**

Plan Type: Performance/Integrity

Cost Estimate: $6,600

**$$**$$

The building's paint is mismatched and aged. - AssetCALC ID: 7215848



Exterior Walls in Poor condition.

any painted surface
Daycamp Building Big Dalton Canyon Park Daycamp/Restrooms Day Camp Building Exterior

Uniformat Code: B2010
Recommendation: **Prep and Paint in 2024**

Priority Score: **89.8**

Plan Type: Performance/Integrity

Cost Estimate: $4,300

**$$**$$

The building's paint is in a state of disrepair and necessitates attention. Repainting is recommended. - AssetCALC ID: 7215806



Recommended Follow-up Study: Civil, Site Drainage

Civil, Site Drainage
Site Big Dalton Canyon Park Daycamp/Restrooms Site

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $10,400

**$$$**$

Study recommended to investigate reported site drainage problems. - AssetCALC ID: 7359007



Recommended Follow-up Study: Plumbing, Video Survey

Plumbing, Video Survey
Restroom Building Big Dalton Canyon Park Daycamp/Restrooms Plumbing piping

Uniformat Code: P2030
Recommendation: **Evaluate/Report in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $3,000

**$$**$$

Video scoping recommended to investigate reported clogging problems - AssetCALC ID: 7359008



Wall Finishes in Poor condition.

any surface
Restroom Building Big Dalton Canyon Park Daycamp/Restrooms Throughout Restrooms Building

Uniformat Code: C2010
Recommendation: **Prep and Paint in 2024**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,500

**$$**$$

The interior building's paint is soiled and missing in areas. - AssetCALC ID: 7215851



Flooring in Poor condition.

any surface, with Paint or Sealant
Restroom Building Big Dalton Canyon Park Daycamp/Restrooms Restrooms Building Floor

Uniformat Code: C2030
Recommendation: **Prep and Paint in 2024**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,000

**$$**$$

Resealing the concrete floor is recommended as the existing seal has deteriorated, with bare spots. - AssetCALC ID: 7215855



Wall Finishes in Poor condition.

any surface
Daycamp Building Big Dalton Canyon Park Daycamp/Restrooms Throughout Day Camp Building

Uniformat Code: C2010
Recommendation: **Prep and Paint in 2024**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $2,600

**$$**$$

The interior building's paint is deteriorating and requires attention. Repainting is recommended. - AssetCALC ID: 7215850



Fences and Gates in Poor condition.

Fence, any Painted Surface
Site Big Dalton Canyon Park
Daycamp/Restrooms Dumpster Enclosure.

Uniformat Code: G2060
Recommendation: **Prep and Paint in 2024**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $700

**$$**$$

Painting the retaining wall is recommended. - AssetCALC ID: 7216327



Flooring in Poor condition.

any surface, with Paint or Sealant
Daycamp Building Big Dalton Canyon Park
Daycamp/Restrooms Day Camp Building Floor

Uniformat Code: C2030
Recommendation: **Prep and Paint in 2024**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,700

**$$**$$

Resealing the concrete floor is recommended as the existing seal has deteriorated. - AssetCALC ID: 7215854



ADA Miscellaneous

Level III Study, Includes Measurements
Site Big Dalton Canyon Park
Daycamp/Restrooms Site

Uniformat Code: Y1090
Recommendation: **Evaluate/Report in 2023**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $11,200

**$$$**$

Site has no accessibility features. - AssetCALC ID: 7217368

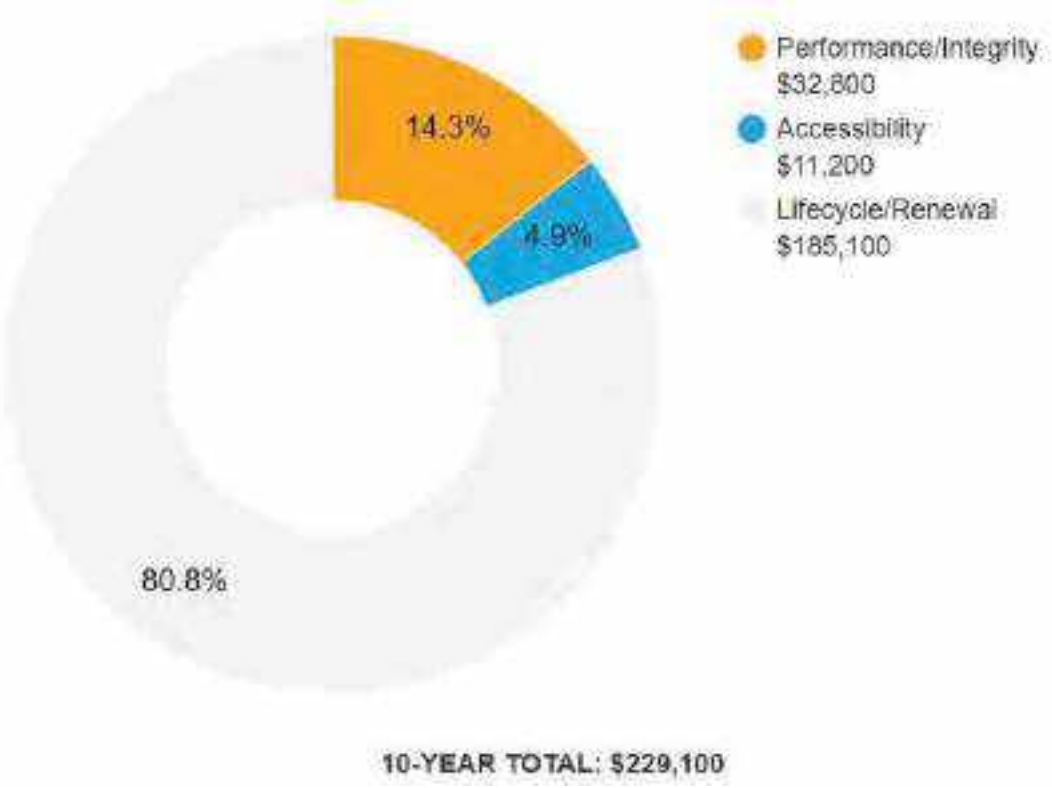
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Daycamp Building





Daycamp Building: Systems Summary

Address	2041 Big Dalton Canyon Road, Glendora, California 91741	
Constructed	1950	
Building Size	774 SF	
Number of Stories	1	
System	*Description*	*Condition*
Structure	Masonry bearing walls and wood-framed roofs.	Fair
Façade	Brick with vinyl windows	Fair
Roof	Gable construction with metal finish	Fair
Interiors	Walls: Painted Floors: Unfinished Ceilings: ACT	Poor
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting	Fair
HVAC	None	Missing

Daycamp Building: Systems Summary

Fire Suppression	None	--
Electrical	Source and Distribution: Main switchboard Interior Lighting: LED	Fair
Fire Alarm	Alarms	Fair
Equipment/Special	None	--
Accessibility	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended.	
Key Issues and Findings	Aged electrical infrastructure	

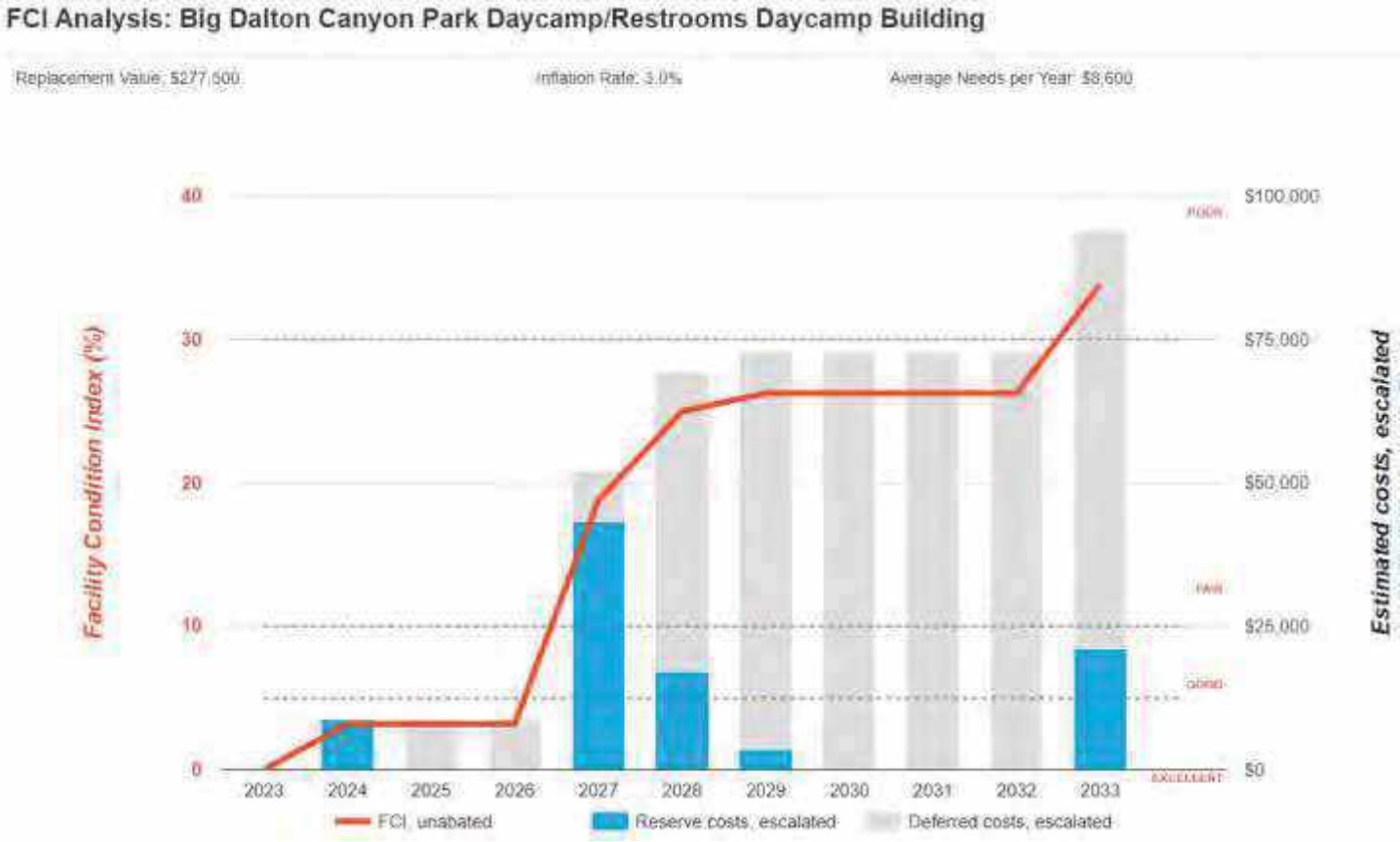
Daycamp Building: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$4,400	-	$15,000	$5,900	$25,300
Roofing	-	-	$16,800	-	-	$16,800
Interiors	-	$4,400	$4,700	-	$6,000	$15,100
Plumbing	-	-	$29,800	-	-	$29,800
Electrical	-	-	$6,000	$3,600	-	$9,500
Fire Alarm & Electronic Systems	-	-	-	$3,700	-	$3,700
Equipment & Furnishings	-	-	$3,100	-	$100	$3,200
Site Utilities	-	-	-	$2,400	-	$2,400
TOTALS (3% inflation)	**-**	**$8,900**	**$60,400**	**$24,600**	**$12,000**	**$105,900**

*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



3. Restroom Building





Restroom Building: Systems Summary

Address	2041 Big Dalton Canyon Road, Glendora, California 91741	
Constructed	1950	
Building Size	460 SF	
Number of Stories	1	
System	*Description*	*Condition*
Structure	Masonry bearing walls and wood-framed roofs	Fair
Façade	Painted masonry	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: Painted Floors: Unfinished Ceilings: Painted and Unfinished/exposed	Poor
Elevators	None	--
Plumbing	Copper supply and cast-iron waste and venting Electric water heaters Toilets, urinals, and sinks in restrooms	Fair
HVAC	None	Missing

Restroom Building: Systems Summary

Fire Suppression	None	Missing
Electrical	Interior Lighting: LED	Fair
Fire Alarm	Alarms	Fair
Equipment/Special	None	--
Accessibility	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended.	
Key Issues and Findings	building lacks fire suppression, aged electrical infrastructure, aged plumbing piping.	

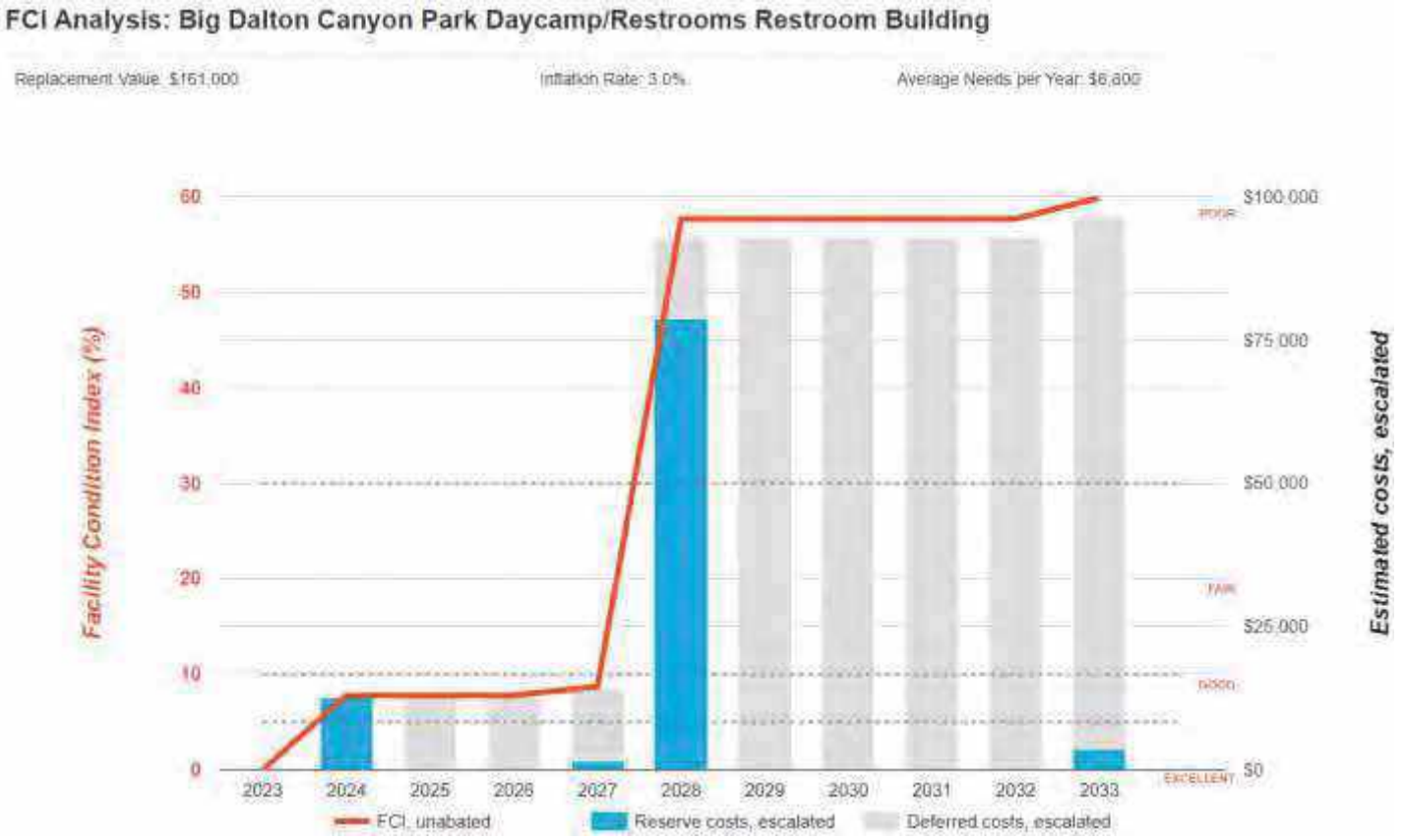
Restroom Building: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$6,800	-	$3,600	$9,100	$19,500
Roofing	-	-	$10,300	-	-	$10,300
Interiors	-	$2,600	$5,000	-	$5,600	$13,200
Plumbing	-	-	$25,200	-	-	$25,200
Electrical	-	-	$3,600	-	-	$3,600
Site Development	-	-	$36,200	-	-	$36,200
Follow-up Studies	-	$3,100	-	-	-	$3,100
TOTALS (3% inflation)	**-**	**$12,500**	**$80,300**	**$3,600**	**$14,800**	**$111,200**

*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



4. Site Summary





Site Information

Lot Size	0.5 acres (estimated)	
Parking Spaces	This park does not have designated parking spaces.	
System	*Description*	*Condition*
Pavement/Flatwork	None	--
Site Development	CMU dumpster enclosure Moderate Park picnic tables, trash receptacles	Fair
Landscaping and Topography	Moderate landscaping features Irrigation present Severe site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Fair
Site Lighting	Building-mounted: LED	Fair
Ancillary Structures	None	--
Accessibility	Potential moderate/major issues have been identified associated with the site areas and a detailed accessibility study is recommended. See Appendix C	
Key Issues and Findings	No property signage, inadequate lighting, no paved parking, not handicap accessible	

Site: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	-	-	-	$2,100	-	$2,100
Site Development	-	$700	$1,000	$12,900	$14,400	$28,900
Follow-up Studies	-	$10,700	-	-	-	$10,700
Accessibility	$11,200	-	-	-	-	$11,200
TOTALS (3% inflation)	**$11,200**	**$11,400**	**$1,000**	**$15,000**	**$14,400**	**$53,000**

*Totals have been rounded to the nearest $100.

5. Property Space Use and Observed Areas

Areas Observed

Most of the interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs.

Key Spaces Not Observed

Areas of note that were either inaccessible or not observed for other reasons are listed here:

- Utility Room in Restrooms Building, Locked room and no key

6. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "public facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the checklists that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are not / included in the dataset.
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance

The facility was originally constructed in 1950. The facility has not since been substantially renovated.

A detailed follow-up study is recommended since this facility is not accessible to persons with limited mobility. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

7. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

8. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

9. Energy Audit

The purpose of this Energy Audit is to provide Big Dalton Canyon Park Daycamp/Restrooms with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (lighting systems both exterior and interior); and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas and mechanical rooms to document utility-related equipment, including plumbing and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation and special use areas.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment and estimated utility rates, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

No energy savings opportunities were found for this property. The property is already equipped with energy-saving LED light fixtures and metered sink faucets, which conserve water. There is no heating or cooling in the buildings. With the sporadic use of the facility, the plumbing fixtures do not present an opportunity for replacement that results in a net positive payback, in other words, replacement of toilets and urinals with water-conserving fixtures will not result in a net cost savings in relation to the cost to install such fixtures.

10. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property.

Central Domestic Hot Water Heater

- ✗ Never place gas fired water heaters adjacent to return vents so as to prevent flame roll outs
- ✗ Ensure the circulation system is on timer to reduce the losses through re-circulation
- ✓ Ensure all hot water pipes are insulated with fiberglass insulation at all times
- ✓ Replacement water heater should have Energy Factor (EF)>0.9
- ✗ Tank-type water heaters flushed annually

Lighting Improvements

- ✓ Clean lighting fixture reflective surfaces and translucent covers.
- ✓ Ensure that timers and/or photocells are operating correctly on exterior lighting
- ✓ Use occupancy sensors for rooms with infrequent occupancy

Existing Equipment and Replacements

- ✗ Ensure that refrigerator and freezer doors close and seal correctly
- ✗ Ensure kitchen and bathroom exhaust outside the building and the internal damper operates properly
- ✗ Ensure that bathroom vents exhaust out
- ✗ Office/ computer equipment either in the "sleep" or "off" mode when not used

11. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Big Dalton Canyon Park Daycamp/Restrooms, 2041 Big Dalton Canyon Road, Glendora, California 91741, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

Prepared by: Arezou Masoumi,
Project Manager

Reviewed by:



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Program Manager
mary.venable@bureauveritas.com
800.733.0660 x7292719

12. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List

Appendix A:
Photographic Record

Photographic Overview



1 - RESTROOM BUILDING FRONT ELEVATION



2 - RESTROOM BUILDING LEFT ELEVATION



3 - DAYCAMP FRONT AND LEFT ELEVATIONS



4 - DAYCAMP BUILDING FRONT DOOR INTERIOR



5 - DAYCAMP BUILDING ROOM INTERIOR



6 - RESTROOMS BUILDING INTERIOR

Photographic Overview



7 - ELECTRICAL METER



8 - ELECTRICAL PANEL



9 - PICNIC AREA



10 – TRASH RECEPTACLE



11 - SITE ENTRANCE STAIRS



12 - LANDSCAPING

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-023.379	Big Dalton Canyon Park Daycamp/Restrooms
Source	**On-Site Date**
Google	January 4, 2024

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Big Dalton Canyon Park DayCamp-Restrooms

Name of person completing form: Ryan Hacecky

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: 1/4/2024

Phone Number: 6266726306

Method of Completion:

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

Data Overview		Response		
1	Year(s) constructed	Constructed: 1950	Renovated:	
2	Building size in SF	1,234 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?			X		
8	Are there any wall, window, basement or roof leaks?			X		
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	X				
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?	X				
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?				X	
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?				X	
14	Is the electrical service outdated, undersized, or problematic?			X		
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?	X				
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?			X		
18	ADA: Has an accessibility study been previously performed? If so, when?		X			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			



Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Big Dalton Canyon Park DayCamp-Restrooms

BV Project Number: 158691.23R000-023.379

Abbreviated Accessibility Checklist					
Facility History & Interview					
	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?		X		
2	Have any ADA improvements been made to the property since original construction? Describe.		X		
3	Has building management reported any accessibility-based complaints or litigation?		X		

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



2ND PATHWAY

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?		X		
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?			X	
3	Are curb ramps present at transitions through raised curbs on all accessible routes?			X	
4	Do curb ramps appear to have compliant slopes for all components ?			X	
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✕	
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			✕	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



ADDITIONAL ENTRANCE

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?		X		
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			X	
3	Is signage provided indicating the location of alternate accessible entrances ?			X	
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?			X	
5	Do doors at accessible entrances appear to have compliant hardware ?			X	
6	Do doors at accessible entrances appear to have a compliant clear opening width ?			X	

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			✕	
8	Do thresholds at accessible entrances appear to have a compliant height ?			✕	

Abbreviated Accessibility Checklist

Interior Accessible Route



DOOR HARDWARE



ACCESSIBLE INTERIOR PATH

	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?	X			
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	
6	Do ramps on accessible routes appear to have compliant handrails ?			X	

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?			X	
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?			X	
11	Do doors at interior accessible routes appear to have compliant hardware ?			X	
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?			X	
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?			X	

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?		X		
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?		X		
3	Does the lavatory faucet have compliant handles ?		X		
4	Is the plumbing piping under lavatories configured to protect against contact ?		X		
5	Are grab bars provided at compliant locations around the toilet ?		X		
6	Do toilet stall doors appear to provide the minimum compliant clear width ?		X		

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?		X		
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?			X	
9	Do accessories and mirrors appear to be mounted at a compliant height ?		X		

Appendix E:
Component Condition Report

Component Condition Report | Big Dalton Canyon Park Daycamp/Restrooms / Daycamp Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Day Camp Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	960 SF	1	7215806
B2020	Day Camp Building Exterior	Fair	Window, Vinyl-Clad Double-Glazed, 16-25 SF	7	10	7215864
B2050	Day Camp Building Exterior	Fair	Exterior Door, Steel, Standard	2	10	7215876
Roofing						
B3010	Roof-Day Camp Building	Fair	Roofing, Metal	774 SF	4	7215725
Interiors						
C1070	Day Camp Building Ceiling	Fair	Suspended Ceilings, Acoustical Tile (ACT)	774 SF	5	7215852
C2010	Throughout Day Camp Building	Poor	Wall Finishes, any surface, Prep & Paint	1,161 SF	1	7215850
C2030	Day Camp Building Floor	Poor	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	774 SF	1	7215854
Plumbing						
D2010	Throughout Day Camp Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	740 SF	5	7215860
D2010	Utility Room	Fair	Water Heater, Electric, Commercial (12 kW), 30 to 80 GAL	1	4	7215962
D2010	Day Camp Building	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	4	7215964
Electrical						
D5020	Day Camp Building	Fair	Distribution Panel, 120/208 V, 200 AMP	1	6	7215963
D5030	Throughout Day Camp Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	740 SF	5	7215862
D5040	Throughout Day Camp Building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	774 SF	5	7215858
Fire Alarm & Electronic Systems						
D7050	Daycamp building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Install	1,234 SF	10	7216345
Equipment & Furnishings						
E2010	Day Camp Building	Fair	Casework, Countertop, Plastic Laminate	1 LF	5	7215966
E2010	Day Camp Building	Fair	Casework, Cabinetry, Standard	6 LF	4	7215965
Sitework						

Component Condition Report | Big Dalton Canyon Park Daycamp/Restrooms / Daycamp Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Day Camp Building Exterior	Fair	Exterior Site Lighting, Wall Pack, any type w/ LED, 13 to 26 W	3	10	7215878

Component Condition Report | Big Dalton Canyon Park Daycamp/Restrooms / Restroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Restrooms Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	1,480 SF	1	7215848
B2050	Restrooms Building Exterior	Fair	Exterior Door, Steel, Standard	3	10	7215877
Roofing						
B3010	Roof-Restrooms Building	Fair	Roofing, Metal	460 SF	5	7199008
Interiors						
C1090	Restrooms Building	Fair	Toilet Partitions, Wood	4	5	7215856
C2010	Throughout Restrooms Building	Poor	Wall Finishes, any surface, Prep & Paint	690 SF	1	7215851
C2030	Restrooms Building Floor	Poor	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	460 SF	1	7215855
C2050	Restrooms Building Ceiling	Fair	Ceiling Finishes, any flat surface, Prep & Paint	460 SF	4	7215853
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	5	7199014
D2010	Restrooms Building	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	5	7199005
D2010	Throughout Restrooms Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	460 SF	5	7215861
D2010	Restrooms	Fair	Urinal, Standard	1	5	7199002
Electrical						
D5030	Throughout Restrooms Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	460 SF	5	7215863
D5040	Throughout Restrooms Building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	460 SF	5	7215859
Sitework						
G2060	Dumpster Enclosure.	Fair	Retaining Wall, Brick/Stone	150 SF	5	7216326
Follow-up Studies						

Component Condition Report | Big Dalton Canyon Park Daycamp/Restrooms / Restroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
P2030	Plumbing piping	Poor	Engineering Study, Plumbing, Video Survey, Evaluate/Report	1	1	7359008

Component Condition Report | Big Dalton Canyon Park Daycamp/Restrooms / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	6	7199012
Sitework						
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	1	4	7199013
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	11	7199009
G2060	Dumpster Enclosure.	Poor	Fences & Gates, Fence, any Painted Surface, Prep & Paint	150 SF	1	7216327
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7199011
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7199010
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	6	7199003
G2060	Site	Fair	Trash Receptacle, Portable/Light-Duty	2	8	7199007
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	6	7199004
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	6	7199001
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	6	7199015
G2080	Site	Fair	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	10,000 SF	6	7199006
Follow-up Studies						
P2030	Site	NA	Engineering Study, Civil, Site Drainage, Evaluate/Report	1	1	7359007
Accessibility						
Y1090	Site	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	7217368

Appendix F:
Replacement Reserves

Replacement Reserves Report



2/19/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Big Dalton Canyon Park Daycamp/Restrooms	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Big Dalton Canyon Park Daycamp/Restrooms / Daycamp Building	$0	$8,861	$0	$0	$43,304	$17,133	$3,553	$0	$0	$0	$21,095	$11,908	$0	$0	$0	$0	$0	$0	$0	$0	$134	**$105,988**
Big Dalton Canyon Park Daycamp/Restrooms / Restroom Building	$0	$12,511	$0	$0	$1,540	$78,810	$0	$0	$0	$0	$3,599	$12,696	$0	$0	$2,070	$0	$0	$0	$0	$0	$0	**$111,226**
Big Dalton Canyon Park Daycamp/Restrooms / Site	$11,158	$11,416	$0	$0	$1,005	$0	$13,501	$0	$1,508	$0	$0	$4,839	$0	$0	$0	$0	$9,549	$0	$0	$0	$0	**$52,975**
Grand Total	**$11,158**	**$32,788**	**$0**	**$0**	**$45,849**	**$95,943**	**$17,053**	**$0**	**$1,508**	**$0**	**$24,694**	**$29,443**	**$0**	**$0**	**$2,070**	**$0**	**$9,549**	**$0**	**$0**	**$0**	**$134**	**$270,190**

Big Dalton Canyon Park Daycamp/Restrooms

Big Dalton Canyon Park Daycamp/Restrooms / Daycamp Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Day Camp Building Exterior	7215806	Exterior Walls, any painted surface, Prep & Paint	10	9	1	960	SF	$3.00	$4.46	$4,285		$4,285										$4,285										**$8,569**
B2020	Day Camp Building Exterior	7215864	Window, Vinyl-Clad Double-Glazed, 16-25 SF, Replace	30	20	10	7	EA	$900.00	$1,338.93	$9,373										$9,373										**$9,373**
B2050	Day Camp Building Exterior	7215876	Exterior Door, Steel, Standard, Replace	40	30	10	2	EA	$600.00	$892.62	$1,785										$1,785										**$1,785**
B3010	Roof-Day Camp Building	7215725	Roofing, Metal, Replace	40	36	4	774	SF	$13.00	$19.34	$14,969					$14,969															**$14,969**
C1070	Day Camp Building Ceiling	7215852	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	20	5	774	SF	$3.50	$5.21	$4,030						$4,030														**$4,030**
C2010	Throughout Day Camp Building	7215850	Wall Finishes, any surface, Prep & Paint	10	9	1	1161	SF	$1.50	$2.23	$2,591		$2,591										$2,591								**$5,182**
C2030	Day Camp Building Floor	7215854	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	9	1	774	SF	$1.50	$2.23	$1,727		$1,727										$1,727								**$3,454**
D2010	Utility Room	7215962	Water Heater, Electric, Commercial (12 kW), 30 to 80 GAL, Replace	20	16	4	1	EA	$12,400.00	$18,447.48	$18,447					$18,447															**$18,447**
D2010	Throughout Day Camp Building	7215860	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	35	5	740	SF	$5.00	$7.44	$5,504						$5,504														**$5,504**
D2010	Day Camp Building	7215964	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	26	4	1	EA	$1,600.00	$2,380.32	$2,380					$2,380															**$2,380**
D5020	Day Camp Building	7215963	Distribution Panel, 120/208 V, 200 AMP, Replace	30	24	6	1	EA	$2,000.00	$2,975.40	$2,975							$2,975													**$2,975**
D5030	Throughout Day Camp Building	7215862	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	35	5	740	SF	$2.50	$3.72	$2,752						$2,752														**$2,752**
D5040	Throughout Day Camp Building	7215858	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	15	5	774	SF	$2.10	$3.12	$2,418						$2,418														**$2,418**
D7050	Daycamp building	7216345	Fire Alarm System, Full System Upgrade, Basic/Zoned, Install	20	10	10	1234	SF	$1.50	$2.23	$2,754										$2,754										**$2,754**
E2010	Day Camp Building	7215965	Casework, Cabinetry, Standard, Replace	20	16	4	6	LF	$300.00	$446.31	$2,678					$2,678															**$2,678**
E2010	Day Camp Building	7215966	Casework, Countertop, Plastic Laminate, Replace	15	10	5	1	LF	$50.00	$74.39	$74						$74													$74	**$149**
G4050	Day Camp Building Exterior	7215878	Exterior Site Lighting, Wall Pack, any type w/ LED, 13 to 26 W, Replace	20	10	10	3	EA	$400.00	$595.08	$1,785										$1,785										**$1,785**
Totals, Unescalated												**$0**	**$8,603**	**$0**	**$0**	**$38,475**	**$14,779**	**$2,975**	**$0**	**$0**	**$0**	**$15,697**	**$8,603**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$74**	**$89,206**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$8,861**	**$0**	**$0**	**$43,304**	**$17,133**	**$3,553**	**$0**	**$0**	**$0**	**$21,095**	**$11,908**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$134**	**$105,988**

Big Dalton Canyon Park Daycamp/Restrooms / Restroom Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Restrooms Building Exterior	7215848	Exterior Walls, any painted surface, Prep & Paint	10	9	1	1480	SF	$3.00	$4.46	$6,605		$6,605										$6,605										**$13,211**
B2050	Restrooms Building Exterior	7215877	Exterior Door, Steel, Standard, Replace	40	30	10	3	EA	$600.00	$892.62	$2,678										$2,678										**$2,678**
B3010	Roof-Restrooms Building	7199008	Roofing, Metal, Replace	40	35	5	460	SF	$13.00	$19.34	$8,896						$8,896														**$8,896**
C1090	Restrooms Building	7215856	Toilet Partitions, Wood, Replace	20	15	5	4	EA	$500.00	$743.85	$2,975						$2,975														**$2,975**
C2010	Throughout Restrooms Building	7215851	Wall Finishes, any surface, Prep & Paint	10	9	1	690	SF	$1.50	$2.23	$1,540		$1,540										$1,540								**$3,080**
C2030	Restrooms Building Floor	7215855	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	9	1	460	SF	$1.50	$2.23	$1,027		$1,027										$1,027								**$2,053**
C2050	Restrooms Building Ceiling	7215853	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	460	SF	$2.00	$2.98	$1,369					$1,369										$1,369					**$2,737**
D2010	Throughout Restrooms Building	7215861	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	35	5	460	SF	$5.00	$7.44	$3,422						$3,422														**$3,422**
D2010	Restrooms	7199014	Toilet, Commercial Water Closet, Replace	30	25	5	4	EA	$1,300.00	$1,934.01	$7,736						$7,736														**$7,736**
D2010	Restrooms Building	7199005	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	25	5	4	EA	$1,500.00	$2,231.55	$8,926						$8,926														**$8,926**
D2010	Restrooms	7199002	Urinal, Standard, Replace	30	25	5	1	EA	$1,100.00	$1,636.47	$1,636						$1,636														**$1,636**
D5030	Throughout Restrooms Building	7215863	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	35	5	460	SF	$2.50	$3.72	$1,711						$1,711														**$1,711**
D5040	Throughout Restrooms Building	7215859	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	15	5	460	SF	$2.10	$3.12	$1,437						$1,437														**$1,437**
G2060	Dumpster Enclosure.	7216326	Retaining Wall, Brick/Stone, Replace	40	35	5	150	SF	$140.00	$208.28	$31,242						$31,242														**$31,242**
P2030	Plumbing piping	7359008	Engineering Study, Plumbing, Video Survey, Evaluate/Report	0	-1	1	1	EA	$2,000.00	$2,975.40	$2,975		$2,975																		**$2,975**
Totals, Unescalated												**$0**	**$12,147**	**$0**	**$0**	**$1,369**	**$67,982**	**$0**	**$0**	**$0**	**$0**	**$2,678**	**$9,172**	**$0**	**$0**	**$1,369**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$94,716**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$12,511**	**$0**	**$0**	**$1,540**	**$78,810**	**$0**	**$0**	**$0**	**$0**	**$3,599**	**$12,696**	**$0**	**$0**	**$2,070**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$111,226**

Big Dalton Canyon Park Daycamp/Restrooms / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Site	7199012	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	9	6	1	EA	$1,200.00	$1,785.24	$1,785							$1,785														**$1,785**
G2060	Dumpster Enclosure.	7216327	Fences & Gates, Fence, any Painted Surface, Prep & Paint	10	9	1	150	SF	$3.00	$4.46	$669		$669										$669										**$1,339**
G2060	Site	7199013	Park Bench, Wood/Composite/Fiberglass, Replace	20	16	4	1	EA	$600.00	$892.62	$893					$893																**$893**
G2060	Site	7199003	Picnic Table, Wood/Composite/Fiberglass, Replace	20	14	6	1	EA	$600.00	$892.62	$893							$893														**$893**
G2060	Site	7199004	Picnic Table, Wood/Composite/Fiberglass, Replace	20	14	6	1	EA	$600.00	$892.62	$893							$893														**$893**
G2060	Site	7199001	Picnic Table, Wood/Composite/Fiberglass, Replace	20	14	6	1	EA	$600.00	$892.62	$893							$893														**$893**

Replacement Reserves Report



2/19/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2060	Site	7199015	Picnic Table, Wood/Composite/Fiberglass, Replace	20	14	6	1	EA	$600.00	$892.62	$893							$893															**$893**
G2060	Site	7199007	Trash Receptacle, Portable/Light-Duty, Replace	15	7	8	2	EA	$400.00	$595.08	$1,190									$1,190													**$1,190**
G2060	Site	7199011	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$892.62	$893												$893										**$893**
G2060	Site	7199009	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	9	11	1	EA	$700.00	$1,041.39	$1,041												$1,041										**$1,041**
G2060	Site	7199010	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$892.62	$893												$893										**$893**
G2080	Site	7199006	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	10	4	6	10000	SF	$0.40	$0.60	$5,951							$5,951										$5,951					**$11,902**
P2030	Site	7359007	Engineering Study, Civil, Site Drainage, Evaluate/Report	0	-1	1	1	EA	$7,000.00	$10,413.90	$10,414		$10,414																				**$10,414**
Y1090	Site	7217368	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	$7,500.00	$11,157.75	$11,158	$11,158																					**$11,158**
Totals, Unescalated												**$11,158**	**$11,083**	**$0**	**$0**	**$893**	**$0**	**$11,307**	**$0**	**$1,190**	**$0**	**$0**	**$3,496**	**$0**	**$0**	**$0**	**$0**	**$5,951**	**$0**	**$0**	**$0**	**$0**	**$45,077**
Totals, Escalated (3.0% inflation, compounded annually)												**$11,158**	**$11,416**	**$0**	**$0**	**$1,005**	**$0**	**$13,501**	**$0**	**$1,508**	**$0**	**$0**	**$4,839**	**$0**	**$0**	**$0**	**$0**	**$9,549**	**$0**	**$0**	**$0**	**$0**	**$52,975**

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7215962	D2010	**Water Heater**	Electric, Commercial (12 kW), 30 to 80 GAL	Inaccessible	Big Dalton Canyon Park Daycamp/Restrooms / Daycamp Building	Utility Room		Inaccessible	Inaccessible			

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7215963	D5020	**Distribution Panel**	120/208 V, 200 AMP		Big Dalton Canyon Park Daycamp/Restrooms / Daycamp Building	Day Camp Building						

FACILITY CONDITION ASSESSMENT

prepared for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd



Old Chamber of Commerce
224 North Glendora Avenue
Glendora, California 91741

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BV PROJECT #:
158691.23R000-024.379

DATE OF REPORT:
February 13, 2024

ON SITE DATE:
December 18, 2023

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Office building
Main Address	224 North Glendora Avenue, Glendora, California 91741
Site Developed	1940
Site Area	0.06 acres (estimated)
Parking Spaces	One space in open lot which is also accessible
Building Area	2,116 SF
Number of Stories	One above grade with below grade partial basement level
Outside Occupants / Leased Spaces	None
Date(s) of Visit	December 18, 2023
Management Point of Contact	City of Glendora, Mr. Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Ryan Hacecky 626.672.6306
Assessment and Report Prepared By	Usama Anwar
Reviewed By	Carl Alejandro Technical Reviewer carl.alejandro@bureauveritas.com 800.733.0660 x7296236
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The Old Chamber of Commerce building was constructed in 1940. The most recent renovation in 2022-2023 included a new roofing membrane, new carpeting, and interior walls repainting.

Architectural

The structure of the building still holds its integrity with no signs of building movement identified or reported. The new roof is asphalt- based and is composed of low-sloped layers of modified bituminous material. No water ponding or roof leakages were spotted or documented during the site visit. The exterior wall finishes include concrete and painted bricks. The walls appeared free of any spalling or cracking issues; however, repainting is recommended due to the peeling paint. Interior floors are covered with new carpeting, and the entire building was repainted in 2023. Typical lifecycle-based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The entire building is heated and cooled by a single packaged unit on the roof. The HVAC system is controlled by programmable thermostats installed throughout the interior spaces. The bathroom exhaust fan in the employee restroom was observed to be broken and is recommended for replacement as part of the overall routine maintenance program. In general, the plumbing systems are reportedly adequate to serve the facility, with equipment and fixtures mostly original. The electrical systems and components were reported to provide adequate service, with no significant deficiencies reported or observed. Regular inspections and maintenance are highly recommended throughout the replacement reserve term. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment is budgeted and anticipated.

Site

Most of the site area is occupied by the main building. There is a small concrete paved parking lot at the back of the building which has recently been resurfaced. The concrete sidewalks at the building entrance appeared free of cracks. Building mounted metal halide and CFL light fixtures illuminate the exterior of the building. Short-term and long-term maintenance costs for maintaining the site infrastructure are included in the reserve tables.

Recommended Additional Studies

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

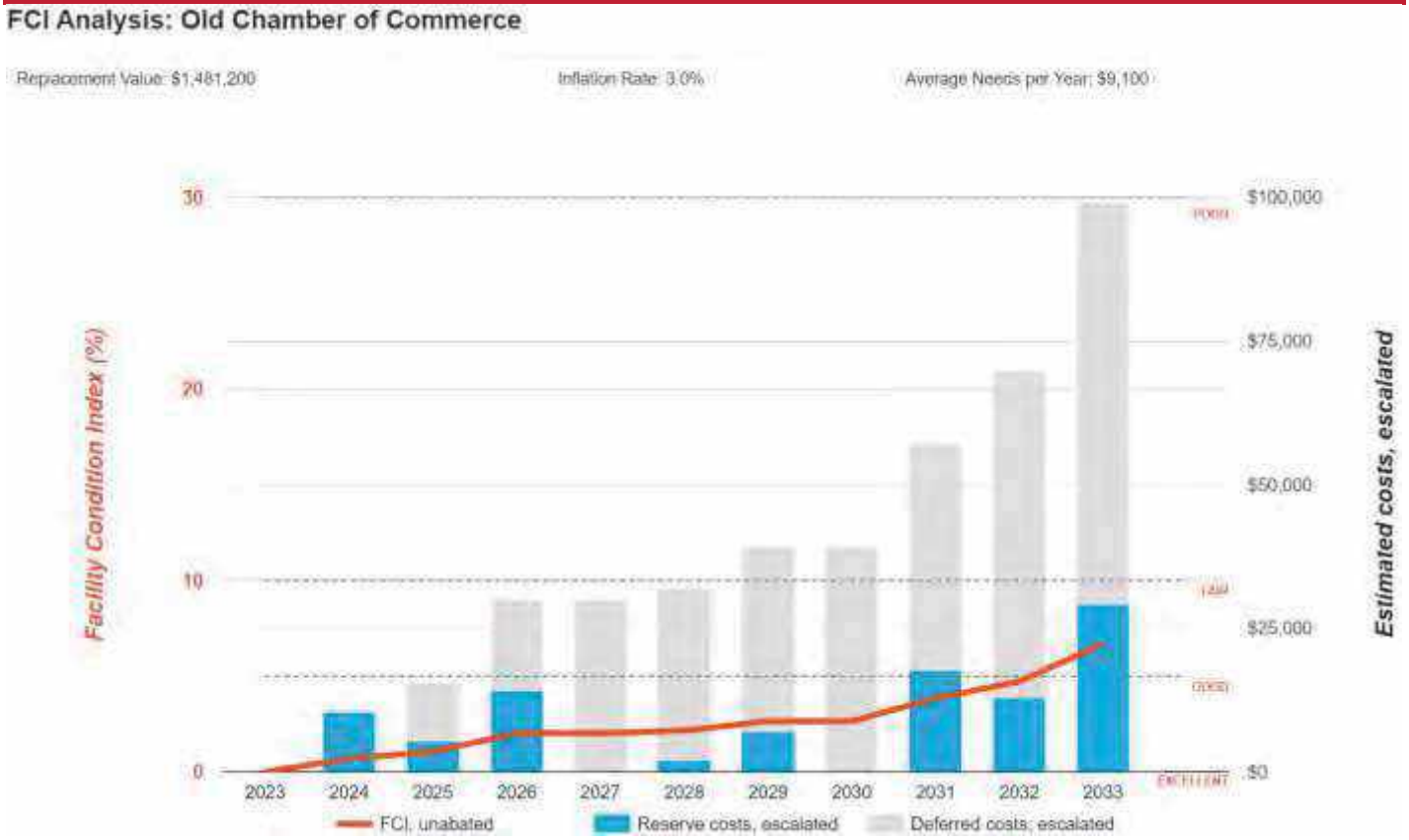
FCI Analysis | Old Chamber of Commerce(1940)

Replacement Value	*Total SF*	*Cost/SF*
$ 1,481,200	*2,116*	*$ 700*

	Est Reserve Cost	FCI
Current	$ 0	**0.0 %**
3-Year	$ 30,000	2.0 %
5-Year	$ 32,200	2.2 %
10-Year	$ 99,300	6.7 %

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

BV did not observe any immediate needs at this location.

Key Findings



Exterior Walls in Poor condition.

any painted surface
Old Chamber of Commerce Building Exterior

Uniformat Code: B2010
Recommendation: **Prep and Paint in 2025**

Priority Score: **89.7**

Plan Type: Performance/Integrity

Cost Estimate: $5,000

**$$**$$

repainting is recommended as paint is peeling off - AssetCALC ID: 7177772



ADA Miscellaneous

Level III Study, Includes Measurements
Old Chamber of Commerce Building exterior

Uniformat Code: Y1090
Recommendation: **Evaluate/Report in 2024**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $10,100

**$$$**$

Moderate and major accessibility issues were observed on-site - AssetCALC ID: 7336840

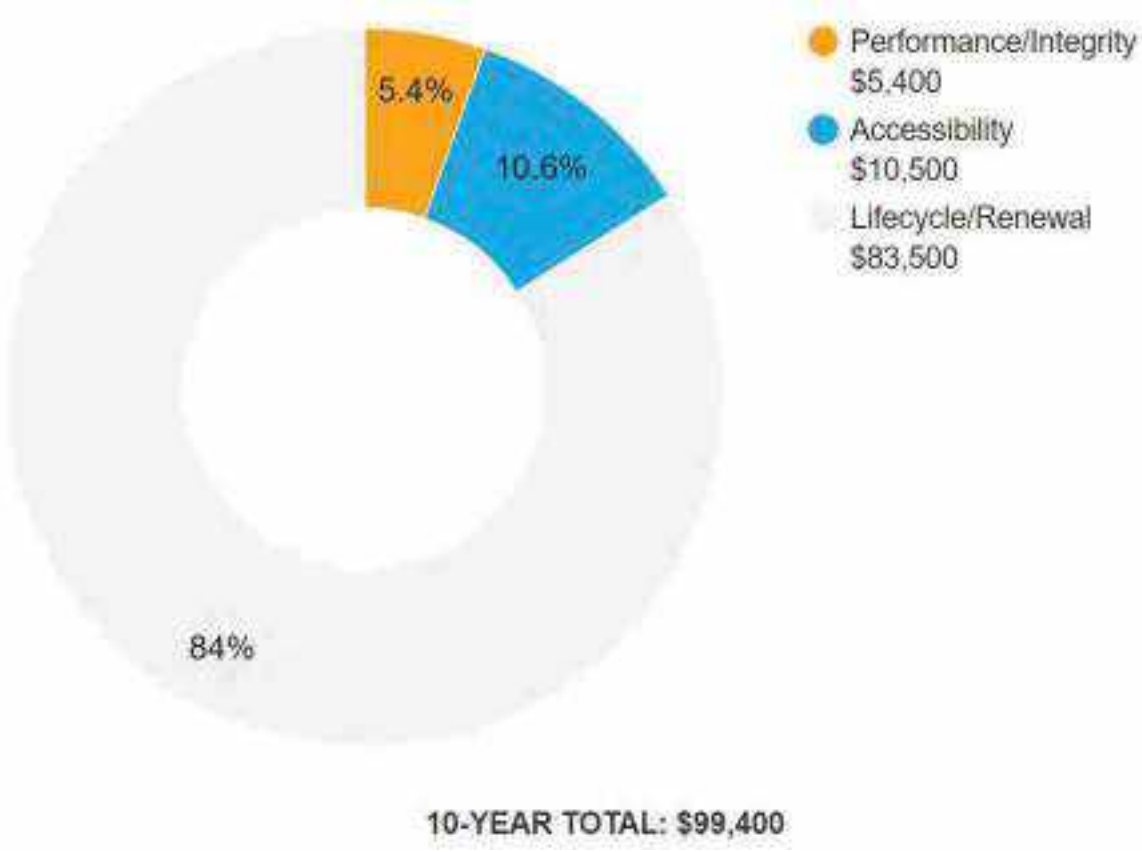
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Building and Site Information





Systems Summary

System	Description	Condition
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete basement walls with slab-on grade foundation	Good
Façade	Primary Wall Finish: Brick Secondary Wall Finish: Concrete integral to superstructure Doors: Wood and Steel	Fair
Roof	Flat construction with modified bitumen	Excellent
Interiors	Walls: Painted gypsum board, FRP laminated paneling Floors: Carpet, vinyl sheeting Ceilings: ACT	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heater with integral tank Fixtures: Toilets and sinks in the restrooms	Fair
HVAC	Non-Central System: Rooftop packaged unit	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: CFL and T8 fluorescent lights Emergency Power: None	Fair

Systems Summary

Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	None	--
Site Pavement	Concrete lot and concrete sidewalks	Excellent
Site Development	Building mounted signage	Good
Landscaping and Topography	No landscaping features Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Good
Site Lighting	Building-mounted: Metal Halide and CFL	Fair
Ancillary Structures	None	Fair
Accessibility	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended. See Appendix D	
Key Issues and Findings	Peeling paint at the exterior walls	

Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$5,300	-	$8,200	$10,300	$23,800
Roofing	-	-	-	-	$50,100	$50,100
Interiors	-	-	-	$31,000	$50,000	$81,100
Plumbing	-	-	$4,100	-	$32,800	$36,900
HVAC	-	-	$12,100	$2,400	$8,400	$22,900
Electrical	-	-	$200	$16,800	$11,600	$28,500
Fire Alarm & Electronic Systems	-	-	-	$7,200	-	$7,200
Equipment & Furnishings	-	-	-	-	$15,800	$15,800
Site Development	-	-	-	-	$7,700	$7,700
Site Pavement	-	-	-	-	-	-
Site Utilities	-	-	-	$1,500	-	$1,500
Accessibility	-	$10,400	-	-	-	$10,400
TOTALS (3% inflation)	**-**	**$15,800**	**$16,400**	**$67,100**	**$186,600**	**$285,900**

3. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roof.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "public facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the checklists that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are not included in the dataset
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance

The facility was originally constructed in 1940. The facility has not since been substantially renovated.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues were reported.

A detailed follow-up accessibility study is included as a recommendation because potential moderate to major issues were observed at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed, or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct, and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

7. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Old Chamber of Commerce. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated four Energy Conservation Measures (ECMs) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

Recommended Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$7,893 *(In Current Dollars)*
Estimated Annual Cost Savings Related to ECMs	$2,346 *(In Current Dollars)*
Net Effective ECM Payback	3.36 years

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

Bureau Veritas screens and categorizes all the ECM's as per the 24 CFR 905 regulation requirements based on their payback, but only those ECM's are recommended for implementation that have a Savings to Investment Ratio ≥1.0.

Financialy methodology used to determine the Savings to Investment Ratio is as follows:

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0 unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified four Energy Conservation Measures (ECM) for this property. The basis for an ECM recommendation is a payback of less than the remaining useful life of the system or component. Recommended energy efficiency improvements and the installed cost estimates for recommended energy efficiency measures are provided in the following table:

Energy Conservation Measures					
Priority	Brief Description	Initial Investment	Annual Savings	Payback Period *(years)*	Component EUL *(years)*
1	Control External Air Leakage In Commercial Buildings	$136	$603	0.23	15
2	Upgrade Building Lighting to LED and Install Automatic Lighting Controls	$1,448	$1,238	1.17	15
3	Install Low Flow Faucet Aerators	$47	$16	3.02	10
4	Replace External Windows	$5,233	$751	6.97	30

8. Energy Audit

The purpose of this Energy Audit is to provide Old Chamber of Commerce with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation, and special use areas. Where we anticipated significant losses, we utilized infrared thermographs to analyze heat loss across the envelope.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

9. Utility Analysis

Establishing the energy baseline begins with an analysis of the utility cost and consumption of the facility. Utilizing the historical energy data and local weather information, we evaluate the existing utility consumption and assign it to the various end-uses throughout the buildings. The Historical Data Analysis breaks down utilities by consumption, cost, and annual profile.

This data is analyzed, using standard engineering assumptions and practices. The analysis serves the following functions:

- Allows our engineers to benchmark the energy and water consumption of the facilities against consumption of efficient buildings of similar construction, use and occupancy.
- Generates the historical and current unit costs for energy and water
- Provides an indication of how well changes in energy consumption correlate to changes in weather.
- Reveals potential opportunities for energy consumption and/or cost reduction. For example, the analysis may indicate that there is excessive, simultaneous heating and cooling, which may mean that there is an opportunity to improve the control of the heating and cooling systems.

By performing this analysis and leveraging our experience, our engineers prioritize buildings and pinpoint systems for additional investigation during the site visit, thereby maximizing the benefit of their time spent on-site and minimizing time and effort by the customer's personnel.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the utility rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Estimated Utility Rates	
Electricity	Water and Sewer
$0.30/kWh	$8.36/CCF

The data analyzed provides the following information: 1) breakdown of utilities by consumption, 2) cost and annual profile, 3) baseline consumption in terms of energy/utility at the facility, 4) the Energy Use Index, or BTU/SF, and cost/SF. For multiple water meters, the utility data is combined to illustrate annual consumption for each utility type.

Electricity

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility. The billing for the water and sewer is monthly.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete energy benchmarking on receipt of the actual data from the client.

10. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property. These actions will ensure that the energy conservation measures identified in this report will remain effective. The following general recommendations should be continued or implemented.

Building Envelope

1. Ensure that the building envelope has proper caulking and weather stripping.
2. Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
3. Inspect building vents semiannually for bird infestation.
4. Inspect windows monthly for damaged panes and failed thermal seals

Heating and Cooling

1. Ensure the duct work in unconditioned space is un-compromised and well insulated
2. Duct cleaning is recommended every 10 years. This should include sealing of ducts using products similar to 'aero-seal'
3. Ensure that the air dampers are operating correctly
4. Return vents should remain un-obstructed and be located centrally.
5. Temperature settings reduced in unoccupied areas and set points seasonally adjusted.
6. Evaporator coils and condenser coils should be regularly cleaned to improve heat transfer
7. Refrigerant pipes should be insulated with a minimum of ¾" thick Elastometric Rubber Pipe Insulation
8. Ensure refrigerant pressure is maintained in the condensers
9. Change air filters on return vents seasonally. Use only filters with 'Minimum Efficiency Rating Value'(MERV) of 8

Central Domestic Hot Water

1. Never place gas fired water heaters adjacent to return vents so as to prevent flame roll outs
2. Ensure the circulation system is on timer to reduce the losses through re-circulation
3. Ensure all hot water pipes are insulated with fiberglass insulation at all times
4. Replacement water heater should have Energy Factor (EF)>0.9
5. Tank-type water heaters flushed annually.

Lighting

1. Use energy efficient replacement lamps (LEDs)
2. Clean lighting fixture reflective surfaces and translucent covers.
3. Ensure that timers and/or photocells are operating correctly on exterior lighting

11. Certification

City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Old Chamber of Commerce, 224 North Glendora Avenue, Glendora, California 91741, the “Property”. It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager’s walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling, or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property’s original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

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12. Appendices

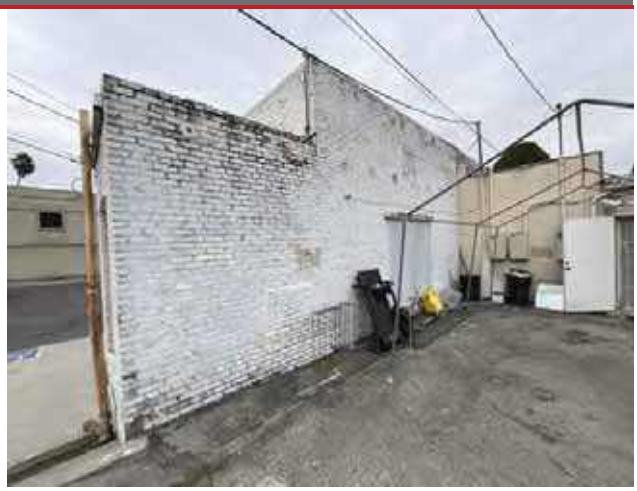
Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Lighting System Schedule
Appendix J: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION

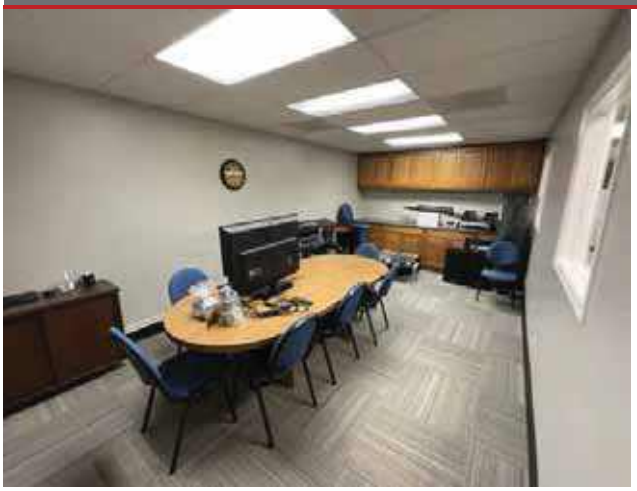


5 - MODIFIED BITUMEN ROOFING



6 - INTERIOR OFFICE AREA OVERVIEW

Photographic Overview



7 - CONFERENCE ROOM



8 - RESTROOM OVERVIEW



9 - PARTIAL BASEMENT OVERVIEW



10 - ROOFTOP PACKAGED UNIT



11 - PROGRAMMABLE THERMOSTAT



12 - ELECTRIC WATER HEATER

Photographic Overview



13 - DISTRIBUTION PANEL



14 - ELECTRIC METER



15 - BUILDING MOUNTED WALLPACK



16 - FIRE EXTINGUISHER



17 - SITE DUMPSTER



18 - PARKING LOT OVERVIEW

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-024.379	Old Chamber of Commerce
Source	**On-Site Date**
Google	December 18, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

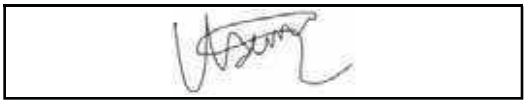
Building / Facility Name:	Old Chamber of Commerce
Name of person completing form:	Joe Cena
Title / Association w/ property:	President - Old Chamber
Length of time associated w/ property:	13
Date Completed:	11/6/2023
Phone Number:	NA
Method of Completion:	DURING - verbally completed during assessment

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

	Data Overview	Response		
1	Year(s) constructed	Constructed: 1940	Renovated: 2023	New Carpet and repainting completed in 2023
2	Building size in SF	2,116 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	None	None
		Roof	2022	
		Interiors	2023	Carpet and Repaint
		HVAC	None	
		Electrical	None	
		Site Pavement	None	
		Accessibility	None	
4	List other significant capital improvements (focus on recent years; provide approximate date).	Unknown		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Unknown		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Unknown		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.				X	
20	ADA: Has building management reported any accessibility-based complaints or litigation?				X	
21	Are any areas of the property leased to outside occupants?			X		



Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Old Chamber of Commerce

BV Project Number: 158691.23R000-024.379

Abbreviated Accessibility Checklist					
Facility History & Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.			X	
3	Has building management reported any accessibility-based complaints or litigation?			X	

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

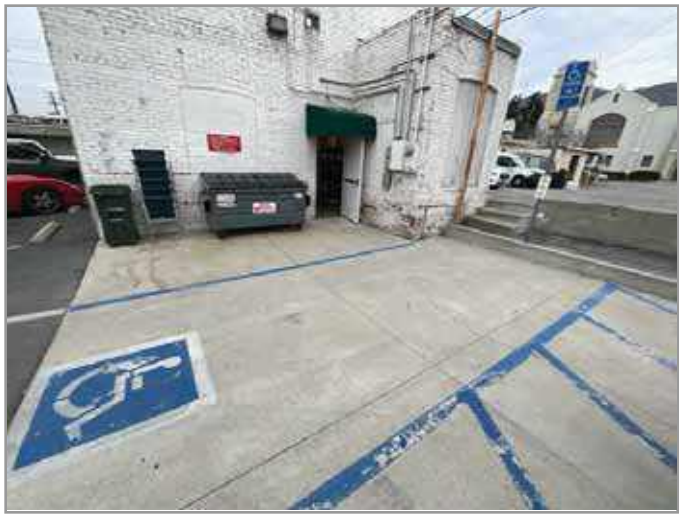
	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			
2	Does the required number of van-accessible designated spaces appear to be provided ?	X			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



2ND PATHWAY

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?			X	
4	Do curb ramps appear to have compliant slopes for all components ?			X	
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			X	
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			X	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?		X		

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



ADDITIONAL ENTRANCE

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?		X		
2	If the main entrance is not accessible, is an alternate accessible entrance provided?		X		
3	Is signage provided indicating the location of alternate accessible entrances ?		X		
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?		X		
5	Do doors at accessible entrances appear to have compliant hardware ?		X		
6	Do doors at accessible entrances appear to have a compliant clear opening width ?		X		

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?		✕		
8	Do thresholds at accessible entrances appear to have a compliant height ?		✕		

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?			X	
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	
6	Do ramps on accessible routes appear to have compliant handrails ?			X	

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?			X	
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	X			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?	X			
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	✕			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?			✕	
9	Do accessories and mirrors appear to be mounted at a compliant height ?	✕			

Appendix E:
Component Condition Report

Component Condition Report | Old Chamber of Commerce

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	1,240 SF	2	7177772
B2020	Building Exterior	Fair	Window, Wood, up to 15 SF	6	8	7177690
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	1	17	7177669
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	1	11	7177645
Roofing						
B3010	Roof	Excellent	Roofing, Modified Bitumen	2,116 SF	19	7177685
Interiors						
C1020	Hallway	Good	Interior Window, Fixed, 12 SF	3	30	7177653
C1030	Throughout building	Good	Interior Door, Wood, Hollow-Core Residential Closet	1	11	7177661
C1030	Throughout building	Good	Interior Door, Wood, Solid-Core	5	30	7177675
C1070	Throughout building	Good	Suspended Ceilings, Acoustical Tile (ACT)	1,900 SF	17	7177667
C2010	Throughout building	Good	Wall Finishes, any surface, Prep & Paint	2,774 SF	9	7177650
C2010	Restrooms	Good	Wall Finishes, Laminated Paneling (FRP)	400 SF	29	7177679
C2030	Throughout building	Fair	Flooring, Vinyl Sheeting	450 SF	9	7177684
C2030	Throughout building	Excellent	Flooring, Carpet, Commercial Tile	1,540 SF	10	7177657
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	16	7177654
D2010	Restrooms	Fair	Toilet, Residential Water Closet	2	5	7177676
D2010	Stairways to basement	Fair	Water Heater, Gas, Residential, 30 to 50 GAL	1	3	7177642
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	2,116 SF	12	7177651
D2010	Kitchen	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	20	7177644
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 3.5 TON [No tag found]	1	3	7177682

Component Condition Report | Old Chamber of Commerce

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3050	Throughout	Fair	HVAC System, Ductwork, Low Density	2,116 SF	13	7336891
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper [016785]	1	8	7177665
Electrical						
D5020	Building exterior	Fair	Distribution Panel, 120/240 V [Main]	1	15	7177652
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,116 SF	10	7177646
D5040	Building Exterior - Main Entrance	Fair	Standard Fixture w/ Lamp, Compact Fluorescent (CFL), 32 W	1	3	7188992
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	2,116 SF	6	7177686
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	2,116 SF	8	7177672
Equipment & Furnishings						
E2010	Throughout building	Good	Casework, Cabinetry, Hardwood Standard	20 LF	18	7177678
E2010	Throughout building	Good	Casework, Countertop, Plastic Laminate	20 LF	13	7177674
Pedestrian Plazas & Walkways						
G2020	Parking lot	Excellent	Parking Lots, Pavement, Concrete	450 SF	50	7177673
G2030	Main Entrance	Good	Sidewalk, Concrete, Large Areas	120 SF	49	7188991
Sitework						
G2060	Building exterior	Good	Signage, Property, Building-Mounted Individual Letters, Replace/Install	25	14	7177656
G4050	Building exterior	Fair	Exterior Site Lighting, Wall Pack, any type w/ LED, 50 to 105 W	1	10	7177662
Accessibility						
Y1090	Building exterior	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	1	7336840

Appendix F:
Replacement Reserves

Replacement Reserves Report

Old Chamber of Commerce



2/13/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Old Chamber of Commerce	$0	$10,429	$5,328	$14,221	$0	$2,191	$7,163	$0	$17,840	$12,878	$29,210	$2,727	$27,524	$10,373	$7,657	$11,568	$6,499	$16,177	$16,777	$59,941	$27,333	**$285,836**
Grand Total	**$0**	**$10,429**	**$5,328**	**$14,221**	**$0**	**$2,191**	**$7,163**	**$0**	**$17,840**	**$12,878**	**$29,210**	**$2,727**	**$27,524**	**$10,373**	**$7,657**	**$11,568**	**$6,499**	**$16,177**	**$16,777**	**$59,941**	**$27,333**	**$285,836**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building Exterior	7177772	Exterior Walls, any painted surface, Prep & Paint	10	8	2	1240	SF	$3.00	$4.05	$5,022			$5,022										$5,022										**$10,044**
B2020	Building Exterior	7177690	Window, Wood, up to 15 SF, Replace	30	22	8	6	EA	$800.00	$1,080.00	$6,480									$6,480														**$6,480**
B2050	Building Exterior	7177645	Exterior Door, Wood, Solid-Core, Replace	25	14	11	1	EA	$700.00	$1,295.00	$1,295												$1,295										**$1,295**
B2050	Building Exterior	7177669	Exterior Door, Steel, Standard, Replace	40	23	17	1	EA	$600.00	$810.00	$810																		$810				**$810**
B3010	Roof	7177685	Roofing, Modified Bitumen, Replace	20	1	19	2116	SF	$10.00	$13.50	$28,566																				$28,566		**$28,566**
C1030	Throughout building	7177661	Interior Door, Wood, Hollow-Core Residential Closet, Replace	15	4	11	1	EA	$500.00	$675.00	$675												$675										**$675**
C1070	Throughout building	7177667	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	8	17	1900	SF	$3.50	$4.73	$8,978																		$8,978				**$8,978**
C2010	Throughout building	7177650	Wall Finishes, any surface, Prep & Paint	10	1	9	2774	SF	$1.50	$2.03	$5,617										$5,617										$5,617		**$11,235**
C2030	Throughout building	7177684	Flooring, Vinyl Sheeting, Replace	15	6	9	450	SF	$7.00	$9.45	$4,253										$4,253												**$4,253**
C2030	Throughout building	7177657	Flooring, Carpet, Commercial Tile, Replace	10	0	10	1540	SF	$6.50	$8.78	$13,514											$13,514										$13,514	**$27,027**
D2010	Stairways to basement	7177642	Water Heater, Gas, Residential, 30 to 50 GAL, Replace	15	12	3	1	EA	$1,300.00	$1,755.00	$1,755				$1,755															$1,755				**$3,510**
D2010	Throughout building	7177651	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	28	12	2116	SF	$5.00	$6.75	$14,283														$14,283								**$14,283**
D2010	Restrooms	7177676	Toilet, Residential Water Closet, Replace	30	25	5	2	EA	$700.00	$945.00	$1,890						$1,890																**$1,890**
D2010	Restrooms	7177654	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	14	16	2	EA	$1,500.00	$2,025.00	$4,050																			$4,050				**$4,050**
D2010	Kitchen	7177644	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	10	20	1	EA	$1,200.00	$1,620.00	$1,620																						$1,620	**$1,620**
D3050	Roof	7177682	Packaged Unit, RTU, Pad or Roof-Mounted, 3.5 TON, Replace	20	17	3	1	EA	$8,200.00	$11,070.00	$11,070				$11,070																			**$11,070**
D3050	Throughout	7336691	HVAC System, Ductwork, Low Density, Replace	30	17	13	2116	SF	$2.00	$2.70	$5,713														$5,713								**$5,713**
D3060	Roof	7177665	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	17	8	1	EA	$1,400.00	$1,890.00	$1,890									$1,890														**$1,890**
D5020	Building exterior	7177652	Distribution Panel, 120/240 V, Replace	30	15	15	1	EA	$5,500.00	$7,425.00	$7,425																	$7,425						**$7,425**
D5030	Throughout building	7177646	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	30	10	2116	SF	$2.50	$3.38	$7,142											$7,142											**$7,142**
D5040	Building Exterior - Main Entrance	7188992	Standard Fixture w/ Lamp, Compact Fluorescent (CFL), 32 W, Replace	20	17	3	1	EA	$140.00	$189.00	$189				$189																			**$189**
D5040	Throughout building	7177686	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	14	6	2116	SF	$2.10	$2.84	$5,999							$5,999															**$5,999**
D7030	Throughout building	7177672	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	2116	SF	$2.00	$2.70	$5,713									$5,713														**$5,713**
E2010	Throughout building	7177674	Casework, Countertop, Plastic Laminate, Replace	15	2	13	20	LF	$50.00	$67.50	$1,350														$1,350								**$1,350**
E2010	Throughout building	7177678	Casework, Cabinetry, Hardwood Standard, Replace	20	2	18	20	LF	$300.00	$405.00	$8,100																			$8,100				**$8,100**
G2060	Building exterior	7177656	Signage, Property, Building-Mounted Individual Letters, Replace/Install	20	6	14	25	EA	$150.00	$202.50	$5,063															$5,063								**$5,063**
G4050	Building exterior	7177662	Exterior Site Lighting, Wall Pack, any type w/ LED, 50 to 105 W, Replace	20	10	10	1	EA	$800.00	$1,080.00	$1,080												$1,080										**$1,080**
Y1090	Building exterior	7336840	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	-1	1	1	EA	$7,500.00	$10,125.00	$10,125		$10,125																					**$10,125**
Totals, Unescalated												**$0**	**$10,125**	**$5,022**	**$13,014**	**$0**	**$1,890**	**$5,999**	**$0**	**$14,083**	**$9,870**	**$21,735**	**$1,970**	**$19,305**	**$7,063**	**$5,063**	**$7,425**	**$4,050**	**$9,788**	**$9,855**	**$34,183**	**$15,134**	**$195,573**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$10,429**	**$5,328**	**$14,221**	**$0**	**$2,191**	**$7,163**	**$0**	**$17,840**	**$12,878**	**$29,210**	**$2,727**	**$27,524**	**$10,373**	**$7,657**	**$11,568**	**$6,499**	**$16,177**	**$16,777**	**$59,941**	**$27,333**	**$285,836**

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7177642	D2010	**Water Heater**	Gas, Residential, 30 to 50 GAL	30 GAL	Old Chamber of Commerce	Stairways to basement	Bradford White	M430T6FBN7	CE7692825	2007	002503	

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7177682	D3050	**Packaged Unit** [No tag found]	RTU, Pad or Roof-Mounted, 3.5 TON	3.5 TON	Old Chamber of Commerce	Roof	York	B1HH042A06B	(S)N0K5914817	2005	002502	
2	7177665	D3060	**Exhaust Fan** [016785]	Centrifugal, 12" Damper	100 - 1000 CFM	Old Chamber of Commerce	Roof	Cook	100 ACEM 10001501	2033000/10-2991638821:	2006	002552	

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7177652	D5020	**Distribution Panel** [Main]	120/240 V	400 AMP	Old Chamber of Commerce	Building exterior	Illegible	Illegible	Illegible		002501	

Appendix H:
Energy Conservation Measures Calculations

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IC	ontrol ternal ir Leakage In ommer ial Buildings
4	Lo ation Building fa ade
ttributes	Perform air sealing of building through Installing 7x linear feet of door sweeps

ENTER EXISTING CONDITION

Insert Existing Estimated Air Change Rate/Hr (ACH 1): (Existing Air Changes Per Hour, 3 is very leaky and 0.35 ideal)	1.00	Cubic Feet/Min (CFM 1):	476
Insert Proposed Estimated Air Change Rate/Hr (ACH 2):	0.65	Cubic Feet/Min (CFM 2):	309
Estimated Space Volume Under Consideration	28,560 Cu.Ft		

INT R			SUMMER		
Select Type of Heating Fuel	le tri (Select)		Is The Building Cooled?	es	
Estimated Annual Heating Plant Efficiency	2.61	P	Estimated Annual Cooling Plant Efficiency	8.90	EER
Annual Heating Degree Days(HDD):	1,710		Annual Cooling Degree Days(CDD):	2,255	
Estimated Total Annual Input Heating Energy Savings	829	kWh	Estimated Total Annual Input Cooling Energy Savings	1,094	kWh
Cost/Unit of Heating Fuel:	$0.30	$/kWh	Cost/Unit For Electricity	$0.30	$$
Estimated Annual Heating Cost Savings	$247	$$	Estimated Annual Cooling Cost Savings	$327	$$

ost nalysis

Install Flush Mounted, Vinyl Door Sweeps ?	es	Total Length of Door Sweeps to Be Installed: (3.5' Standard Width Door)	7 LF
Install Window Air Conditioner Covers For Winter:	No	Number of Air Conditioner Covers To Be Installed: (Covers would meet HUD Chapter-12 Energ Conservation Compliance Section 329C)	0
stimated nnual M Savings	$29	Estimated Length of Joints To Be Re-Caulked: (Includes Demolition and Re-Caulking)	0 LF
Total Estimated Annual Cost Savings	$603	Total Cost For Controlling Air Leakage	$136
Simple Pay Back Period	0.23 Yrs	Type of Recommendation	No/Low Cost ECM Recommendation

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ECM ESC IPTI

One of t e most commonly use met o s for re ucing air leakage t roug buil ing structures is caulking an eat er stripping.

Particularly effective measures inclu e caulking cracks aroun in o s an oor frames an eat er stripping aroun in o s an oors. eat er stripping an caulking of oors an in o s elps in t ermally isolating of t e buil ing it t e outsi e atmosp ere. T is prevents t e infiltration of e ternal un con itione air along it moisture an umi ity into t e con itione space at t e same time prevents t e con itione air from escaping out. A precisely t ermally isolate buil ing irectly affects t e cooling an eating loa on t e facilities AC system as it as to put in less effort in maintaining t e esire temperature insi e t e facility. As per AS RAE a all insulate an ventilate buil ing s oul ave an air c ange rate not more t an per our.

In or er to ensure proper t ermal isolation of t e property recommen s ensuring t at t e eat er stripping an caulking of all e ternal oors an in o s remains intact. Its also recommen e t at oor s eeps be installe un er all t e oors opening into con itione space. Any visible cracks bet een t e in o frame an all s oul be plugge by caulking.

In case of buil ing it in o aircon itioners recommen s use of interior e terior in o aircon itioner covers so as to prevent col air rafts into t e con itione space uring t e inter so as to save on eating costs.

S MM

Initial Investment: Simple Pay ack Perio .2 Yrs

Annual Energy Cost Savings:

Appendix I:
Lighting System Schedule

Lighting Schedule - Existing

									Lamp Details				Fixture Details						Existing Consumption	
Line No.	Building Name	Interior/ Exterior	Floor	Space Type	Room No.	Additional Area Description	LUX	Control Quantity	Existing Control	Technology	Sub-Technology	Lamp Type	Total Lamps	Fixture Type	Linear Fluorescent Fixture Lens	Fixture Mounting	Fixture Quantity	24x7 Fixture Count	Fixture Height	Annual Hours	Existing Annual kWh
1	Old Chamber of Commerce	Exterior	Exterior	Entrance	Exterior	Entrance	-	0	Photosensor	HID	MH	MH100	1	Wallpack Horizontal	Prism		1	No	10-15	3,120	312
2	Old Chamber of Commerce	Interior	1	Restroom - Private	Restrooms	Restroom	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	3	Troffer - Recessed Indirect 2'x4'	Prism	Recessed	1	No	≥ 9	2,080	200
3	Old Chamber of Commerce	Interior	B	Basement	Basement	Basement	-	1	Light Switch	CFL	CFL - 4 Pin	2' CFL18	4	Can - Surface Mounted	None	Surface Mount	2	No	≥ 9	2,080	150
4	Old Chamber of Commerce	Interior	B	Basement	Basement	Basement	-	1	Light Switch	CFL	CFL - 4 Pin	2' CFL18	1	Can - Surface Mounted	None	Surface Mount	1	No	≥ 9	2,080	37
5	Old Chamber of Commerce	Interior	B	Basement	Basement	Basement	-	1	Light Switch	Linear Fluorescent	T8	4' 34W T8	2	Industrial Surface Mount 4'	None	Surface Mount	1	No	≥ 9	2,080	166
6	Old Chamber of Commerce	Interior	1	Conference Room		Conference room	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	12	Troffer - Recessed Indirect 2'x4'	Prism	Recessed	4	No	≥ 9	2,080	799
7	Old Chamber of Commerce	Interior	1	Circulation-Hallway		Hallway	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	18	Troffer - Recessed Indirect 2'x4'	Prism	Recessed	6	No	≥ 9	3,120	1,797
8	Old Chamber of Commerce	Interior	1	Copy/Printer Space		Printer room	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	3	Troffer - Recessed Indirect 2'x4'	Prism	Recessed	1	No	≥ 9	3,120	300
9	Old Chamber of Commerce	Interior	1	Vault		Vault	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	4	Strip 4'	None		2	No	≥ 9	3,120	399
10	Old Chamber of Commerce	Interior	1	Open Work Area		en work office a	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	24	Troffer - Recessed Indirect 2'x4'	None	Recessed	8	No	≥ 9	3,120	2,396
11	Old Chamber of Commerce	Interior	1	Manager Office		Office	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	12	Troffer - Recessed Indirect 2'x4'	None	Recessed	4	No	≥ 9	3,120	1,198
12	Old Chamber of Commerce	Exterior	exteerior	Entrance	Exterior	Entrance	-	0	Light Switch	CFL	CFL - 2 Pin	CFL18	1	Can - Surface Mounted	None	Surface Mount	1	No	≥ 9	3,120	56

Appendix J:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) Investment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepare for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd



City Nursery
240 West Dawson Avenue
Glendora, California 91741

PREPARED BY:
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BV CONTACT:
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BV PROJECT #:

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ON SITE DATE:
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1. Park Executive Summary

Park Overview and Assessment Details

General Information	
Space Type	Storage Yard
Number of Buildings	None
Main Address	240 West Dawson Avenue, Glendora California 91741
Site Developed	Unknown
Site Area	0.37 acres (estimated)
Outside Occupants/Leased Spaces	None
Date(s) of Visit	November 10, 2023
Management Point of Contact	City of Glendora, Mr. Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Hugo Soltero 626.672.6311
Assessment and Report Prepared By	Usama Anwar
Reviewed By	Carl Alejandro Technical Reviewer Carl.Alejandro@bureauveritas.com 800.733.0660 x7296236
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Park Findings and Deficiencies

Historical Summary

City Nursery is a storage yard. The date of construction or possession of the facility was not provided or verified during the assessment.

Amenities and General Site

There are three ancillary storage sheds located at the main entrance of the yard. A cost to maintain and renovate the sheds is included in the reserve tables. Additionally, the open space in the yard is utilized to store inventory and other parks equipment which are owned by City of Glendora. An emergency eye-wash station is plumbed at the north-west boundary, and the whole site perimeter is fenced by wooden-board fencing. Overall, each site asset is budgeted for lifecycle-based replacement.

Architectural

There are no significant architectural assets identified on the site.

Mechanical, Electrical, Plumbing and Fire (MEPF)

There are no MEPF assets identified on the site.

Recommended Additional Studies

No additional studies recommended at this time.

2. Amenities and General Site

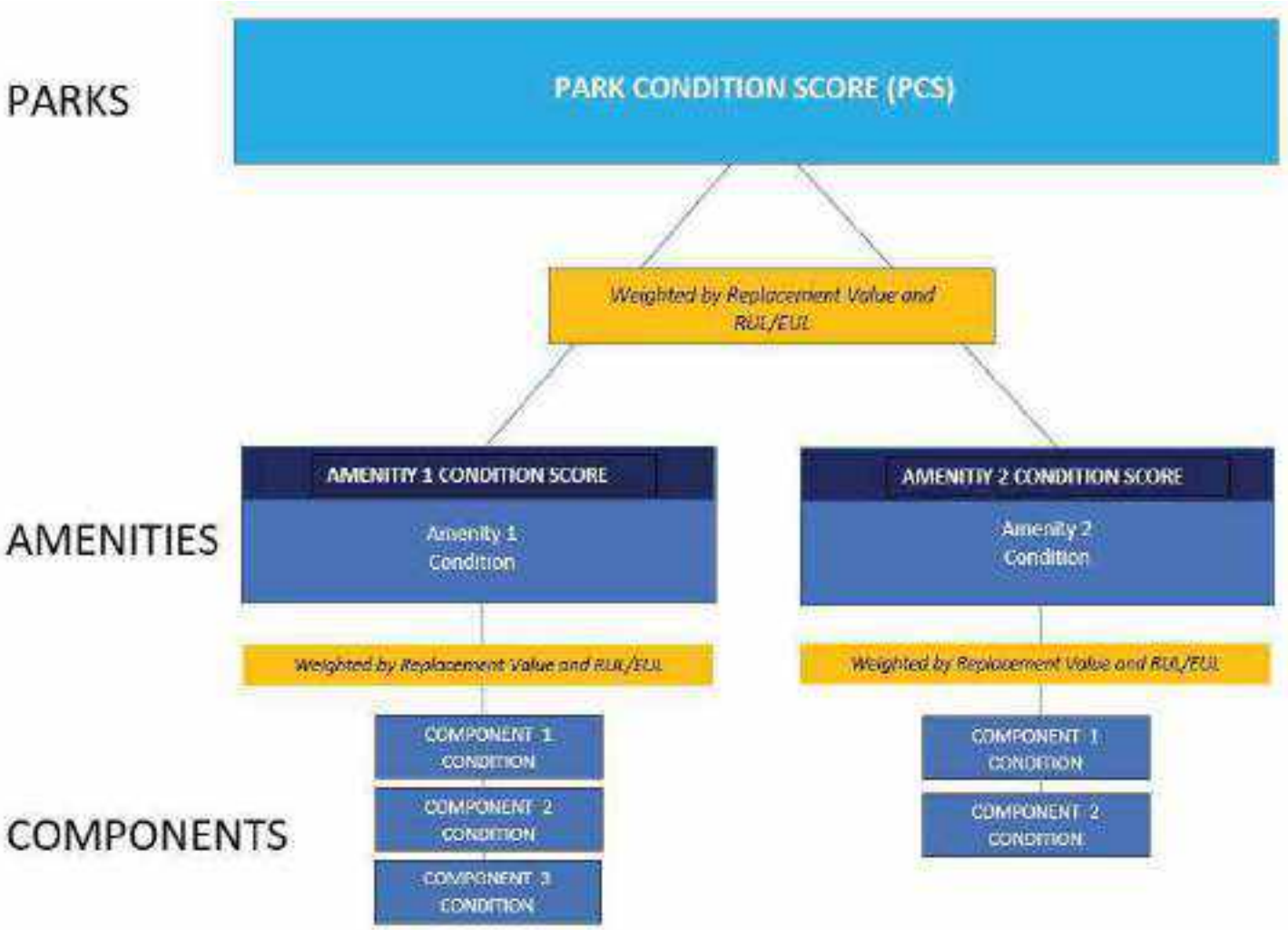
Prioritization Methodology

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

To assist in the overall prioritization effort, the following terms are used at the Component and Amenity level:

- **Component:** individual elements of the amenity or park that are evaluated and assigned conditions and GPS coordinates. Examples of components include benches, trash receptacles, tennis nets, playground surfaces, or split-rail fencing.
- **Amenity:** defined as a group of components that constitute a major feature of the park, logically grouped together by purpose and/or proximity. Examples of an amenity include a basketball court, a softball field, a dog park, picnic area, or playground.
- **Current Renewal Value (CRV):** the cost in today's dollars of the major constituent parts that make up the whole:
  - for Parks: CRV = renewal cost of all **developed** amenities within it (land value is excluded)
  - for Amenities: CRV = renewal cost of all significant components within it



The Amenity Condition Score (ACS) is a score calculated from an algorithm comprising a weighted average of the conditions of all the components within it.

AMENITY CONDITION SCORE (ACS) FORMULA = SUM [Remaining Value/Renewal Value (RenV) of combined components]

Remaining value = RenV multiplied by RUL/EUL

The Park Condition Score (PCS) is the total score for a single park property calculated from the sum of the Amenity Condition Scores (ACSs) for each amenity within the park.

PARK CONDITION SCORE FORMULA = SUM [Remaining Value]/SUM [Renewal Value]

Park Prioritization Metrics

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

The PCS and ACS metrics have been developed so that the higher the score, the less the park or amenity needs short term financial attention, due to its relative condition. The lower the score, the more attention is needed. An increasingly low score indicates an increased need to address deficiencies, provide replacements or make essential repairs. The lower the score, the more the amenity or park requires renewal or replacement. Both PCS and ACS scores range from 0 to 100.

The color coding reflects the score definition. Higher scores are assigned a sliding scale of green, with 100 assigned the deepest green. Yellow indicates a condition in the middle of the range, with yellow green in the high mid ranges, and yellow red in the low mid ranges. Scores in the low range are assigned a sliding scale of red, with 0 assigned the deepest red.



FAILED CONDITION - 0 _____ EXCELLENT CONDITION -100

The table on the following page shows the PCS condition score of this park, along with the ACS condition score of each amenity within the park:

City Nursery	OVERALL CONDITION SCORE **40**	TOTAL ACRES: REPLACEMENT VALUE: **$ 110,560** REMAINING VALUE: **$ 44,150** SAFETY ISSUES: **0** FAILED COMPONENTS: **0**
General Site	COND. SCORE **40**	REPLACEMENT VALUE: **$ 110,560** REMAINING VALUE: **$ 44,150**

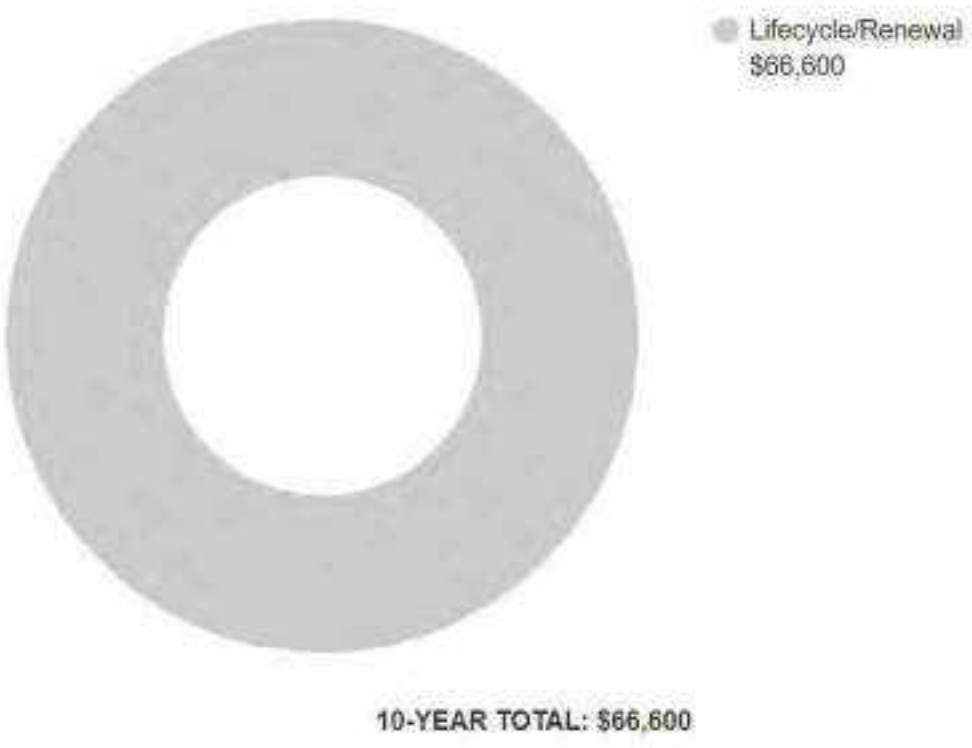
Plan Types (Amenities and General Site)

Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the best fit, typically the one with the greatest significance. See the *Purpose* description in the *Purpose an Scope* section for an explanation of Component Type.

Plan Type Descriptions

Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental	Improvements to air, water, or soil quality, including removal of hazardous materials from the site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost) – Timeframe 10 Years



Immediate Needs (Amenities and General Site)

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safet* or *Perfor ance ntegrit* Plan Types, are considered Immediate Needs.

BV did not identify any immediate needs associated with the amenities or general park areas at this site.

Key Findings (Amenities and General Site)

Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

The numerical scoring of condition as shown in the Key Findings is based on a 0-100 scale, as illustrated below:

- 0 - Replacement has none or very low impact on park operations
- 33 – Replacement has low impact on park operations
- 66 - Replacement has medium impact on park operation
- 100 - Failing, safety or code requirement component with high impact on park operations

BV observed no key findings for this property.

General Site





General Site			
Amenity Type	General Site		
Amenity Location	Throughout park		
Overall Condition	Fair		
Co ponent	*escription*	*uantit*	*Con ition*
Trash Receptacle	Medium-Duty Metal or Precast, Replace	9 EA	Fair
Emergency Plumbing Fixtures	Eye Wash and Shower Station, Replace	1 EA	Fair
Park Bench	Metal Powder-Coated, Replace	8 EA	Fair
Ancillary Building	Steel, Pre-Engineered, Replace	480 SF	Fair
Backflow Preventer	Domestic Water, Replace	1 EA	Fair
Fences and Gates	Fence, Wood Board 6', Replace	1000 LF	Fair
Shed/Gazebo/Shade Structure	Wood or Metal-Framed, Basic/Minimal, Replace	1540 SF	Fair
Park Bench	Precast Concrete, Replace	1 EA	Fair

General Site

Landscaping and Topography	No significant landscaping features Low to moderate site slopes throughout
Storm Water Management	Surface drainage to developed and undeveloped surroundings
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.
Key Issues and Findings	No key issues observed

3. Property Space Use and Observed Areas

Areas Observed

All of the site area was observed in order to gain a clear understanding of the facility's overall condition.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities.
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the checklists that are included in the Accessibility appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance.
- Only a representative sample of areas was observed.
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance.
- Itemized costs for individual non-compliant items are not included in the dataset.
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance.

The year of construction for City Nursery was not confirmed. It has not been substantially renovated.

No costs or detailed follow-up study are currently recommended since this facility is not accessible to the general public, and all workers presently employed at the facility are required to possess a degree of physical ability that makes full compliance infeasible and currently unnecessary. Accessibility accommodation will reportedly be made when and if specific needs arise. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes construction systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of construction systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed, or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of existing systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe the exterior amenities of the property, including individual site elements. Building observations include interior areas, the significant mechanical, electrical and elevator equipment rooms, and roofs.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key facts about the portfolio.

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *S eans C itestone* and *ars all Swift* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effecti e age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct, and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safet* or *Perfor ance ntegrit* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Amenities and General Site and Facilities sections of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

7. Energy Audit

The purpose of this Energy Audit is to provide City Nursery with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation, and special use areas.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

8. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

Establishing the energy baseline begins with an analysis of the utility cost and consumption of the facility. Utilizing the historical energy data and local weather information, we evaluate the existing utility consumption and assign it to the various end-uses throughout the buildings. The Historical Data Analysis breaks down utilities by consumption, cost, and annual profile.

This data is analyzed using standard engineering assumptions and practices. The analysis serves the following functions:

- Allows our engineers to benchmark the energy and water consumption of the facilities against consumption of efficient buildings of similar construction, use and occupancy.
- Generates the historical and current unit costs for energy and water.
- Provides an indication of how well changes in energy consumption correlate to changes in weather.
- Reveals potential opportunities for energy consumption and/or cost reduction. For example, the analysis may indicate that there is excessive, simultaneous heating and cooling, which may mean that there is an opportunity to improve the control of the heating and cooling systems.

By performing this analysis and leveraging our experience, our engineers prioritize buildings and pinpoint systems for additional investigation during the site visit, thereby maximizing the benefit of their time spent on-site and minimizing time and effort by the customer's personnel.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the utility rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Estimated Utility Rates	
Electricity	Water and Sewer
$0.30/kWh	$8.36/CCF

The data analyzed provides the following information: 1) breakdown of utilities by consumption, 2) cost and annual profile, 3) baseline consumption in terms of energy/utility at the facility, 4) the Energy Use Index, or BTU/SF, and cost/SF. For multiple water meters, the utility data is combined to illustrate annual consumption for each utility type.

Electricity

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility. The billing for the water and sewer is monthly.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. Hence energy benchmarking for the facility cannot be evaluated at this time. Bureau Veritas will update the report on receipt of the actual data.

9. Energy Conservation Measures

There are no substantial electro-mechanical assets identified at the site, hence no energy conservation measures can be evaluated for the facility.

10. Operations & Maintenance Plan

There are no substantial electro-mechanical assets identified at the site, hence no operations and maintenance plans can be devised for the facility.

11. Certification

City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of City Nursery, 240 West Dawson Avenue, Glendora, California 91741, the “Property”. It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager’s walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling, or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose an Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property’s original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

Prepared by: Usama Anwar,
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Reviewed by:



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Technical Report Reviewer for
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12. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Observation GPS Map Links
Appendix H: Equipment Inventory
Appendix I: Energy Conservation Measures Calculations
Appendix J: Lighting System Schedule
Appendix K: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview



1 - SITE OVERVIEW



2 - STORAGE SHEDS



3 - BACKFLOW PREVENTER



4 - EYE WASH AND SHOWER STATION



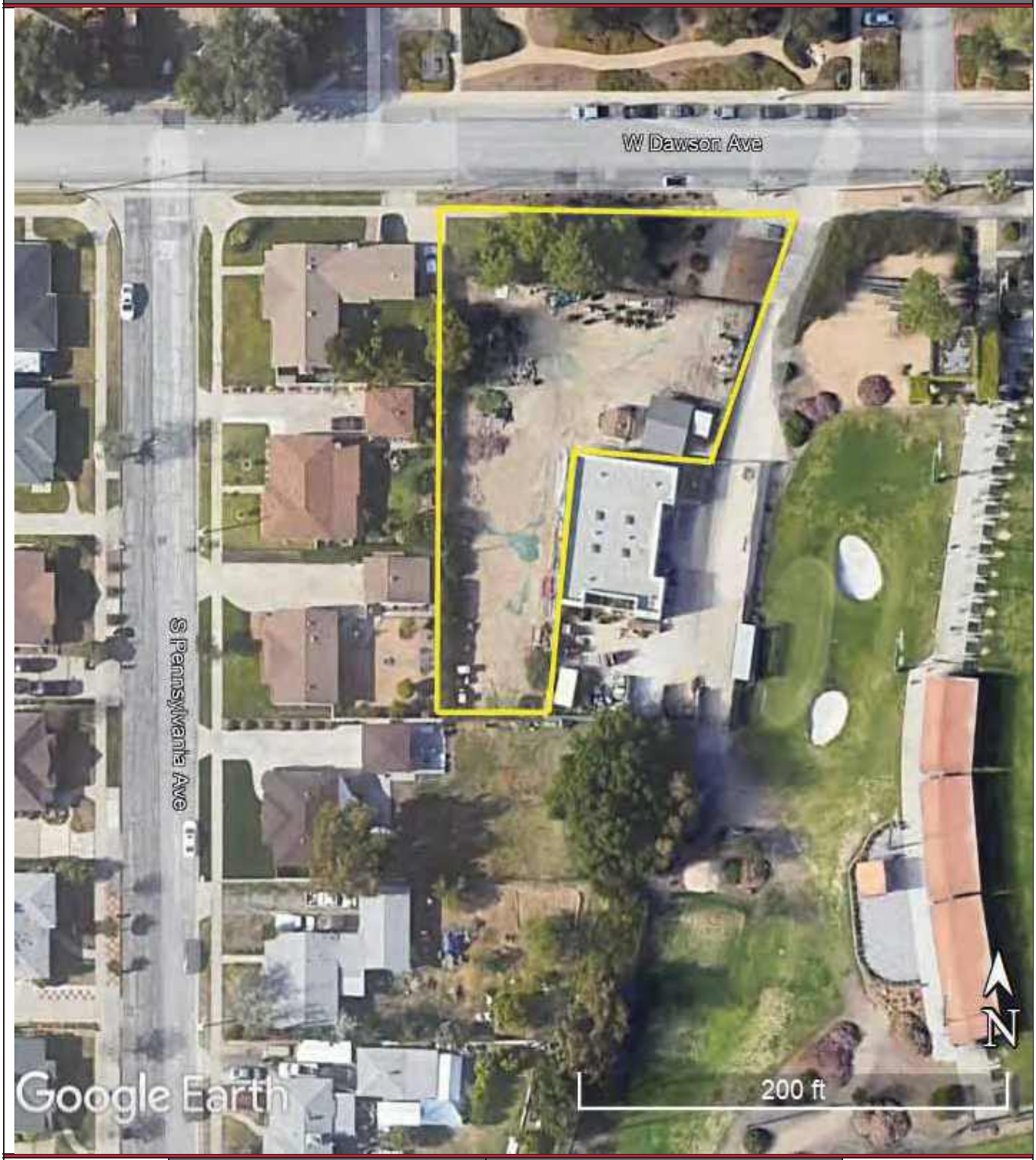
5 - TRASH RECEPTACLES AND BENCHES



6 - WOOD BOARD FENCING

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-026.379	City Nursery
Source	**On-Site Date**
Google	November 10, 2023

BUREAU VERITAS

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Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: City Nursery

Name of person completing form: Hugo Soltero

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: November 6, 2023

Phone Number: 626.672.6311

Method of Completion: DURING - verbally completed during assessment

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

	Data Overview	Response		
1	Year(s) constructed	Constructed	Renovated	Unknown
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	NA	
		Roof	NA	
		Interiors	NA	
		HVAC	NA	
		Electrical	NA	
		Site Pavement	NA	
		Accessibility	NA	
4	List other significant capital improvements (focus on recent years; provide approximate date).	Unknown		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Unknown		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Unknown		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?				X	
8	Are there any wall, window, basement or roof leaks?				X	
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?				X	
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?				X	
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?				X	
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?				X	
14	Is the electrical service outdated, undersized, or problematic?				X	
15	Are there any problems or inadequacies with exterior lighting?				X	
16	Is site/parking drainage inadequate, with excessive ponding or other problems?				X	
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?				X	
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.				X	
20	ADA: Has building management reported any accessibility-based complaints or litigation?				X	
21	Are any areas of the property leased to outside occupants?				X	



Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Survey - ADA Standards for Accessible Design

Property Name: 158691.23R000-026.379

BV Project Number: City Nursery

Facility History and Interview

Question	Yes	No	Unk	Comments
1. ADA: Has an accessibility study been performed at the site? If so, when?			x	
2. ADA: If a study has occurred, have the associated recommendations been addressed? In full or in part?			x	
3. ADA: Have there been regular complaints about accessibility issues, or previous or pending litigation?			x	

Building : Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				NA
Exterior Route				NA
Building Entrances				NA
Interior Route				NA
Elevators				NA
Public Restrooms				NA
Kitchens/Kitchenettes				NA

be cogni ant t at if t e None bo is arke t at oes not guarantee full co pliance t is stu is li ite in nature

The table below is intended to be used as a general reference guide to help differentiate the orders of magnitude between some of the more commonly observed accessibility issues. The table is not intended to be all-inclusive, and boxes checked in the tables above do not necessarily mean those specific problems or shortcomings cited as examples below exist at the subject buildings and sites. Reference the data and photos above and/or the *e in ings* section in the body of the report for visuals and/or more specifics about the particular subject site conditions.

Reference Guide

	Major Issues *A A stu reco en e*	Moderate Issues *A A stu reco en e*	Minor Issues
Parking	- Needs full reconstruction - Excessive slopes over 3% require major re-grading - No level locations to add required spaces	- No or non-compliant curb cuts - Moderate difficulty to add required accessible spaces - Slopes close to compliant	- Painting of markings needed - Signage height non-compliant - Signage missing
Exterior Route	- Large areas of sidewalks with excessive slopes - No ramp when needed - Ramps with excessive slopes	- Ramps need rails - Ramps need rail extensions - All or most entrance door exterior maneuvering clearance areas with excessive slopes	- One entrance door exterior maneuvering clearance area with excessive slope - Non-compliant signage
Building Entrances	- No compliant entrance exists - Exterior entry door/s not wide enough - Entrance vestibule requires complete reconstruction / reconfiguration due to clearance	- Need significant # of lever handles - Need to add or modify automatic door opener - Entrance vestibule requires limited reconfigurations	- A few door knobs instead of lever handles - Non-compliant door threshold
Interior Route	- All or most interior doors appear less than 32” wide - Corridors less than 36” wide - No ramp when needed - Ramps with excessive slopes - Non-compliant treads/risers at means of egress stairways	- Single height drinking fountains - Drinking fountain too high or protrudes into accessible route - Ramps need rails - Ramps need rail extensions - Need significant # of lever handles - Non-compliant rail extensions at egress stairways - All/most door thresholds high	- One door threshold too high - A few door knobs instead of lever handles - Non-compliant door pressures - Non-compliant signage - Switches not within reach range
Elevators	- No elevator present when required - Elevator cab too small	- Panel control buttons not at compliant height - No hands-free emergency communication system - Elevator only has mechanical stops	- Audible/visual signals at every floor may be lacking - Minor signage / Braille issues
Public Restrooms	- No ADA RR on each accessible floor - Restroom(s) too small - Entire restroom(s) requires renovation - Water closet clearance requires moving walls	- Interior doors appear less than 32” wide - Missing or non-compliant grab bars - Easily fixable clearance issues	- Minor height adjustments required - Non-compliant door pressures - Missing a visual strobe (only required if audible fire alarm already present) - Missing lavatory pipe wraps - Signage not compliant

	Major Issues *A A stu reco en e*	Moderate Issues *A A stu reco en e*	Minor Issues
Kitchens/Kitchenettes	- Clear space for each appliance not present - Clearance between opposing counters too narrow	- Sink and counter too high - Sink knee and toe clearance not provided where required (built-in) - Less than 50% of cabinetry within reach range	- Dispensers not within reach range - Switches not within reach range - Missing sink pipe wraps if knee and toe clearance required
Playgrounds & Pools	- Large areas of surfacing non-compliant - Install compliant play structures - No pool lift provided	- Small area/s of surfacing or equipment non-compliant - Moderate issues with path of travel to playground/pool	- Minor issues with path of travel to playground/pool

Appendix E:
Component Condition Report

Component Condition Report | City Nursery

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	1	5	7052152
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	15	7052157
Special Construction & Demo						
F1020	Site- small Storage	Fair	Ancillary Building, Steel, Pre-Engineered	480 SF	21	7052136
F1020	Site- Big Storage	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	800 SF	15	7052155
F1020	Site- Medium Storage	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	740 SF	15	7052141
Sitework						
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	5	7052137
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	5	7052134
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	4	7052142
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	5	7052148
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	5	7052140
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	5	7052145
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	6	7052151
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	4	7052143
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	5	7052135
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	4	7052144
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	5	7052149
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	5	7052146
G2060	Site	Fair	Fences & Gates, Fence, Wood Board 6'	1,000 LF	4	7052158
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	5	7052150
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	6	7052147
G2060	Site	Fair	Park Bench, Precast Concrete	1	10	7052154

Component Condition Report | City Nursery

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	5	7052156
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	5	7052133
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	5	7052132

Appendix F:
Replacement Reserves

Replacement Reserves Report

City Nursery



12/28/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
City Nursery	$0	$0	$0	$0	$45,735	$16,746	$2,257	$0	$0	$0	$1,814	$0	$0	$0	$0	$83,920	$0	$0	$0	$0	$0	**$150,472**
Grand Total	**$0**	**$0**	**$0**	**$0**	**$45,735**	**$16,746**	**$2,257**	**$0**	**$0**	**$0**	**$1,814**	**$0**	**$0**	**$0**	**$0**	**$83,920**	**$0**	**$0**	**$0**	**$0**	**$0**	**$150,472**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Site	7052157	Backflow Preventer, Domestic Water, Replace	30	15	15	1	EA	$1,400.00	$1,890.00	$1,890																$1,890						**$1,890**
D2010	Site	7052152	Emergency Plumbing Fixtures, Eye Wash & Shower Station, Replace	20	15	5	1	EA	$2,300.00	$3,105.00	$3,105						$3,105																**$3,105**
F1020	Site- Big Storage	7052155	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	15	15	800	SF	$25.00	$33.75	$27,000																$27,000						**$27,000**
F1020	Site- Medium Storage	7052141	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	15	15	740	SF	$25.00	$33.75	$24,975																$24,975						**$24,975**
G2060	Site	7052158	Fences & Gates, Fence, Wood Board 6', Replace	20	16	4	1000	LF	$28.00	$37.80	$37,800					$37,800																**$37,800**
G2060	Site	7052142	Park Bench, Metal Powder-Coated, Replace	20	16	4	1	EA	$700.00	$945.00	$945					$945																**$945**
G2060	Site	7052143	Park Bench, Metal Powder-Coated, Replace	20	16	4	1	EA	$700.00	$945.00	$945					$945																**$945**
G2060	Site	7052144	Park Bench, Metal Powder-Coated, Replace	20	16	4	1	EA	$700.00	$945.00	$945					$945																**$945**
G2060	Site	7052148	Park Bench, Metal Powder-Coated, Replace	20	15	5	1	EA	$700.00	$945.00	$945						$945															**$945**
G2060	Site	7052140	Park Bench, Metal Powder-Coated, Replace	20	15	5	1	EA	$700.00	$945.00	$945						$945															**$945**
G2060	Site	7052150	Park Bench, Metal Powder-Coated, Replace	20	15	5	1	EA	$700.00	$945.00	$945						$945															**$945**
G2060	Site	7052156	Park Bench, Metal Powder-Coated, Replace	20	15	5	1	EA	$700.00	$945.00	$945						$945															**$945**
G2060	Site	7052133	Park Bench, Metal Powder-Coated, Replace	20	15	5	1	EA	$700.00	$945.00	$945						$945															**$945**
G2060	Site	7052137	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	15	5	1	EA	$700.00	$945.00	$945						$945															**$945**
G2060	Site	7052134	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	15	5	1	EA	$700.00	$945.00	$945						$945															**$945**
G2060	Site	7052145	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	15	5	1	EA	$700.00	$945.00	$945						$945															**$945**
G2060	Site	7052135	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	15	5	1	EA	$700.00	$945.00	$945						$945															**$945**
G2060	Site	7052149	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	15	5	1	EA	$700.00	$945.00	$945						$945															**$945**
G2060	Site	7052146	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	15	5	1	EA	$700.00	$945.00	$945						$945															**$945**
G2060	Site	7052132	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	15	5	1	EA	$700.00	$945.00	$945						$945															**$945**
G2060	Site	7052151	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	14	6	1	EA	$700.00	$945.00	$945							$945														**$945**
G2060	Site	7052147	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	14	6	1	EA	$700.00	$945.00	$945							$945														**$945**
G2060	Site	7052154	Park Bench, Precast Concrete, Replace	25	15	10	1	EA	$1,000.00	$1,350.00	$1,350											$1,350										**$1,350**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$40,635**	**$14,445**	**$1,890**	**$0**	**$0**	**$0**	**$1,350**	**$0**	**$0**	**$0**	**$0**	**$53,865**	**$0**	**$0**	**$0**	**$0**	**$0**	**$112,185**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$45,735**	**$16,746**	**$2,257**	**$0**	**$0**	**$0**	**$1,814**	**$0**	**$0**	**$0**	**$0**	**$83,920**	**$0**	**$0**	**$0**	**$0**	**$0**	**$150,472**

Appendix G:
Observation GPS Map Links

Component Description	Attributes	Action Description	Location Description	Condition	Latitude	Longitude	GPS Map Link	Plan Type	Helper Label	Effective Age	Lifespan	RUL	Quantity	Unit Cost	Total Cost	Barcode	Park Name	AssetCALC ID
Trash Receptacle	Medium-Duty Metal or Precast	Replace	Site	Fair	34.117369	-117.867320	https://www.google.com/maps?q=+34.117369,-117.867320	Lifecycle/Renewal	Trash Receptacle, Medium-Duty Metal or Precast, Replace	15	20	5	1	758.1	758.1	000169	City Nursery	7052137
Trash Receptacle	Medium-Duty Metal or Precast	Replace	Site	Fair	34.117366	-117.867245	https://www.google.com/maps?q=+34.117366,-117.867245	Lifecycle/Renewal	Trash Receptacle, Medium-Duty Metal or Precast, Replace	15	20	5	1	758.1	758.1	000222	City Nursery	7052134
Screens & Shutters	Rolling Security Shutter, 10 to 50 SF	Replace	Site- small Storage	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	15	20	5	1	1299.6	1299.6		City Nursery	7052153
Emergency Plumbing Fixtures	Eye Wash & Shower Station	Replace	Site	Fair	34.117392	-117.867454	https://www.google.com/maps?q=+34.117392,-117.867454	Lifecycle/Renewal	Emergency Plumbing Fixtures, Eye Wash & Shower Station, Replace	15	20	5	1	2490.9	2490.9	000233	City Nursery	7052152
Park Bench	Metal Powder-Coated	Replace	Site	Fair	34.117375	-117.867201	https://www.google.com/maps?q=+34.117375,-117.867201	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	16	20	4	1	758.1	758.1	000168	City Nursery	7052142
Ancillary Building	Steel, Pre-Engineered	Replace	Site- small Storage	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	14	35	21	480	32.49	15595.2		City Nursery	7052136
Backflow Preventer	Domestic Water	Replace	Site	Fair	34.117413	-117.867500	https://www.google.com/maps?q=+34.117413,-117.867500	Lifecycle/Renewal	Backflow Preventer, Domestic Water, 1 IN, Replace	15	30	15	1	1516.2	1516.2	000241	City Nursery	7052157
Park Bench	Metal Powder-Coated	Replace	Site	Fair	34.117375	-117.867268	https://www.google.com/maps?q=+34.117375,-117.867268	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	15	20	5	1	758.1	758.1	000248	City Nursery	7052148
Roofing	Metal	Replace	Site- Big Storage	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Metal Roof	15	40	25	340	14.079	4786.86		City Nursery	7052131
Park Bench	Metal Powder-Coated	Replace	Site	Fair	34.117378	-117.867275	https://www.google.com/maps?q=+34.117378,-117.867275	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	15	20	5	1	758.1	758.1	000229	City Nursery	7052140
Trash Receptacle	Medium-Duty Metal or Precast	Replace	Site	Fair	34.117391	-117.867269	https://www.google.com/maps?q=+34.117391,-117.867269	Lifecycle/Renewal	Trash Receptacle, Medium-Duty Metal or Precast, Replace	15	20	5	1	758.1	758.1	000211	City Nursery	7052145
Trash Receptacle	Medium-Duty Metal or Precast	Replace	Site	Fair	34.117375	-117.867245	https://www.google.com/maps?q=+34.117375,-117.867245	Lifecycle/Renewal	Trash Receptacle, Medium-Duty Metal or Precast, Replace	14	20	6	1	758.1	758.1	000159	City Nursery	7052151
Park Bench	Metal Powder-Coated	Replace	Site	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	16	20	4	1	758.1	758.1	000177	City Nursery	7052143
Trash Receptacle	Medium-Duty Metal or Precast	Replace	Site	Fair	34.117336	-117.867223	https://www.google.com/maps?q=+34.117336,-117.867223	Lifecycle/Renewal	Trash Receptacle, Medium-Duty Metal or Precast, Replace	15	20	5	1	758.1	758.1	000221	City Nursery	7052135
Park Bench	Metal Powder-Coated	Replace	Site	Fair	34.117380	-117.867199	https://www.google.com/maps?q=+34.117380,-117.867199	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	16	20	4	1	758.1	758.1	000167	City Nursery	7052144
Trash Receptacle	Medium-Duty Metal or Precast	Replace	Site	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Trash Receptacle, Medium-Duty Metal or Precast, Replace	15	20	5	1	758.1	758.1	000160	City Nursery	7052149
Trash Receptacle	Medium-Duty Metal or Precast	Replace	Site	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Trash Receptacle, Medium-Duty Metal or Precast, Replace	15	20	5	1	758.1	758.1	000225	City Nursery	7052146
Fences & Gates	Fence, Wood Board 6'	Replace	Site	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Fences & Gates, Fence, Wood Board 6', Replace	16	20	4	1000	30.324	30324	000242	City Nursery	7052158
Shed/Gazebo/Shade Structure	Wood or Metal-Framed, Basic/Minimal	Replace	Site- Big Storage	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	15	30	15	800	27.075	21660		City Nursery	7052155
Roofing	Asphalt Shingle, 20-Year Standard	Replace	Site- Medium Storage	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Roofing, Asphalt Shingle, 20-Year Standard, Replace	15	20	5	800	4.1154	3292.32		City Nursery	7052139
Park Bench	Metal Powder-Coated	Replace	Site	Fair	34.117406	-117.867281	https://www.google.com/maps?q=+34.117406,-117.867281	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	15	20	5	1	758.1	758.1	000227	City Nursery	7052150
Overhead/Dock Door	Aluminum, 12'x12' (144 SF)	Replace	Site- Big Storage Shed	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	15	30	15	1	4765.2	4765.2		City Nursery	7052138
Trash Receptacle	Medium-Duty Metal or Precast	Replace	Site	Fair	34.117377	-117.867215	https://www.google.com/maps?q=+34.117377,-117.867215	Lifecycle/Renewal	Trash Receptacle, Medium-Duty Metal or Precast, Replace	14	20	6	1	758.1	758.1	000220	City Nursery	7052147
Park Bench	Precast Concrete	Replace	Site	Fair	34.117377	-117.867272	https://www.google.com/maps?q=+34.117377,-117.867272	Lifecycle/Renewal	Park Bench, Precast Concrete, Replace	15	25	10	1	1083	1083	000226	City Nursery	7052154
Shed/Gazebo/Shade Structure	Wood or Metal-Framed, Basic/Minimal	Replace	Site- Medium Storage	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	15	30	15	740	27.075	20035.5		City Nursery	7052141
Park Bench	Metal Powder-Coated	Replace	Site	Fair	34.117374	-117.867277	https://www.google.com/maps?q=+34.117374,-117.867277	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	15	20	5	1	758.1	758.1	000247	City Nursery	7052156
Park Bench	Metal Powder-Coated	Replace	Site	Fair	34.117355	-117.867281	https://www.google.com/maps?q=+34.117355,-117.867281	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	15	20	5	1	758.1	758.1	000228	City Nursery	7052133
Trash Receptacle	Medium-Duty Metal or Precast	Replace	Site	Fair	34.117370	-117.867269	https://www.google.com/maps?q=+34.117370,-117.867269	Lifecycle/Renewal	Trash Receptacle, Medium-Duty Metal or Precast, Replace	15	20	5	1	758.1	758.1	000223	City Nursery	7052132

Appendix H:
Equipment Inventory

Mechanical In entory - City Nursery							
E uipment Location	E uipment	Capacity	Quantity	ear	Make	Model	Serial
Site	Ba kflow Preventer	1 IN	1	2008	Illegible	Illegible	Illegible

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7052157	D2010	**Backflow Preventer**	Domestic Water	1 IN	City Nursery	Site	Illegible	Illegible	Illegible	2008	000241	

Appendix I:
Energy Conservation Measures Calculations

No Documents Associated
With This Appendix

Appendix J:
Lighting System Schedule

No Documents Associated
With This Appendix

Appendix K:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) **I**nvestment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT AND ENERGY AUDIT

prepared for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd



Crowther Teen and Family Center
241 West Dawson Avenue
Glendora, California 91740

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BV PROJECT #:
158691.23R000-027.379

DATE OF REPORT:
January 10, 2024

ON SITE DATE:
November 6, 2023

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Community Center
Main Address	241 West Dawson Avenue, Glendora, California 91740
Site Developed	2003
Site Area	1.98 acres (estimated)
Parking Spaces	101 total; 83 spaces in open lots; 18 spaces in carports Five accessible (included in total above)
Building Area	12,970 SF
Number of Stories	One above grade
Outside Occupants/Leased Spaces	None
Date(s) of Visit	November 6, 2023
Management Point of Contact	City of Glendora, Ryan Hacecky, Facilities Maintenance Supervisor 626.672.6306 rhacecky@cityofglendora.org
On-site Point of Contact (POC)	Ramiro Valderrama
Assessment and Report Prepared By	Carl Alejandro
Reviewed By	Usama Anwar Technical Reviewer For Mary Venable Program Manager Mary.Venable@bureauveritas.com 800.733.0660 x7292719
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The Crowther Teen and Family Center was originally constructed in 2003.

Architectural

The lower roof of the building was replaced at the same time the roof-mounted HVAC equipment was replaced in 2019. The upper roof is original and is expected for replacement during the reserve term. Roof leaks have occurred in the past, but they are repaired as they occur. Little to no cracking was observed on the exterior walls. Exterior painting appears to be done on a routine basis. According to the point of contact, there have been no issues with building movement or settlement. The interior finishes have been periodically replaced as needed over the years. The gymnasium flooring is resurfaced every two years. The carpet is stained throughout and expected for replacement in the near future. Typical lifecycle based interior and exterior finish replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building is conditioned by three rooftop packaged units that were replaced in 2019. There are three programmable thermostats that control the HVAC system. The electrical system is controlled by a main switchboard located in the electrical room. The switchboard is original and in overall fair condition. The facility also utilizes solar panels on the gymnasium roof and on the carports. Hot water is supplied by electric water heaters. Typical commercial plumbing fixtures are utilized in the restrooms. Fire suppression consists of a sprinkler system and individual fire extinguishers. The fire alarm control panel is installed in the storage room and was replaced in 2019.

Site

The main parking lot exhibited large areas of alligator cracking, and the side parking lot has isolated areas of linear cracking. Replacement/repair of the damaged pavement is recommended. There are mature trees at the rear of the building that are coming into contact with the roof and exterior walls. Trimming or removal of the trees is recommended. Site lighting appears to be adequate for the facility's needs.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

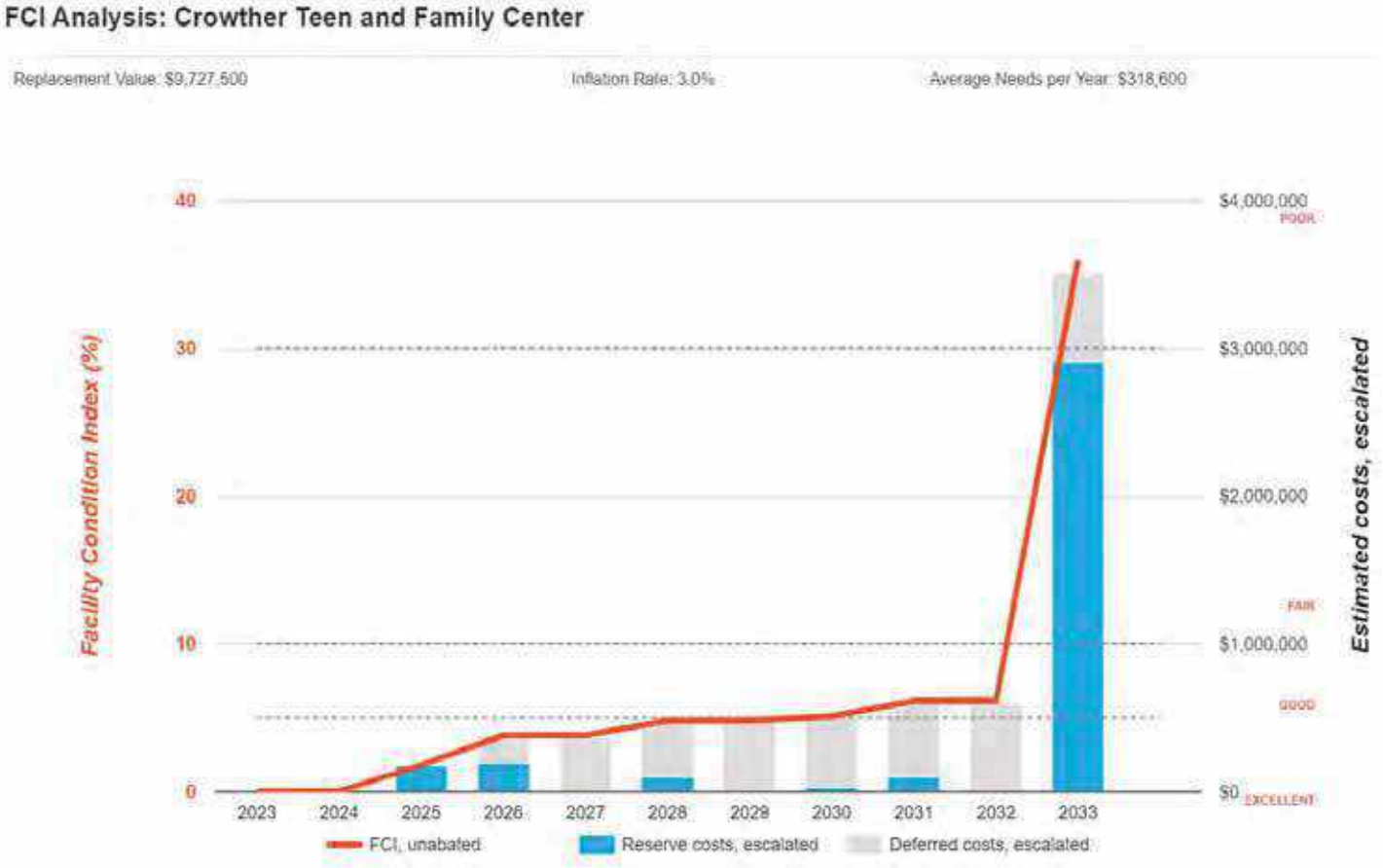
FCI Analysis | Crowther Teen and Family Center(2003)

Replacement Value	*Total SF*	*Cost/SF*
$ 9,727,500	*12,970*	*$ 750*

	Est Reserve Cost	FCI
Current	$ 2,100	**0.0 %**
3-Year	$ 371,000	3.8 %
5-Year	$ 468,000	4.8 %
10-Year	$ 3,503,800	36.0 %

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

Facility/Building	Total Items	Total Cost
Crowther Teen and Family Center	1	$2,000
Total	**1**	**$2,000**

Crowther Teen and Family Center

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7036289	Crowther Teen and Family Center	Site	G2080	Landscaping, Mature Trees, Removal/Trimming, Repair	Poor	Performance/Integrity	$2,000
Total (1 items)							**$2,000**

Key Findings



Parking Lots in Poor condition.

Pavement, Asphalt
Crowther Teen and Family Center Side Parking

Uniformat Code: G2020
Recommendation: **Seal and Stripe in 2025**

Priority Score: **84.7**

Plan Type: Performance/Integrity

Cost Estimate: $6,100

**$$**$$

Isolated cracking observed at side parking lot. Seal and striping recommended. - AssetCALC ID: 7036311



Parking Lots in Poor condition.

Pavement, Asphalt
Crowther Teen and Family Center Main Parking

Uniformat Code: G2020
Recommendation: **Mill and Overlay in 2025**

Priority Score: **84.7**

Plan Type: Performance/Integrity

Cost Estimate: $137,000

$$$$

Alligator cracking throughout - AssetCALC ID: 7036314



Landscaping in Poor condition.

Mature Trees, Removal/Trimming
Crowther Teen and Family Center Site

Uniformat Code: G2080
Recommendation: **Repair in 2023**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $2,000

**$$**$$

Overgrown trees are coming in contact with the roof and ladder. Trimming recommended - AssetCALC ID: 7036289



Flooring in Poor condition.

Carpet, Commercial Standard
Crowther Teen and Family Center Throughout building

Uniformat Code: C2030
Recommendation: **Replace in 2025**

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $20,300

**$$$**$

Worn out and stained - AssetCALC ID: 7036294

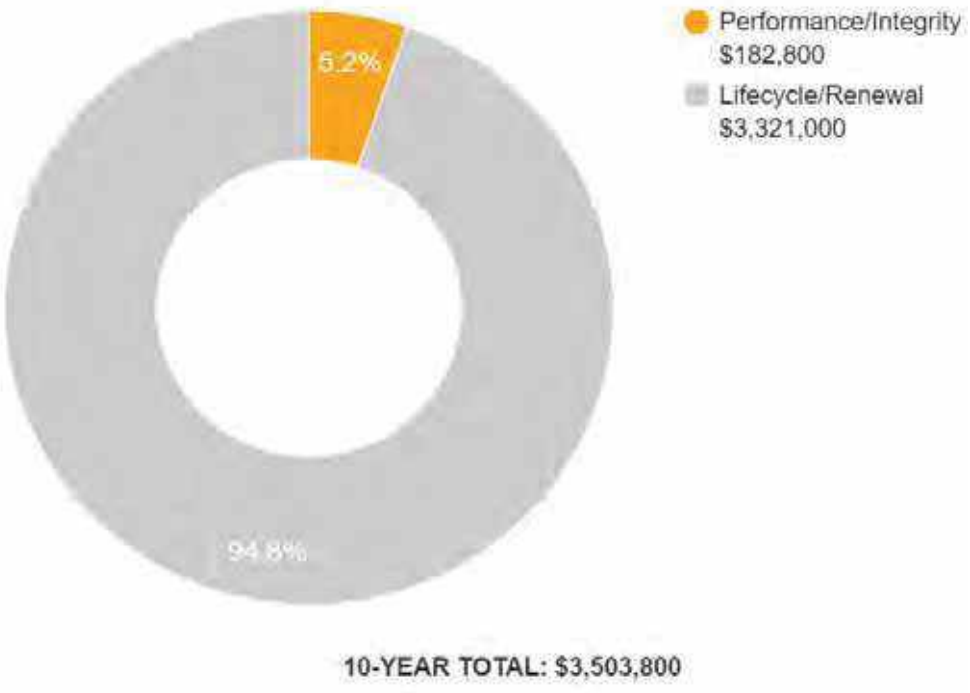
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Building and Site Information





Systems Summary

System	Description	Condition
Structure	Steel frame with concrete-topped metal decks over concrete slab	Good
Façade	Primary Wall Finish: CMU Secondary Wall Finish: Stucco Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, ceramic tile, wood strip Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Electric water heaters with integral tanks and instant hot water heaters Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Non-Central System: Packaged units	Good
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Fair

Systems Summary

Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	--
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, and ramps	Fair
Site Development	Building-mounted signage; chain link fencing; CMU wall dumpster enclosure Playground Limited Park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present CMU retaining walls Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED	Fair
Ancillary Structures	Carports	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Stained carpeting, asphalt pavement cracking, mature tree growth	

System Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$51,400	$56,200	$94,400	$201,900
Roofing	-	-	$195,600	-	$276,200	$471,800
Interiors	-	$21,500	$45,700	$71,900	$542,100	$681,200
Plumbing	-	-	-	$84,900	$349,500	$434,500
HVAC	-	-	-	$94,100	$257,000	$351,100
Fire Protection	-	-	-	-	$158,100	$158,100
Electrical	-	-	-	$1,791,100	$793,200	$2,584,300
Fire Alarm & Electronic Systems	-	-	-	$115,000	$28,000	$143,000
Equipment & Furnishings	-	-	-	$22,300	$23,800	$46,100
Special Construction & Demo	-	-	-	$517,100	$631,000	$1,148,000
Site Pavement	-	$151,800	-	$29,100	$315,800	$496,700
Site Development	$2,000	-	-	$160,400	$175,900	$338,400
Site Utilities	-	-	-	$93,600	-	$93,600
TOTALS (3% inflation)	**$2,000**	**$173,300**	**$292,600**	**$3,035,800**	**$3,645,000**	**$7,148,700**

3. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "public facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e., city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities.
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the checklists that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are not included in the dataset
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance

The facility was originally constructed in 2003. The facility has not since been substantially renovated.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues was reported.

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include a review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning the system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

7. Energy Audit

The purpose of this Energy Audit is to provide Crowther Teen and Family Center with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation and special use areas. Where we anticipated significant losses, we utilized infrared thermographs to analyze heat loss across the envelope.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

8. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Crowther Teen and Family Center. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated two Energy Conservation Measures (ECMs) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

Recommended Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$1,766 *(In Current Dollars)*
Estimated Annual Cost Savings Related to ECMs	$706 *(In Current Dollars)*
Net Effective ECM Payback	2.50 years

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

Bureau Veritas screens and categorizes all the ECM's as per the 24 CFR 905 regulation requirements based on their payback, but only those ECM's are recommended for implementation that have a Savings to Investment Ratio ≥1.0.

Financialy methodology used to determine the Savings to Investment Ratio is as follows:

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified two Energy Conservation Measures (ECM) for this property. The basis for an ECM recommendation is a payback of less than the remaining useful life of the system or component. Recommended energy efficiency improvements and the installed cost estimates for recommended energy efficiency measures are provided in the following table:

Energy Conservation Measures					
Priority	Brief Description	Initial Investment	Annual Savings	Payback Period *(years)*	Component EUL *(years)*
1	Install Low Flow Faucet Aerators	$173	$280	0.62	10
2	Install Timers on Exhaust Fans	$1,363	$504	2.70	15

9. Utility Analysis

Establishing the energy baseline begins with an analysis of the utility cost and consumption of the facility. Utilizing the historical energy data and local weather information, we evaluate the existing utility consumption and assign it to the various end-uses throughout the buildings. The Historical Data Analysis breaks down utilities by consumption, cost and annual profile.

This data is analyzed using standard engineering assumptions and practices. The analysis serves the following functions:

- Allows our engineers to benchmark the energy and water consumption of the facilities against consumption of efficient buildings of similar construction, use and occupancy.
- Generates the historical and current unit costs for energy and water
- Provides an indication of how well changes in energy consumption correlate to changes in weather.
- Reveals potential opportunities for energy consumption and/or cost reduction. For example, the analysis may indicate that there is excessive, simultaneous heating and cooling, which may mean that there is an opportunity to improve the control of the heating and cooling systems.

By performing this analysis and leveraging our experience, our engineers prioritize buildings and pinpoint systems for additional investigation during the site visit, thereby maximizing the benefit of their time spent on-site and minimizing time and effort by the customer's personnel.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the utility rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Estimated Utility Rates		
Electricity	Natural Gas	Water and Sewer
$0.30/kWh	$2.24/therm	$8.36/CCF

The data analyzed provides the following information: 1) breakdown of utilities by consumption, 2) cost and annual profile, 3) baseline consumption in terms of energy/utility at the facility, 4) the Energy Use Index, or BTU/SF, and cost/SF. For multiple water meters, the utility data is combined to illustrate annual consumption for each utility type.

Electricity

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Natural Gas

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the natural gas rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility. The billing for the water and sewer is monthly.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete energy benchmarking on receipt of the actual data from the client.

10. Operations and Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property. These actions will ensure that the energy conservation measures identified in this report will remain effective. The following general recommendations should be continued or implemented.

Building Envelope

1. Ensure that the building envelope has proper caulking and weather stripping.
2. Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
3. Inspect building vents semiannually for bird infestation
4. Inspect windows monthly for damaged panes and failed thermal seals
5. Repair and adjust automatic door closing mechanisms as needed.

Heating and Cooling

1. Ensure the duct work in unconditioned space is un-compromised and well insulated
2. Duct cleaning is recommended every 10 years. This should include sealing of ducts using products similar to 'aero-seal'
3. Ensure that the air dampers are operating correctly
4. Return vents should remain un-obstructed and be located centrally.
5. Temperature settings reduced in unoccupied areas and set points seasonally adjusted.
6. Evaporator coils and condenser coils should be regularly cleaned to improve heat transfer
7. Refrigerant pipes should be insulated with a minimum of ¾" thick Elastometric Rubber Pipe Insulation
8. Ensure refrigerant pressure is maintained in the condensers
9. Change air filters on return vents seasonally. Use only filters with 'Minimum Efficiency Rating Value'(MERV) of 8

Central Domestic Hot Water

1. Never place gas fired water heaters adjacent to return vents so as to prevent flame roll outs
2. Ensure the circulation system is on timer to reduce the losses through re-circulation
3. Ensure all hot water pipes are insulated with fiberglass insulation at all times
4. Replacement water heater should have Energy Factor (EF)>0.9
5. Tank-type water heaters flushed annually.

Lighting

1. Utilize bi-level lighting controls in stairwells and hallways.
2. Use energy efficient replacement lamps (LEDs)
3. Clean lighting fixture reflective surfaces and translucent covers.
4. Ensure that timers and/or photocells are operating correctly on exterior lighting
5. Use occupancy sensors for offices and other rooms with infrequent occupancy

Existing Equipment and Replacements

1. Ensure that refrigerator and freezer doors close and seal correctly
2. Ensure kitchen and bathroom exhaust outside the building and the internal damper operates properly
3. Ensure that bathroom vents exhaust out
4. Office/ computer equipment either in the "sleep" or "off" mode when not used

11. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Crowther Teen and Family Center, 241 West Dawson Avenue, Glendora, California 91740, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

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12. Appendices

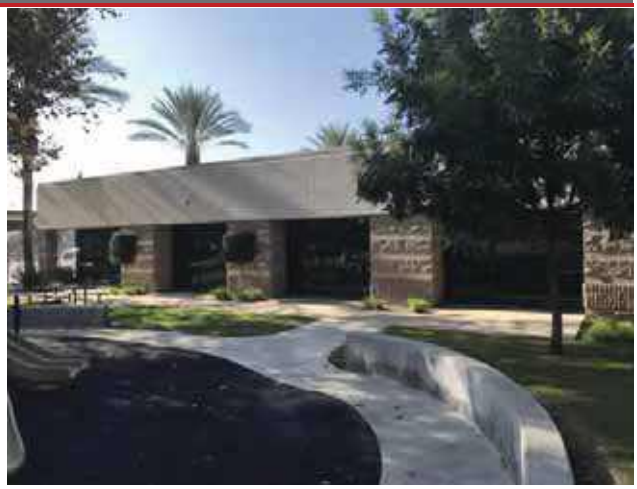
Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Lighting System Schedule
Appendix J: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview



1 - CROWTHER CENTER FRONT ELEVATION



2 - CROWTHER CENTER LEFT ELEVATION



3 - CROWTHER CENTER REAR ELEVATION



4 - CROWTHER CENTER RIGHT ELEVATION



5 - SINGLE MEMBRANE TPO ROOF



6 - LOBBY AND SERVICE DESK

Photographic Overview



7 - COMPUTER LAB AND LEARNING CENTER



8 - COMMON AREA MEETING ROOM



9 - TYPICAL COMMUNITY BASKETBALL GYM



10 - TYPICAL COMMON AREA RESTROOM



11 - FACP AND STORAGE ROOM



12 - STORAGE TANK WATER HEATER

Photographic Overview



13 - INSTANT ELECTRIC WATER HEATER



14 - DOMESTIC WATER BACKFLOW PREVENTER



15 - ROOF MOUNTED PACKAGED UNIT



16 - ROOF MOUNTED EXHAUST FAN



17 - MAIN BUILDING ELECTRICAL SWITCHBOARD



18 - STEP DOWN SECONDARY TRANSFORMER

Photographic Overview



19 - SOLAR PANEL INVERTER



20 - FIRE ALARM CONTROL PANEL



21 - ASPHALT PAVED PARKING LOT



22 - SHADE STRUCTURE WITH SOLAR PANELS



23 - TYPICAL CHILDREN'S PLAY STRUCTURE



24 - CHAIN LINK SITE FENCING

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-027.379	Crowther Teen and Family Center
Source	**On-Site Date**
Google	November 6, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Crowther Teen and Family Center
Name of person completing form:	Ramiro Valderrama
Title / Association w/ property:	Recreation Supervisor
Length of time associated w/ property:	1.5 years
Date Completed:	November 5, 2023
Phone Number:	909.322.6562
Method of Completion:	INTERVIEW - verbally completed during interview

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

	Data Overview	Response		
1	Year(s) constructed	Constructed: 2003	Renovated:	
2	Building size in SF	12,970 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Gym resurfaced every 2 years. New lighting in gym last year		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Carpet, painting, toilet partitions		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				Repaired as they occur
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?			X		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			



Signature of Assessor



Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Crowther Teen and Family Center

BV Project Number: 158691.23R000-027.379

Abbreviated Accessibility Checklist					
Facility History & Interview					
	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.		X		
3	Has building management reported any accessibility-based complaints or litigation?		X		

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			
2	Does the required number of van-accessible designated spaces appear to be provided ?		X		No designated van spaces
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



2ND PATHWAY

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	X			
4	Do curb ramps appear to have compliant slopes for all components ?	X			
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✕	
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			✕	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



AUTOMATIC DOOR OPENER

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			X	
3	Is signage provided indicating the location of alternate accessible entrances ?			X	
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	X			
5	Do doors at accessible entrances appear to have compliant hardware ?	X			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	X			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			X	
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?			X	
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	
6	Do ramps on accessible routes appear to have compliant handrails ?			X	

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?			X	
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	X			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?		X		No pipe wrapping
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	✕			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	✕			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	✕			

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

	Question	Yes	No	NA	Comments
1	Is there an accessible route to the play area / s?	X			
2	Has the play area been reviewed for accessibility ?			X	Unknown
3	Are publicly accessible swimming pools equipped with an entrance lift ?			X	

Appendix E:
Component Condition Report

Component Condition Report | Crowther Teen and Family Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	10,940 SF	5	7036295
B2010	Building Exterior	Fair	Exterior Walls, Glass Block	160 SF	20	7036278
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	350 SF	10	7036334
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	20	7036285
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	9	10	7036331
Roofing						
B3010	Gym Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	7,800 SF	3	7045135
B3010	Roof	Good	Roofing, Single-Ply Membrane, TPO/PVC	7,500 SF	16	7036288
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	9	20	7036279
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing	7	20	7036283
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,188 SF	10	7036280
C1090	Throughout building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	13	10	7036322
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	19,455 SF	5	7036310
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	600 SF	20	7036304
C2030	Throughout building	Poor	Flooring, Carpet, Commercial Standard	2,000 SF	2	7036294
C2030	Throughout building	Fair	Flooring, Ceramic Tile	1,500 SF	20	7036267
C2030	Throughout building	Fair	Flooring, Wood, Strip	1,000 SF	10	7036319
C2030	Gymnasium	Fair	Flooring, Wood, Sports	7,782 SF	15	7036290
C2030	Restrooms	Fair	Flooring, Ceramic Tile	688 SF	20	7036340
Plumbing						
D2010	Foothill Room	Fair	Water Heater, Electric, Instant Hot	1	8	7041050
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	9	10	7036315

Component Condition Report | Crowther Teen and Family Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	10	7036336
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	12,970 SF	20	7036313
D2010	Storage Room	Fair	Water Heater, Electric, Residential	1	8	7036316
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	8	10	7036268
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	10	7036326
D2010	Storage Room	Fair	Sink/Lavatory, Service Sink, Floor	1	15	7036275
D2010	Restrooms	Fair	Urinal, Standard	3	10	7036269
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	8	7036321
D2010	Teen Lounge	Fair	Water Heater, Electric, Instant Hot	1	8	7041051
D2010	Route 66 Room	Fair	Water Heater, Electric, Residential	1	8	7041049
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	10	7036274
HVAC						
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	12,970 SF	10	7036307
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	16	7036271
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	15	7036342
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	15	7036339
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	16	7036327
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	16	7036299
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	16	7036305
D3060	Roof	Good	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	16	7036300
Fire Protection						
D4010	Gymnasium	Fair	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	12,970 SF	20	7036325
Electrical						
D5010	Roof	Fair	Solar Power, Photovoltaic (PV) Panel, 24 SF	196	10	7036282
D5010	Shade Structures	Fair	Solar Power, Photovoltaic (PV) Panel, 24 SF	336	10	7045137

Component Condition Report | Crowther Teen and Family Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5010	Building exterior	Fair	Solar Power, Inverter	1	8	7036265
D5010	Building exterior	Fair	Solar Power, Inverter	1	8	7036303
D5020	Electrical room	Fair	Secondary Transformer, Dry, Stepdown	1	10	7036312
D5020	Electrical room	Fair	Switchboard, 277/480 V	1	20	7036292
D5020	Electrical room	Fair	Distribution Panel, 277/480 V	1	10	7036328
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	12,970 SF	20	7036302
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	12,970 SF	16	7036320
D5040	Site	Fair	Special Fixture w/ Lamp, Metal Halide, 250 W	7	10	7036329
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	12,970 SF	8	7036281
D7050	Storage Room	Good	Fire Alarm Panel, Fully Addressable	1	11	7036297
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	12,970 SF	10	7036318
Equipment & Furnishings						
E1030	Storage Room	Fair	Foodservice Equipment, Icemaker, Freestanding	1	8	7036270
E2010	Gymnasium	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	100	13	7036333
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	20 LF	10	7036265
Special Construction & Demo						
F1020	Parking lot	Fair	Shed/Gazebo/Shade Structure, Carport	6,000 SF	15	7127045
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard	5,700 SF	10	7036273
Pedestrian Plazas & Walkways						
G2020	Main Parking	NA	Parking Lots, Pavement, Asphalt, Seal & Stripe	29,000 SF	5	7036337
G2020	Main Parking	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	29,000 SF	2	7036314
G2020	Side Parking	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	35,000 SF	13	7036286
G2020	Side Parking	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	10,000 SF	2	7036311
Athletic, Recreational & Playfield Areas						

Component Condition Report | Crowther Teen and Family Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2050	Site	Fair	Playfield Surfaces, Rubber, Small Areas	1,800 SF	10	7036291
G2050	Gymnasium	Fair	Sports Apparatus, Scoreboard, Electronic Standard	2	13	7036338
G2050	Site	Fair	Play Structure, Multipurpose, Small	1	10	7036301
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1	10	7036296
G2050	Gymnasium	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	6	13	7036287
Sitework						
G2060	Site	Fair	Retaining Wall, Concrete Masonry Unit (CMU)	160 SF	20	7036330
G2060	Site	Fair	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	20 LF	20	7036309
G2060	Site	Fair	Bike Rack, Fixed 1-5 Bikes	1	10	7036321
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	450 LF	8	7036300
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	4	10	7036341
G2060	Site	Fair	Park Bench, Metal Powder-Coated	2	10	7036288
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	2	10	7036332
G2080	Site	Poor	Landscaping, Mature Trees, Removal/Trimming, Repair	1	0	7036289
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	14,000 SF	10	7036272
G4050	Site	Fair	Site Walkway Fixture, Bollard Style, Surface-Mounted Metal, Replace/Install	4	10	7036284
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	12	10	7036335

Appendix F:
Replacement Reserves

Replacement Reserves Report

Crowther Teen and Family Center

1/10/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Crowther Teen and Family Center	$2,025	$0	$173,298	$195,609	$0	$97,035	$0	$29,139	$101,223	$0	$2,905,450	$28,031	$62,651	$411,373	$0	$1,125,445	$575,524	$39,160	$0	$0	$1,402,881	$7,148,845
Grand Total	**$2,025**	**$0**	**$173,298**	**$195,609**	**$0**	**$97,035**	**$0**	**$29,139**	**$101,223**	**$0**	**$2,905,450**	**$28,031**	**$62,651**	**$411,373**	**$0**	**$1,125,445**	**$575,524**	**$39,160**	**$0**	**$0**	**$1,402,881**	**$7,148,845**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building Exterior	7036295	Exterior Walls, any painted surface, Prep & Paint	10	5	5	10940	SF	$3.00	$4.05	$44,307						$44,307										$44,307							**$88,614**
B2010	Building Exterior	7036278	Exterior Walls, Glass Block, Replace	40	20	20	160	SF	$50.00	$67.50	$10,800																					$10,800	**$10,800**
B2020	Building Exterior	7036334	Storefront, Glazing & Framing, Replace	30	20	10	350	SF	$55.00	$74.25	$25,988											$25,988											**$25,988**
B2050	Building Exterior	7036331	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	20	10	9	EA	$1,300.00	$1,755.00	$15,795											$15,795											**$15,795**
B2050	Building Exterior	7036285	Exterior Door, Steel, Standard, Replace	40	20	20	4	EA	$600.00	$810.00	$3,240																					$3,240	**$3,240**
B3010	Gym Roof	7045136	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	17	3	7800	SF	$17.00	$22.95	$179,010				$179,010																		**$179,010**
B3010	Roof	7036298	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	4	16	7500	SF	$17.00	$22.95	$172,125																				$172,125		**$172,125**
C1030	Throughout building	7036279	Interior Door, Wood, Solid-Core, Replace	40	20	20	9	EA	$700.00	$945.00	$8,505																					$8,505	**$8,505**
C1030	Throughout building	7036283	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing, Replace	40	20	20	7	EA	$2,100.00	$2,835.00	$19,845																					$19,845	**$19,845**
C1070	Throughout building	7036280	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	15	10	5188	SF	$3.50	$4.73	$24,513											$24,513											**$24,513**
C1090	Throughout building	7036322	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	10	10	13	EA	$500.00	$675.00	$8,775											$8,775											**$8,775**
C2010	Restrooms	7036304	Wall Finishes, Ceramic Tile, Replace	40	20	20	600	SF	$18.00	$24.30	$14,580																					$14,580	**$14,580**
C2010	Throughout building	7036310	Wall Finishes, any surface, Prep & Paint	10	5	5	19455	SF	$1.50	$2.03	$39,396						$39,396										$39,396						**$78,793**
C2030	Throughout building	7036267	Flooring, Ceramic Tile, Replace	40	20	20	1500	SF	$18.00	$24.30	$36,450																					$36,450	**$36,450**
C2030	Restrooms	7036340	Flooring, Ceramic Tile, Replace	40	20	20	688	SF	$18.00	$24.30	$16,718																					$16,718	**$16,718**
C2030	Throughout building	7036319	Flooring, Wood, Strip, Replace	30	20	10	1000	SF	$15.00	$20.25	$20,250											$20,250											**$20,250**
C2030	Throughout building	7036294	Flooring, Carpet, Commercial Standard, Replace	10	8	2	2000	SF	$7.50	$10.13	$20,250			$20,250										$20,250									**$40,500**
C2030	Gymnasium	7036290	Flooring, Wood, Sports, Replace	30	15	15	7782	SF	$17.00	$22.95	$178,597																$178,597						**$178,597**
D2010	Foothill Room	7041050	Water Heater, Electric, Instant Hot, Replace	15	7	8	1	EA	$500.00	$675.00	$675									$675													**$675**
D2010	Teen Lounge	7041051	Water Heater, Electric, Instant Hot, Replace	15	7	8	1	EA	$500.00	$675.00	$675									$675													**$675**
D2010	Route 66 Room	7041049	Water Heater, Electric, Residential, Replace	15	7	8	1	EA	$550.00	$742.50	$743									$743													**$743**
D2010	Storage Room	7036316	Water Heater, Electric, Residential, Replace	15	7	8	1	EA	$550.00	$742.50	$743									$743													**$743**
D2010	Site	7036274	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	$6,600.00	$8,910.00	$8,910											$8,910											**$8,910**
D2010	Site	7036336	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	$3,200.00	$4,320.00	$4,320											$4,320											**$4,320**
D2010	Throughout building	7036313	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	12970	SF	$11.00	$14.85	$192,605																					$192,605	**$192,605**
D2010	Throughout building	7036323	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	7	8	2	EA	$1,500.00	$2,025.00	$4,050									$4,050													**$4,050**
D2010	Throughout building	7036326	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	3	EA	$1,200.00	$1,620.00	$4,860											$4,860											**$4,860**
D2010	Restrooms	7036269	Urinal, Standard, Replace	30	20	10	3	EA	$1,100.00	$1,485.00	$4,455											$4,455											**$4,455**
D2010	Restrooms	7036315	Toilet, Commercial Water Closet, Replace	30	20	10	9	EA	$1,300.00	$1,755.00	$15,795											$15,795											**$15,795**
D2010	Restrooms	7036268	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	20	10	8	EA	$1,700.00	$2,295.00	$18,360											$18,360											**$18,360**
D2010	Storage Room	7036276	Sink/Lavatory, Service Sink, Floor, Replace	35	20	15	1	EA	$800.00	$1,080.00	$1,080																$1,080						**$1,080**
D3050	Throughout building	7036307	HVAC System, Ductwork, Medium Density, Replace	30	20	10	12970	SF	$4.00	$5.40	$70,038											$70,038											**$70,038**
D3050	Roof	7036339	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$20,000.00	$27,000.00	$27,000																$27,000						**$27,000**
D3050	Roof	7036342	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$20,000.00	$27,000.00	$27,000																$27,000						**$27,000**
D3050	Roof	7036271	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	4	16	1	EA	$75,000.00	$101,250.00	$101,250																	$101,250					**$101,250**
D3060	Roof	7036327	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	4	16	1	EA	$1,200.00	$1,620.00	$1,620																	$1,620					**$1,620**
D3060	Roof	7036305	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	4	16	1	EA	$1,200.00	$1,620.00	$1,620																	$1,620					**$1,620**
D3060	Roof	7036299	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	4	16	1	EA	$1,200.00	$1,620.00	$1,620																	$1,620					**$1,620**
D3060	Roof	7036308	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	4	16	1	EA	$1,200.00	$1,620.00	$1,620																	$1,620					**$1,620**
D4010	Gymnasium	7036325	Fire Suppression System, Full System Install/Retrofit, Medium Density/Complexity, Renovate	40	20	20	12970	SF	$5.00	$6.75	$87,548																					$87,548	**$87,548**
D5010	Building exterior	7036265	Solar Power, Inverter, Replace	15	7	8	1	EA	$6,000.00	$8,100.00	$8,100									$8,100													**$8,100**
D5010	Building exterior	7036303	Solar Power, Inverter, Replace	15	7	8	1	EA	$6,000.00	$8,100.00	$8,100									$8,100													**$8,100**
D5010	Roof	7036282	Solar Power, Photovoltaic (PV) Panel, 24 SF, Replace	20	10	10	196	EA	$1,800.00	$2,430.00	$476,280											$476,280											**$476,280**
D5010	Shade Structures	7045137	Solar Power, Photovoltaic (PV) Panel, 24 SF, Replace	20	10	10	336	EA	$1,800.00	$2,430.00	$816,480											$816,480											**$816,480**
D5020	Electrical room	7036312	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	$10,000.00	$13,500.00	$13,500											$13,500											**$13,500**
D5020	Electrical room	7036292	Switchboard, 277/480 V, Replace	40	20	20	1	EA	$40,000.00	$54,000.00	$54,000																					$54,000	**$54,000**

Replacement Reserves Report

Crowther Teen and Family Center

1/10/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D5020	Electrical room	7036328	Distribution Panel, 277/480 V, Replace	30	20	10	1	EA	$7,000.00	$9,450.00	$9,450											$9,450											**$9,450**
D5020	Throughout building	7036302	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	20	20	12970	SF	$18.00	$24.30	$315,171																						$315,171	**$315,171**
D5040	Site	7036329	Special Fixture w/ Lamp, Metal Halide, 250 W, Replace	20	10	10	7	EA	$190.00	$256.50	$1,796											$1,796											**$1,796**
D5040	Throughout building	7036320	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	4	16	12970	SF	$4.50	$6.08	$78,793																		$78,793					**$78,793**
D7030	Throughout building	7036281	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	12970	SF	$2.00	$2.70	$35,019									$35,019														**$35,019**
D7050	Throughout building	7036318	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	12970	SF	$3.00	$4.05	$52,529											$52,529											**$52,529**
D7050	Storage Room	7036297	Fire Alarm Panel, Fully Addressable, Replace	15	4	11	1	EA	$15,000.00	$20,250.00	$20,250												$20,250											**$20,250**
E1030	Storage Room	7036270	Foodservice Equipment, Icemaker, Freestanding, Replace	15	7	8	1	EA	$6,700.00	$9,045.00	$9,045									$9,045														**$9,045**
E2010	Throughout building	7036266	Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	20	LF	$300.00	$405.00	$8,100											$8,100											**$8,100**
E2010	Gymnasium	7036333	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	12	13	100	EA	$120.00	$162.00	$16,200														$16,200								**$16,200**
F1020	Site	7036273	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Standard, Replace	30	20	10	5700	SF	$50.00	$67.50	$384,750											$384,750											**$384,750**
F1020	Parking lot	7127045	Shed/Gazebo/Shade Structure, Carport, Replace	30	15	15	6000	SF	$50.00	$67.50	$405,000																$405,000						**$405,000**
G2020	Main Parking	7036314	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	29000	SF	$3.50	$4.73	$137,025			$137,025																			**$137,025**
G2020	Side Parking	7036311	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	10000	SF	$0.45	$0.61	$6,075			$6,075					$6,075					$6,075						$6,075			**$24,300**
G2020	Main Parking	7036337	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	0	* 5	29000	SF	$0.45	$0.61	$17,618								$17,618					$17,618						$17,618			**$52,853**
G2020	Side Parking	7036286	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	12	13	35000	SF	$3.50	$4.73	$165,375														$165,375								**$165,375**
G2050	Gymnasium	7036287	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	12	13	6	EA	$9,500.00	$12,825.00	$76,950														$76,950								**$76,950**
G2050	Gymnasium	7036338	Sports Apparatus, Scoreboard, Electronic Standard, Replace	25	12	13	2	EA	$8,000.00	$10,800.00	$21,600														$21,600								**$21,600**
G2050	Site	7036301	Play Structure, Multipurpose, Small, Replace	20	10	10	1	EA	$10,000.00	$13,500.00	$13,500											$13,500											**$13,500**
G2050	Site	7036296	Play Structure, Swing Set, 4 Seats, Replace	20	10	10	1	EA	$2,500.00	$3,375.00	$3,375											$3,375											**$3,375**
G2050	Site	7036291	Playfield Surfaces, Rubber, Small Areas, Replace	20	10	10	1800	SF	$26.00	$35.10	$63,180											$63,180											**$63,180**
G2060	Site	7036300	Fences & Gates, Fence, Chain Link 6', Replace	40	32	8	450	LF	$21.00	$28.35	$12,758									$12,758													**$12,758**
G2060	Site	7036288	Park Bench, Metal Powder-Coated, Replace	20	10	10	2	EA	$700.00	$945.00	$1,890											$1,890											**$1,890**
G2060	Site	7036341	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	10	10	4	EA	$700.00	$945.00	$3,780											$3,780											**$3,780**
G2060	Site	7036332	Picnic Table, Metal Powder-Coated, Replace	20	10	10	2	EA	$700.00	$945.00	$1,890											$1,890											**$1,890**
G2060	Site	7036321	Bike Rack, Fixed 1-5 Bikes, Replace	20	10	10	1	EA	$600.00	$810.00	$810											$810											**$810**
G2060	Site	7036330	Retaining Wall, Concrete Masonry Unit (CMU), Replace	40	20	20	160	SF	$60.00	$81.00	$12,960																					$12,960	**$12,960**
G2060	Site	7036309	Dumpster Enclosure, Masonry (CMU) Walls, 8' High (per LF), Replace/Install	40	20	20	20	LF	$160.00	$216.00	$4,320																					$4,320	**$4,320**
G2080	Site	7036272	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	10	10	14000	SF	$1.00	$1.35	$18,900											$18,900											**$18,900**
G2080	Site	7036289	Landscaping, Mature Trees, Removal/Trimming, Repair	0	0	0	1	EA	$1,500.00	$2,025.00	$2,025	$2,025																					**$2,025**
G4050	Site	7036284	Site Walkway Fixture, Bollard Style, Surface-Mounted Metal, Replace/Install	20	10	10	4	EA	$900.00	$1,215.00	$4,860											$4,860											**$4,860**
G4050	Site	7036335	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	10	10	12	EA	$4,000.00	$5,400.00	$64,800											$64,800											**$64,800**
Totals, Unescalated												**$2,025**	**$0**	**$163,350**	**$179,010**	**$0**	**$83,703**	**$0**	**$23,693**	**$79,907**	**$0**	**$2,161,928**	**$20,250**	**$43,943**	**$280,125**	**$0**	**$722,380**	**$358,648**	**$23,693**	**$0**	**$0**	**$776,741**	**$4,919,395**
Totals, Escalated (3.0% inflation, compounded annually)												**$2,025**	**$0**	**$173,298**	**$195,609**	**$0**	**$97,035**	**$0**	**$29,139**	**$101,223**	**$0**	**$2,905,450**	**$28,031**	**$62,651**	**$411,373**	**$0**	**$1,125,445**	**$575,524**	**$39,160**	**$0**	**$0**	**$1,402,881**	**$7,148,845**

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7041050	D2010	**Water Heater**	Electric, Instant Hot		Crowther Teen and Family Center	Foothill Room	Hot Aqua	18/120 SPC	90255		002291	
2	7041051	D2010	**Water Heater**	Electric, Instant Hot		Crowther Teen and Family Center	Teen Lounge	Hot Aqua	18/120 SPC	90256		002290	
3	7036316	D2010	**Water Heater**	Electric, Residential	10 GAL	Crowther Teen and Family Center	Storage Room	Rheem	XE10P06PU20U0	Q471609078	2016	002374	
4	7041049	D2010	**Water Heater**	Electric, Residential	2.65 GAL	Crowther Teen and Family Center	Route 66 Room	Stiebel	SHC 2.5	No dataplate		002292	
5	7036336	D2010	**Backflow Preventer**	Domestic Water	2 IN	Crowther Teen and Family Center	Site				2003		
6	7036274	D2010	**Backflow Preventer**	Domestic Water	4 IN	Crowther Teen and Family Center	Site				2003		

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7036271	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	35 TON	Crowther Teen and Family Center	Roof	Carrier	48A4D035-P-621EE	2519U45824	2019	002370	
2	7036342	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	10 TON	Crowther Teen and Family Center	Roof	Carrier	48HCDD12A2A6A0A0G0	4818P42160	2018	002372	
3	7036339	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	10 TON	Crowther Teen and Family Center	Roof	Carrier	48HCDD12A2A6A0A0G0	4818P42159	2018	002371	
4	7036327	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	No dataplate CFM	Crowther Teen and Family Center	Roof	No dataplate	No dataplate	No dataplate	2019	002368	
5	7036299	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	No dataplate CFM	Crowther Teen and Family Center	Roof	No dataplate	No dataplate	No dataplate	2019	002377	
6	7036305	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	No dataplate CFM	Crowther Teen and Family Center	Roof	No dataplate	No dataplate	No dataplate	2019	002369	

7	7036308	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	No dataplate CFM	Crowther Teen and Family Center	Roof	No dataplate	No dataplate	No dataplate	2019	002376	

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7036265	D5010	**Solar Power**	Inverter	82 KW	Crowther Teen and Family Center	Building exterior	Solectria	PVI 82KW	110504-23		002380	
2	7036303	D5010	**Solar Power**	Inverter	60 KW	Crowther Teen and Family Center	Building exterior	Solectria	PVI 60KW	110106-46		002381	
3	7036312	D5020	**Secondary Transformer**	Dry, Stepdown	75 KVA	Crowther Teen and Family Center	Electrical room	MGM Transformer Company	HT75A3B2SH	0201-75Y-153-2	2003	002378	
4	7036292	D5020	**Switchboard**	277/480 V	600 AMP	Crowther Teen and Family Center	Electrical room	RSE Sierra	No dataplate	No dataplate	2003	002379	
5	7036328	D5020	**Distribution Panel**	277/480 V	600 AMP	Crowther Teen and Family Center	Electrical room	Square D	HCM14486	No dataplate	2003	002386	
6	7036329	D5040	**Special Fixture w/ Lamp**	Metal Halide, 250 W		Crowther Teen and Family Center	Site						7

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7036297	D7050	**Fire Alarm Panel**	Fully Addressable		Crowther Teen and Family Center	Storage Room	Intelliknight	5808	No dataplate	2019	002373	

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7036270	E1030	**Foodservice Equipment**	Icemaker, Freestanding		Crowther Teen and Family Center	Storage Room	Scotsman	Inaccessible	Inaccessible		002375	

Appendix H:
Energy Conservation Measures Calculations

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UIC	Install Timers On Exhaust Fans
EAC7A	Location: Roof
Attributes:	Install (4x) timer(s) on (4x) Rooftop Exhaust Fans

Type of Exhaust Fan: Rooftop Exhaust Fans

EXISTING CONDITION

No. of Timers to Be Installed:	4	Qty	HP of Individual Fan Motor:	0.17	HP
No. of Exhaust Fans:	4		Total kW:	0.51	kW
Existing Daily Hours of Operation/Exhaust Fan:	10.00	Hrs/Day	Annual kWh For All Fans:	1,852	kWh

PROPOSED CONDITION

New Daily Hours With Timers/Exhaust Fan:	6.00	Hrs/Day	New Annual kWh For All Fans:	1,111	kWh
Type of Heating Fuel:	Natural Gas		Is The Property Cooled?	Yes	

Only For Apt. Bathroom Exhaust Fans			Only For Roof Top Exhaust Fans- Commerical Spaces		
CFM for Individual Bathroom Exhaust Fans *(For bathrooms<100Sqft)*	90	CFM	No. of Water Closets In Building	9	
			No. of Urinals In Building	3	
Total Exhuast CFM From All Fans	360	CFM	Total CFM for All Restroom Exhaust	600	CFM
Annual Heating Energy Savings	0	kbtu	Annual Heating Energy Savings	4,432	kbtu
Annual Cooling Energy Savings	0	kbtu	Annual Cooling Energy Savings	5,845	kbtu

Energy & Cost Savings

Estimated Annual Heating Plant Efficiency	79.39	%	Estimated Annual Cooling Plant Efficiency	11.05	EER
Annual Heating Energy Savings	56	Therms	Annual Cooling Energy Savings	529	kWh
Annual Electric Fan Motor Savings	741	kWh			

COST ANALYSIS

Electric Rate:	$0.30	$/kWh	Total Annual Electric Savings	1,270	kWh
Material Cost For Timers:	$677	$	Total Annual Non Electric Savings	56	Therms
Total Cost for Installing Timers	$1,363	$	Annual Cost savings:	$504	$
Simple Payback:	2.70	Yrs			

Type of Recommendation Capital Cost ECM Recommendation

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ECM DESCRIPTION:

Exhaust fans are generally used in areas with high concentrations of pollutants generated from occupants' activities. These exhaust requirements are rarely continuous, and the fans should operate only as needed. Continuous operations of bathroom exhaust fans results in exhausting conditioned air out. This causes low pressures in the conditioned space, which is filled up by infiltrated air from unconditioned spaces. Air infiltration leads to increase loads on heating and cooling system increasing the energy consumed to condition the space. In addition to this the fan motor is also consumes energy to operate, though insignificant as compared to the HVAC losses. In case of the residential properties with individual exhaust fans in the bathrooms, BV recommends installing timer switches on each bathroom fan to control the fan operations. Bathroom fans are essential to exhaust out the excess humidity and odor control. The timer switch will limit the operation time to 20 mins.

In case of central exhaust systems that have roof top or side wall mounted exhaust fans, BV recommends a single electronic timer control to restrict the exhaust fan operations to typical building occupancy hours +/- 2 hrs. A single electronic timer would be able to control all the exhaust fans.

Summary:

Initial Investment: $1,363
Energy Cost Savings: $504
Simple Payback: 2.70 Years

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UIC	Install Low Flow Faucet Aerators
EAP2-b	**Location**: Restrooms and common rooms
Attributes:	Replace 3x 2.2GPM rated kitchen aerators with 1GPM WaterSense certified aerators Replace 8x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators

Property Type:	Commercial	Estimated No. of Operational Weeks	52
		Number of Occupied Days/Week (Max 7)	5

KITCHEN FAUCETS			BATHROOM FAUCETS		
Number of Occupants Affected By Retrofit	35		Number of Occupants Affected by Retrofit	35	
Do You Want To Replace Kitchen Faucets Aerators	Yes	*(Select)*	Do You Want To Replace Bathroom Faucets Aerators	Yes	*(Select)*
Total Number of Faucet Aerators To Be Replaced	3		Total Number of Faucet Aerators To Be Replaced	8	
Total Number of Faucets To Be Replaced:	0		Total Number of Faucets To Be Replaced:	0	
GPM of Existing Faucet Aerators	2.2	GPM	GPM of Existing Faucet Aerators	1.5	GPM
GPM of Proposed Faucet Aerator	1	GPM	GPM of Proposed Faucet Aerator	0.5	GPM
Estimated Number of Uses Per Day	4		Estimated Number of Uses Per Day	5	

Annual Water Savings From Installing Low Flow Aerators: 8.56 kGal

WATER & ENERGY SAVING CALCULATION			COST SAVING CALCULATION		
Select Type of Water Heater Fuel:	Electric	(Select)	Property Location in United States	Southern Localities	
Energy Factor of Domestic Hot Water Heater:	0.89	EF	Heating Fuel Tariff	$0.30	$/kWh
Hot Water Discharge Temperature at Faucet	105.00	°F	Water Tariff ($/1000 Gal)	$8.36	$/kGal
Equivalent Heating Fuel Savings:	700	kWh	Annual Cost Savings In Form of Water	$72	$
Savings Discounted by 15% to Account For Cold Water Use					
Annual Water Savings	8.56	kGal	Annual Energy Savings From Water Heater	$209	$

COST BENEFIT ANALYSIS					
Estimated Material Cost	$88		Estiamted Labor Cost	$85	
Estimated Total Annual Cost Savings	$280	$$	Estimated Total Installation Cost	$173	$$
Simple Payback Period	0.62	Years	*Type of Recommendation*	No/Low Cost ECM Recommendation	

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ECM EXPLANATION:

By reducing the flow of water coming from the restroom faucets, aerators can generate energy savings at low cost and with easy installation. The savings generated would be in the form of reduced water and sewer costs and at the same time aerators would save energy by reducing the demand for hot water. The average faucet has a flow rate of about 2 to 4 GPM. Adding a screw-in faucet aerator reduces the flow to 0.5 to 1.5 GPM in the bathroom and 2.2 GPM in the kitchen. In addition to saving energy and water, the "foamier" water that comes from faucet aerators wets objects better than water from a faucet with no aerator, which tends to bounce off the object rather than thoroughly wetting it.

BV recommends replacing the proposed faucet aerators with new low flow aerators as mentioned above. The proposed ECM shall also result in an annual energy saving in form of reduction in water heating bills.

Summary:

Initial Investment: $173 Estimated Annual Cost Savings: $280 Simple Payback Period (Yrs): 0.62

Appendix I:
Lighting System Schedule

Note : All Lighting is LED hence Lighting System Schedule is not available for this facility.

Appendix J:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) **I**nvestment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepared for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd



Big Dalton Canyon Park Campground
2900 Big Dalton Canyon Road
Glendora, California 91741

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BV PROJECT #:
158691.23R000-028.379

DATE OF REPORT:
February 13, 2024

ON SITE DATE:
December 21, 2023

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A. Park Executive Summary

A-1. Park Overview and Assessment Details

General Information	
Park Type	Campground
Number of Buildings	One
Main Address	2900 Big Dalton Canyon Road, Glendora, California 91741
Site Developed	1970
Site Area	1.03 acres (estimated)
Outside Occupants/Leased Spaces	None
Date(s) of Visit	December 21, 2023
Management Point of Contact	City of Glendora, Mr. Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Hugo Soltero 626.672.6311
Assessment and Report Prepared By	Usama Anwar
Reviewed By	Carl Alejandro Technical Reviewer carl.alejandro@bureauveritas.com 800.733.0660 x7296236
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

A-2. Park Findings and Deficiencies

Historical Summary

The Big Dalton Canyon Park Campground was originally developed in 1970. Since the site was constructed, there have been no significant renovations.

Amenities and General Site

The existing facilities at the campground include a wooden-framed gazebo, a small camping area, and a restroom building. The site area is furnished with picnic tables, precast spectator seating, camping grills, and a drinking fountain. Access to the campground is provided by a pedestrian bridge located by the Big Dalton Canyon Road. Every site element is well maintained, and each asset is budgeted for replacement over the reserve term.

Architectural

The restroom building has a concrete masonry structure with wooden siding and a metal roof. No active roof leaks were identified in the roofing system. Interior finishes in the building include wooden ceilings and gypsum board walls. No major structural and architectural deficiencies were identified during inspection. Overall, typical lifecycle-based replacement costs for all the interior and exterior assets are budgeted.

Mechanical, Electrical, Plumbing and Fire (MEPF)

No HVAC or domestic hot water equipment is installed in the building. Electrical supply is provided by a single-phase distribution panel installed in the utility closet. Plumbing fixtures are mostly original and well maintained. No issues with existing MEPF infrastructure were reported or identified during inspection. A budgetary cost to replace MEPF assets is included in the reserve tables.

Recommended Additional Studies

No additional studies recommended at this time.

B. Amenities and General Site

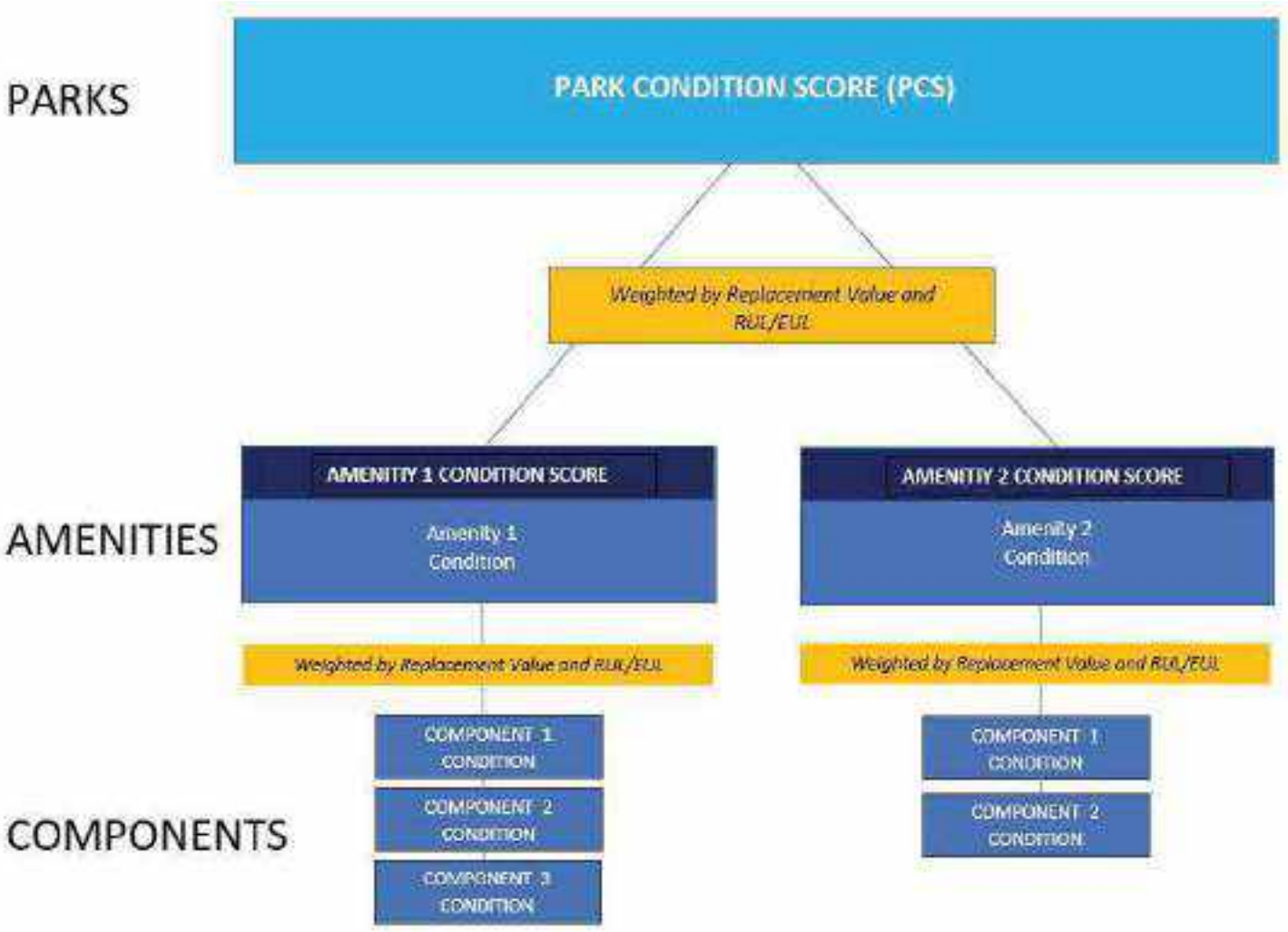
B-1. Prioritization Methodology

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

To assist in the overall prioritization effort, the following terms are used at the Component and Amenity level:

- **Component:** individual elements of the amenity or park that are evaluated and assigned conditions and GPS coordinates. Examples of components include benches, trash receptacles, tennis nets, playground surfaces, or split-rail fencing.
- **Amenity:** defined as a group of components that constitute a major feature of the park, logically grouped together by purpose and/or proximity. Examples of an amenity include a basketball court, a softball field, a dog park, picnic area, or playground.
- **Current Renewal Value (CRV):** the cost in today's dollars of the major constituent parts that make up the whole:
  - for Parks: CRV = renewal cost of all **developed** amenities within it (land value is excluded)
  - for Amenities: CRV = renewal cost of all significant components within it



The Amenity Condition Score (ACS) is a score calculated from an algorithm comprising a weighted average of the conditions of all the components within it.

AMENITY CONDITION SCORE (ACS) FORMULA = SUM [Remaining Value / Renewal Value (RenV) of combined components]

Remaining value = RenV multiplied by RUL/EUL

The Park Condition Score (PCS) is the total score for a single park property calculated from the sum of the Amenity Condition Scores (ACSs) for each amenity within the park.

PARK CONDITION SCORE FORMULA = SUM [Remaining Value]/ SUM [Renewal Value]

B-2. Park Prioritization Metrics

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

The PCS and ACS metrics have been developed so that the higher the score, the less the park or amenity needs short term financial attention, due to its relative condition. The lower the score, the more attention is needed. An increasingly low score indicates an increased need to address deficiencies, provide replacements or make essential repairs. The lower the score, the more the amenity or park requires renewal or replacement. Both PCS and ACS scores range from 0 to 100.

The color coding reflects the score definition. Higher scores are assigned a sliding scale of green, with 100 assigned the deepest green. Yellow indicates a condition in the middle of the range, with yellow green in the high mid ranges, and yellow red in the low mid ranges. Scores in the low range are assigned a sliding scale of red, with 0 assigned the deepest red.



FAILED CONDITION - 0 _____ EXCELLENT CONDITION -100

The table on the following page shows the PCS condition score of this park, along with the ACS condition score of each amenity within the park:

Big Dalton Canyon Park Campground	OVERALL CONDITION SCORE: **59**	TOTAL ACRES: REPLACEMENT VALUE: $ 112,250 REMAINING VALUE: $ 65,890 SAFETY ISSUES: 0 FAILED COMPONENTS: 0
General Site	COND. SCORE: **59**	REPLACEMENT VALUE: $ 112,250 REMAINING VALUE: $ 65,890

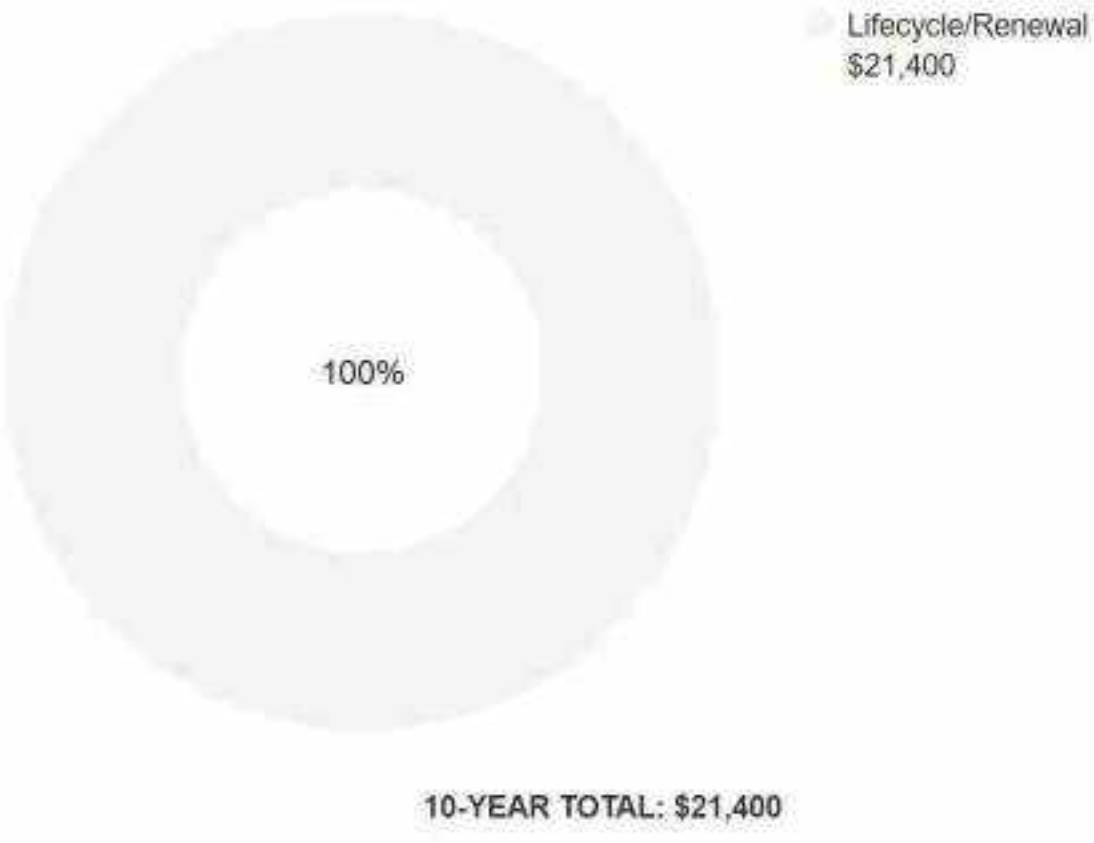
B-3. Plan Types (Amenities and General Site)

Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the best fit, typically the one with the greatest significance. See the *Purpose* description in the *Purpose and Scope* section for an explanation of Component Type.

Plan Type Descriptions

Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental	Improvements to air, water, or soil quality, including removal of hazardous materials from the site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost) – Timeframe 10 Years



B-4. Immediate Needs (Amenities and General Site)

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

BV did not identify any immediate needs associated with the amenities or general park areas at this site.

B-5. Key Findings (Amenities and General Site)

Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

The numerical scoring of condition as shown in the Key Findings is based on a 0-100 scale, as illustrated below:

- 0 - Replacement has none or very low impact on park operations
- 33 – Replacement has low impact on park operations
- 66 - Replacement has medium impact on park operation
- 100 - Failing, safety or code requirement component with high impact on park operations

BV did not identify any key findings associated with the amenities or general park areas at this site.

B-6. General Site





General Site			
Asset Type	Campground		
Asset Location	West side of the restroom building		
Overall Condition	Fair		
Component	*Description*	*Quantity*	*Condition*
Picnic Table	Wood/Composite/Fiberglass, Replace	9 EA	Fair
Outdoor Spectator Seating	Amphitheater, Concrete, Replace	340 LF	Good
Signage	Property, Building or Pole-Mounted, Replace/Install	1 EA	Excellent
Flagpole	Metal, Replace	1 EA	Fair
Trash Receptacle	Medium-Duty Metal or Precast, Replace	1 EA	Fair
Sidewalk	Concrete, Small Areas/Sections, Replace	300 SF	Fair
Campground Accessories	Grill, Pedestal-Style, Replace	2 EA	Fair
Drinking Fountain	Exterior/Site, Metal Pedestal, Replace	1 EA	Fair

General Site			
Bike Rack	Fixed 1-5 Bikes, Replace	3 EA	Fair
Pedestrian Bridge	Steel or Concrete Construction, 60' Span, Replace	220 SF	Fair
Signage	Exterior/Site, Guide and Directional Wall-Mounted, Replace/Install	1 EA	Excellent
Shed/Gazebo/Shade Structure	Wood or Metal-Framed, Basic/Minimal, Replace	290 SF	Fair
Trash Receptacle	Medium-Duty Metal or Precast, Replace	1 EA	Good
Landscaping and Topography	Moderate landscaping features Irrigation not present Low to moderate site slopes throughout		
Storm Water Management	Retention pond		
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.		
Key Issues and Findings	No key issues observed		

C. Buildings

C-1. Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

FCI Analysis | Big Dalton Canyon Park Campground / Restroom Building

Replacement Value	*Total SF*	*Cost/SF*
$ 93,800	*250*	*$ 375*

	Est Reserve Cost	FCI
Current	$ 0	**0.0 %**
3-Year	$ 5,200	5.5 %
5-Year	$ 15,000	16.0 %
10-Year	$ 28,000	29.8 %

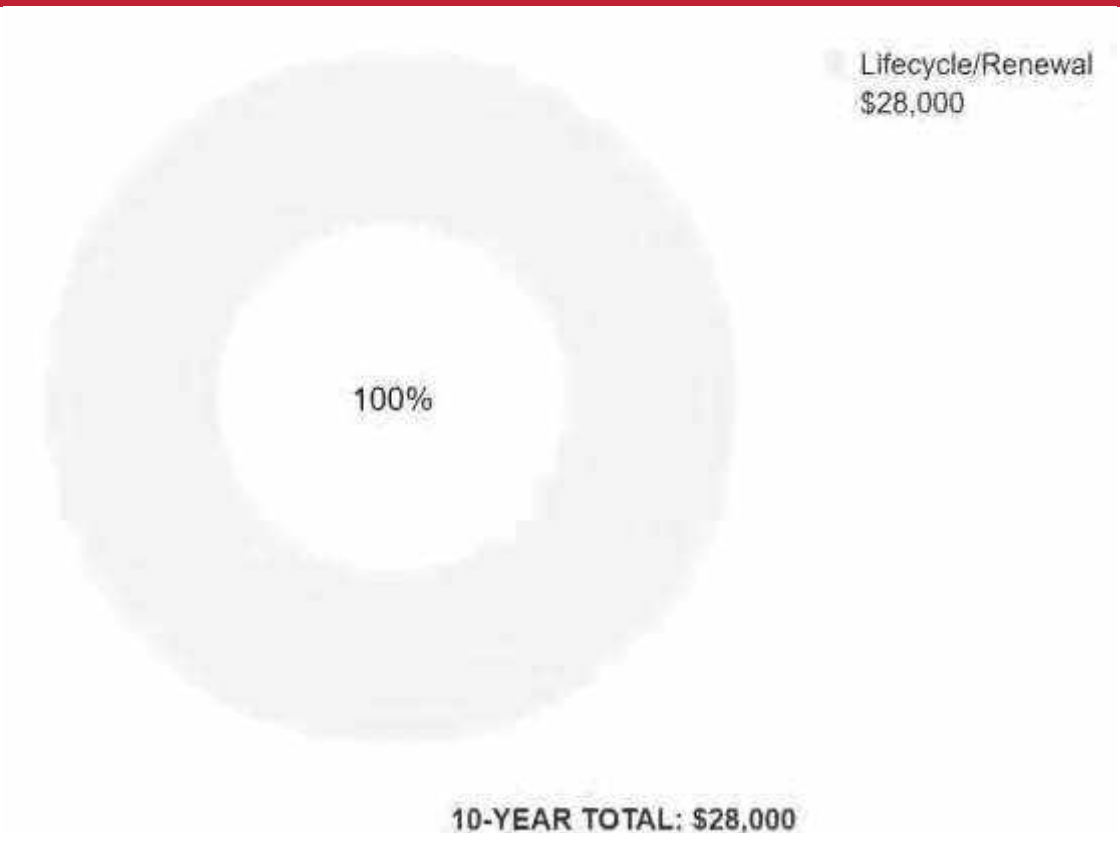
C-2. Plan Types (Buildings)

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost) – Timeframe 10 Years



C-3. Immediate Needs (Buildings)

BV did not identify any immediate needs associated with the building.

C-4. Key Findings (Buildings)

BV did not identify any key findings associated with the building.

C-5. Restroom Building





Restroom Building: Systems Summary

Constructed/Renovated	1970	
Building/Group Size	250 SF (estimated)	
Number of Stories	One above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with wood roof deck and concrete slab on grade foundation	Good
Façade	Wall Finish: Wooden Siding Door: Steel	Fair
Roof	Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board Floors: Unfinished Ceilings: Wood paneling	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and PVC waste and venting Hot Water: None Fixtures: Toilets and sinks in all restrooms	Fair
HVAC	None	--

Restroom Building: Systems Summary

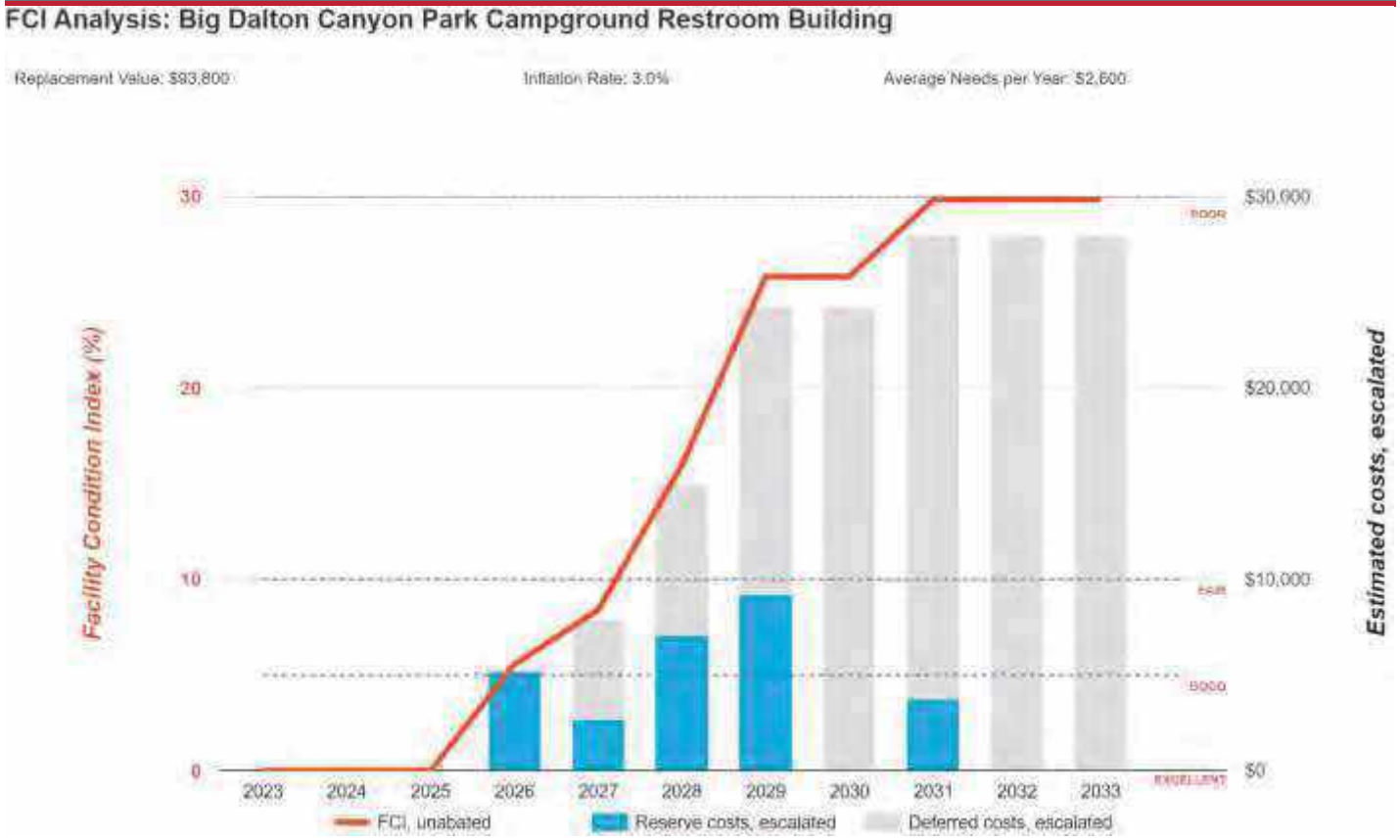
Fire Suppression	None	--
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: CFL Emergency Power: None	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None	

Restroom Building: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$4,000	-	$25,900	$29,900
Roofing	-	-	-	-	$10,600	$10,600
Interiors	-	-	$2,200	-	$2,900	$5,000
Plumbing	-	-	$2,600	$9,200	$10,500	$22,400
HVAC	-	-	$5,300	-	$7,100	$12,400
Electrical	-	-	$900	$3,800	$1,400	$6,100
TOTALS (3% inflation)	**-**	**-**	**$15,000**	**$13,000**	**$58,400**	**$86,400**

The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



D. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roof.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

E. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "public facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the checklists that are included in the Accessibility appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance.
- Only a representative sample of areas was observed.
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance.
- Itemized costs for individual non-compliant items are not / are included in the dataset.
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance.

The campground and restroom building were originally constructed in 1970 and they have not since been substantially renovated since then.

The following table summarizes the accessibility conditions of the exterior amenities and the restroom building in the campground:

Big Dalton Canyon Park Campground: Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
Restroom Building	1970	No	No
General Site	1970	No	No

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues within the park were reported.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the park amenities and facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

F. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes construction systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of construction systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed, or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include a review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of existing systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe the exterior amenities of the property, including individual site elements. Building observations include interior areas, the significant mechanical, electrical and elevator equipment rooms, and roofs.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key facts about the portfolio.

G. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

G-1. Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct, and manage the corrections.

G-2. Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Amenities and General Site and Facilities sections of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

H. Energy Audit

The purpose of this Energy Audit is to provide Big Dalton Canyon Park Campground with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation, and special use areas.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

I. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

Establishing the energy baseline begins with an analysis of the utility cost and consumption of the facility. Utilizing the historical energy data and local weather information, we evaluate the existing utility consumption and assign it to the various end-uses throughout the buildings. The Historical Data Analysis breaks down utilities by consumption, cost, and annual profile.

This data is analyzed, using standard engineering assumptions and practices. The analysis serves the following functions:

- Allows our engineers to benchmark the energy and water consumption of the facilities against consumption of efficient buildings of similar construction, use and occupancy.
- Generates the historical and current unit costs for energy and water
- Provides an indication of how well changes in energy consumption correlate to changes in weather.
- Reveals potential opportunities for energy consumption and/or cost reduction. For example, the analysis may indicate that there is excessive, simultaneous heating and cooling, which may mean that there is an opportunity to improve the control of the heating and cooling systems.

By performing this analysis and leveraging our experience, our engineers prioritize buildings and pinpoint systems for additional investigation during the site visit, thereby maximizing the benefit of their time spent on-site and minimizing time and effort by the customer's personnel.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the utility rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Estimated Utility Rates	
Electricity	Water and Sewer
$0.30/kWh	$8.36/CCF

The data analyzed provides the following information: 1) breakdown of utilities by consumption, 2) cost and annual profile, 3) baseline consumption in terms of energy/utility at the facility, 4) the Energy Use Index, or BTU/SF, and cost/SF. For multiple water meters, the utility data is combined to illustrate annual consumption for each utility type.

Electricity

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility. The billing for the water and sewer is monthly.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. Hence, energy benchmarking for the facility cannot be evaluated at this time. Bureau Veritas will update the report on receipt of the actual data.

J. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Big Dalton Canyon Park Campground. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated three Energy Conservation Measures (ECMs) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

The following table summarizes the recommended ECMs in terms of description, investment cost, energy consumption reduction, and cost savings.

Recommended Non-Renewable Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$ 1,185 *(In Current Dollars)*
Estimated Annual Cost Savings Related to ECMs	$174 *(In Current Dollars)*
Net Effective ECM Payback	6.81 years

Key Metrics to Benchmark the Subject Property's Energy Usage Profile

- Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.
- Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.
- Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.
- Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees, and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

Energy Conservation Measures Screening:

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0 unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified three Energy Conservation Measures (ECM) for this property.

List of Recommended Energy Conservation Measures For Big Dalton Canyon Park Campground

		Description of ECM	Location	Labor Cost	Material Cost	Projected Initial Investment	Utility Company Incentive	Net Projected Initial Investment	Estimated Annual Energy & Water Savings			Total Energy Savings	Total Green House Gas Savings	Estimated Utility Cost Savings	Estimated Annual O&M Savings	Total Estimated Annual Cost Savings	Simple Payback	S.I.R.	Life Cycle Savings	Expected Useful Life (EUL)
						(a)	(b)	C=(a-b)	Electricity	Demand Reduction	Water									
				($)	($)	($)	($)	($)	(kWh)	(KW)	(kGal)	(Mmbtu)	($MtCO_2$/Yr)	($)	($)	($)	(Yrs.)		($)	(Yrs.)
1	Title:	Upgrade Building Lighting to LED and Install Automatic Lighting Controls	Location: Building Interior - Big Dalton Canyon Park Campground	$7	$23	$30	$0	$30	114	0	0	0	0.03	$34	$3	$37	0.80	14.83	$412	15.00
	Attribute:	Replace CFL (2x);																		
2	Title:	Install Low Flow Faucet Aerators	Location:restrooms and building exterior	$126	$96	$222	$0	$222	0	#DIV/0!	4	0	0.00	$0	$0	$47	4.74	1.80	$178	10.00
	Attribute:	Replace 1x 2GPM rated kitchen faucets with 1GPM WaterSense certified faucets Replace 2x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators																		
3	Title:	Install Low Flow Tankless Restroom Fixtures	Location: Restroom building	$458	$320	$778	$0	$778	0	0	10	0	0.00	$0	$0	$109	7.12	1.68	$527	15.00
	Attribute:	Retrofit 4x; 1.6 GPF toilets with dual-flush flush vales																		
Totals for No/Low Cost Items				**$592**	**$439**	**$1,030**	**$0**	**$1,030**	**114**	**0**	**0**	**14**	**0.03**	**$34**	**$3**	**$193**	**5.33**			
Total For Capital Cost				**$0**	**$0**	**$0**	**$0**	**$0**	**0**	**0**	**0**	**0**	**0.00**	**$0**	**$0**	**$0**	**0.00**			
		Interactive Savings Discount @ 10%							-11	0	0	-1	0.00	-$3	$0	-$19				
		Total Contingency Expenses @ 15%				$155		$155												
Total for Improvements						**$1,185**	**$0**	**$1,185**	**102**	**0**	**0**	**13**	**0.02**	**$30**	**$3**	**$174**	**6.81**			

K. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property. These actions will ensure that the energy conservation measures identified in this report will remain effective. The following general recommendations should be continued or implemented.

Lighting

1. Use energy efficient replacement lamps (LEDs).
2. Clean lighting fixture reflective surfaces and translucent covers.
3. Ensure that timers and/or photocells are operating correctly on exterior lighting

L. Certification

City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Big Dalton Canyon Park Campground, 2900 Big Dalton Canyon Road Glendora, California 91741, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling, or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

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M. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Observation GPS Map Links
Appendix H: Equipment Inventory
Appendix I: Energy Conservation Measures Calculations
Appendix J: Lighting System Schedule
Appendix K: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview



1 - RESTROOM BUILDING - FRONT ELEVATION



2 - RESTROOM BUILDING - LEFT ELEVATION



3 - RESTROOM BUILDING - REAR ELEVATION



4 - RESTROOM BUILDING - RIGHT ELEVATION



5 - METAL ROOF



6 - RESTROOMS INTERIOR OVERVIEW

Photographic Overview



7 - DISTRIBUTION PANEL AND ELECTRIC METER



8 - GRILL



9 - GAZEBO AND PICNIC AREA



10 - PRECAST SPECTATOR SEATING



11 - GUIDE AND DIRECTIONAL SIGNAGE



12 - PEDESTRIAN BRIDGE

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-028.379	Big Dalton Canyon Park Campground
Source	**On-Site Date**
Google	December 21, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Big Dalton Canyon Park Campground

Name of person completing form: Hugo Soltero

Title / Association w/ property: Park Advisor

Length of time associated w/ property: 5 years

Date Completed: 11/6/2023

Phone Number:

Method of Completion: DURING - verbally completed during assessment

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

Data Overview		Response		
1	Year(s) constructed	Constructed: 1940	Renovated:	No renovations since constructeed
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	NA	
		Roof	NA	
		Interiors	NA	
		HVAC	NA	
		Electrical	NA	
		Site Pavement	NA	
		Accessibility	NA	
4	List other significant capital improvements (focus on recent years; provide approximate date).	Unknown		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Unknown		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Unknown		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?				X	
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?				X	
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?				X	
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.				X	
20	ADA: Has building management reported any accessibility-based complaints or litigation?				X	
21	Are any areas of the property leased to outside occupants?					



Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Big Dalton Canyon Park Campground

BV Project Number: 158691.23R000-028.379

Abbreviated Accessibility Checklist					
Facility History & Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.			X	
3	Has building management reported any accessibility-based complaints or litigation?			X	

Abbreviated Accessibility Checklist

Building Entrances



MEN SIDE ENTRANCE



WOMEN SIDE ENTRANCE

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?	X			
3	Is signage provided indicating the location of alternate accessible entrances ?	X			
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	X			
5	Do doors at accessible entrances appear to have compliant hardware ?	X			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	X			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	✕			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✕			

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?		X		Missing knee wraps
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	✕			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?			✕	
9	Do accessories and mirrors appear to be mounted at a compliant height ?	✕			

Appendix E:
Component Condition Report

Component Condition Report | Big Dalton Canyon Park Campground / Restroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Restroom Building	Fair	Exterior Walls, Wood Siding	780 SF	11	7179709
B2010	Restroom Building	Fair	Exterior Walls, any painted surface, Prep & Paint	780 SF	5	7179736
B2050	Building Exterior-Restroom Building	Fair	Exterior Door, Steel, Standard	3	17	7179753
Roofing						
B3010	Roof	Fair	Roofing, Metal	340 SF	16	7179762
Interiors						
C2010	Restroom Building	Fair	Wall Finishes, any surface, Prep & Paint	500 SF	5	7181541
C2050	Restroom Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	250 SF	5	7179752
Plumbing						
D2010	Building exterior	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	3	7179770
D2010	Restroom Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	250 SF	18	7179757
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	6	7179767
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	17	7179742
HVAC						
D3060	Restrooms - W	Fair	Supplemental Components, Hand Dryer, Restroom	1	4	7179764
D3060	Restrooms - M	Fair	Supplemental Components, Hand Dryer, Restroom	1	3	7179737
Electrical						
D5020	Restroom Building	Fair	Distribution Panel, 120/208 V	1	8	7179734
D5030	Restroom Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	250 SF	14	7179731
D5040	Restroom Building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	250 SF	5	7179747

Component Condition Report | Big Dalton Canyon Park Campground

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	1	7	7179759
Special Construction & Demo						
F1020	Site	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	290 SF	16	7179739
Pedestrian Plazas & Walkways						
G2030	Site	Fair	Sidewalk, Concrete, Small Areas/Sections	300 SF	30	7179740
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Campground Accessories, Grill, Pedestal-Style	1	9	7179749
G2050	Site	Fair	Campground Accessories, Grill, Pedestal-Style	1	9	7179745
Sitework						
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7179765
G2060	Site	Fair	Outdoor Spectator Seating, Amphitheater, Concrete	340 LF	30	7179761
G2060	Site	Excellent	Signage, Exterior/Site, Guide & Directional Pole-Mounted	1	20	7179771
G2060	Site	Fair	Flagpole, Metal	1	10	7179738
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	8	7179743
G2060	Site	Fair	Bike Rack, Fixed 1-5 Bikes	1	10	7179748
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	10	7179763
G2060	Site	Fair	Bike Rack, Fixed 1-5 Bikes	1	10	7179772
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7179754
G2060	Site	Fair	Bike Rack, Fixed 1-5 Bikes	1	10	7179744
G2060	Site	Fair	Pedestrian Bridge, Steel or Concrete Construction, 60' Span	220 SF	30	7179733
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	10	7179746
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	9	7179735
G2060	Site	Fair	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	1	10	7179750
G2060	Site	Good	Trash Receptacle, Medium-Duty Metal or Precast	1	18	7179732

Component Condition Report | Big Dalton Canyon Park Campground

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7179741
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	11	7179730
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	10	7179760
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	10	7179766

Appendix F:
Replacement Reserves

Replacement Reserves Report



2/13/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Big Dalton Canyon Park Campground	$0	$0	$0	$0	$0	$0	$0	$2,745	$1,319	$3,494	$13,795	$5,400	$0	$0	$0	$0	$17,308	$0	$1,773	$0	$2,687	**$48,521**
Big Dalton Canyon Park Campground / Restroom Building	$0	$0	$0	$5,202	$2,679	$7,097	$9,237	$0	$3,769	$0	$0	$16,063	$0	$3,496	$5,007	$8,321	$10,552	$11,803	$3,166	$0	$0	**$86,391**
Big Dalton Canyon Park Campground / Site	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Grand Total	**$0**	**$0**	**$0**	**$5,202**	**$2,679**	**$7,097**	**$9,237**	**$2,745**	**$5,088**	**$3,494**	**$13,795**	**$21,463**	**$0**	**$3,496**	**$5,007**	**$8,321**	**$27,860**	**$11,803**	**$4,939**	**$0**	**$2,687**	**$134,912**

Big Dalton Canyon Park Campground

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Site	7179759	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	8	7	1	EA	$1,500.00	$2,231.55	$2,232								$2,232															**$2,232**
F1020	Site	7179739	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	14	16	290	SF	$25.00	$37.19	$10,786																	$10,786						**$10,786**
G2050	Site	7179749	Campground Accessories, Grill, Pedestal-Style, Replace	15	6	9	1	EA	$600.00	$892.62	$893										$893													**$893**
G2050	Site	7179745	Campground Accessories, Grill, Pedestal-Style, Replace	15	6	9	1	EA	$600.00	$892.62	$893										$893													**$893**
G2060	Site	7179743	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	12	8	1	EA	$700.00	$1,041.39	$1,041									$1,041														**$1,041**
G2060	Site	7179735	Picnic Table, Wood/Composite/Fiberglass, Replace	20	11	9	1	EA	$600.00	$892.62	$893										$893													**$893**
G2060	Site	7179748	Bike Rack, Fixed 1-5 Bikes, Replace	20	10	10	1	EA	$600.00	$892.62	$893											$893												**$893**
G2060	Site	7179772	Bike Rack, Fixed 1-5 Bikes, Replace	20	10	10	1	EA	$600.00	$892.62	$893											$893												**$893**
G2060	Site	7179744	Bike Rack, Fixed 1-5 Bikes, Replace	20	10	10	1	EA	$600.00	$892.62	$893											$893												**$893**
G2060	Site	7179763	Picnic Table, Wood/Composite/Fiberglass, Replace	20	10	10	1	EA	$600.00	$892.62	$893											$893												**$893**
G2060	Site	7179746	Picnic Table, Wood/Composite/Fiberglass, Replace	20	10	10	1	EA	$600.00	$892.62	$893											$893												**$893**
G2060	Site	7179760	Picnic Table, Wood/Composite/Fiberglass, Replace	20	10	10	1	EA	$600.00	$892.62	$893											$893												**$893**
G2060	Site	7179766	Picnic Table, Wood/Composite/Fiberglass, Replace	20	10	10	1	EA	$600.00	$892.62	$893											$893												**$893**
G2060	Site	7179765	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$892.62	$893												$893											**$893**
G2060	Site	7179741	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$1,223.22	$1,223												$1,223											**$1,223**
G2060	Site	7179730	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$892.62	$893												$893											**$893**
G2060	Site	7179754	Picnic Table, Wood/Composite/Fiberglass, Replace	20	9	11	1	EA	$600.00	$892.62	$893												$893											**$893**
G2060	Site	7179732	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	2	18	1	EA	$700.00	$1,041.39	$1,041																			$1,041				**$1,041**
G2060	Site	7179738	Flagpole, Metal, Replace	30	20	10	1	EA	$2,500.00	$3,719.25	$3,719											$3,719											**$3,719**
G2060	Site	7179750	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	20	10	10	1	EA	$200.00	$297.54	$298											$298												**$298**
G2060	Site	7179771	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace	20	0	20	1	EA	$1,000.00	$1,487.70	$1,488																						$1,488	**$1,488**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,232**	**$1,041**	**$2,678**	**$10,265**	**$3,901**	**$0**	**$0**	**$0**	**$0**	**$10,786**	**$0**	**$1,041**	**$0**	**$1,488**	**$33,432**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,745**	**$1,319**	**$3,494**	**$13,795**	**$5,400**	**$0**	**$0**	**$0**	**$0**	**$17,308**	**$0**	**$1,773**	**$0**	**$2,687**	**$48,521**

Big Dalton Canyon Park Campground / Restroom Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Restroom Building	7179736	Exterior Walls, any painted surface, Prep & Paint	10	5	5	780	SF	$3.00	$4.46	$3,481						$3,481										$3,481						**$6,962**
B2010	Restroom Building	7179769	Exterior Walls, Wood Siding, Replace	30	19	11	780	SF	$10.00	$14.88	$11,604												$11,604										**$11,604**
B2050	Building Exterior-Restroom Building	7179753	Exterior Door, Steel, Standard, Replace	40	23	17	3	EA	$600.00	$892.62	$2,678																		$2,678				**$2,678**
B3010	Roof	7179762	Roofing, Metal, Replace	40	24	16	340	SF	$13.00	$19.34	$6,576																	$6,576					**$6,576**
C2010	Restroom Building	7181541	Wall Finishes, any surface, Prep & Paint	10	5	5	500	SF	$1.50	$2.23	$1,116						$1,116										$1,116						**$2,232**
C2050	Restroom Building	7179752	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	250	SF	$2.00	$2.98	$744						$744										$744						**$1,488**
D2010	Restroom Building	7179757	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	22	18	250	SF	$5.00	$7.44	$1,860																			$1,860			**$1,860**
D2010	Building exterior	7179770	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	27	3	1	EA	$1,600.00	$2,380.32	$2,380					$2,380																	**$2,380**
D2010	Restrooms	7179767	Toilet, Commercial Water Closet, Replace	30	24	6	4	EA	$1,300.00	$1,934.01	$7,736									$7,736													**$7,736**
D2010	Restrooms	7179742	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	13	17	2	EA	$1,500.00	$2,231.55	$4,463																			$4,463			**$4,463**
D3060	Restrooms - M	7179737	Supplemental Components, Hand Dryer, Restroom, Replace	10	7	3	1	EA	$1,600.00	$2,380.32	$2,380					$2,380										$2,380							**$4,761**
D3060	Restrooms - W	7179764	Supplemental Components, Hand Dryer, Restroom, Replace	10	6	4	1	EA	$1,600.00	$2,380.32	$2,380						$2,380										$2,380						**$4,761**
D5020	Restroom Building	7179734	Distribution Panel, 120/208 V, Replace	30	22	8	1	EA	$2,000.00	$2,975.40	$2,975										$2,975												**$2,975**
D5030	Restroom Building	7179731	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	26	14	250	SF	$2.50	$3.72	$930																	$930					**$930**
D5040	Restroom Building	7179747	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	15	5	250	SF	$2.10	$3.12	$781						$781																**$781**
Totals, Unescalated												**$0**	**$0**	**$0**	**$4,761**	**$2,380**	**$6,122**	**$7,736**	**$0**	**$2,975**	**$0**	**$0**	**$11,604**	**$0**	**$2,380**	**$3,310**	**$5,341**	**$6,576**	**$7,141**	**$1,860**	**$0**	**$0**	**$62,186**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$5,202**	**$2,679**	**$7,097**	**$9,237**	**$0**	**$3,769**	**$0**	**$0**	**$16,063**	**$0**	**$3,496**	**$5,007**	**$8,321**	**$10,552**	**$11,803**	**$3,166**	**$0**	**$0**	**$86,391**

Big Dalton Canyon Park Campground / Site

Appendix G:
Observation GPS Map Links

Attributes	Action Description	Location Description	Condition	Latitude	Longitude	GPS Map Link	Plan Type	Helper Label	Effective Age	Lifespan	RUL	Fiscal Year Observed	Quantity	Unit Cost	Total Cost	Barcode	Comments Public	Park Name	AssetCALC ID
Supply & Sanitary, Low Density (excludes fixtures)	Replace	Restroom Building	Fair	34.1606859525177	-117.8253978748340 7	https://www.google.com/maps?q=34.1606859525177,-117.8253978748340 7	Retrofit/Adaptation	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	22	40	18		250	5.415	1353.75			Restroom Building	7179757
Metal	Replace	Roof	Fair	34.1606859525177	-117.8253978748340 7	https://www.google.com/maps?q=34.1606859525177,-117.8253978748340 7	Lifecycle Renewal	Metal Roof	24	40	16		340	14.079	4785.86			Restroom Building	7179762
any painted surface	Prep & Paint	Restroom Building	Fair	34.160741627375444	-117.8253293932965 62	https://www.google.com/maps?q=34.160741627375444,-117.8253293932965 62	Lifecycle Renewal	Any Painted Exterior Surface	5	10	5		780	3.249	2534.22			Restroom Building	7179736
Wood Siding	Replace	Restroom Building	Fair	34.160741627375444	-117.8253293932965 62	https://www.google.com/maps?q=34.160741627375444,-117.8253293932965 62	Lifecycle Renewal	Wood Siding	19	30	11		780	10.83	8447.4			Restroom Building	7179769
Steel, Standard	Replace	Building Exterior-Restroom Building	Fair	34.160741627375444	-117.8253293932965 62	https://www.google.com/maps?q=34.160741627375444,-117.8253293932965 62	Lifecycle Renewal	Exterior Door Steel	23	40	17		3	649.8	1949.4			Restroom Building	7179753
Fixed 1-5 Bikes	Replace	Site	Fair	34.160762	-117.825362	https://www.google.com/maps?q=34.160762,-117.825362	Lifecycle Renewal	Bike Rack, Fixed 1-5 Bikes, Replace	10	20	10		1	649.8	649.8 002541			Big Dalton Canyon Park Campground	7179748
Fixed 1-5 Bikes	Replace	Site	Fair	34.160777	-117.825357	https://www.google.com/maps?q=34.160777,-117.825357	Lifecycle Renewal	Bike Rack, Fixed 1-5 Bikes, Replace	10	20	10		1	649.8	649.8 002543			Big Dalton Canyon Park Campground	7179772
Metal	Replace	Site	Fair	34.160645	-117.8253639	https://www.google.com/maps?q=34.1606445,-117.825636	Lifecycle Renewal	Flagpole, Metal, Replace	20	30	10		1	2707.5	2707.5 002547			Big Dalton Canyon Park Campground	7179738
Grill, Pedestal-Style	Replace	Site	Fair	34.160767	-117.825415	https://www.google.com/maps?q=34.160767,-117.825415	Lifecycle Renewal	Camping/Picnic Accessories, Grill, Pedestal-Style, Replace	6	15	9		1	649.8	649.8 002582			Big Dalton Canyon Park Campground	7179740
Exterior/Site, Metal Pedestal	Replace	Site	Fair	34.1606485	-117.825444	https://www.google.com/maps?q=34.1606485,-117.825444	Lifecycle Renewal	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	8	15	7		1	1624.5	1624.5 002546			Big Dalton Canyon Park Campground	7179759
Fixed 1-5 Bikes	Replace	Site	Fair	34.160764	-117.825315	https://www.google.com/maps?q=34.160764,-117.825315	Lifecycle Renewal	Bike Rack, Fixed 1-5 Bikes, Replace	10	20	10		1	649.8	649.8 002576			Big Dalton Canyon Park Campground	7179744
Wood/Composite/Fiberglass	Replace	Site	Fair	34.1606089	-117.825445	https://www.google.com/maps?q=34.1606089,-117.825445	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	9	20	11		1	649.8	649.8 002584			Big Dalton Canyon Park Campground	7179765
Wood/Composite/Fiberglass	Replace	Site	Fair	34.160705	-117.825352	https://www.google.com/maps?q=34.160705,-117.825352	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	9	20	11		1	974.7	974.7 002542			Big Dalton Canyon Park Campground	7179745
Wood/Composite/Fiberglass	Replace	Site	Fair	34.1606077	-117.825408	https://www.google.com/maps?q=34.1606077,-117.825408	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	9	20	11		1	649.8	649.8 002599			Big Dalton Canyon Park Campground	7179730
Wood/Composite/Fiberglass	Replace	Site	Fair	34.1606072	-117.825323	https://www.google.com/maps?q=34.1606072,-117.825323	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8 002522			Big Dalton Canyon Park Campground	7179763
Wood/Composite/Fiberglass	Replace	Site	Fair	34.160701	-117.825444	https://www.google.com/maps?q=34.160701,-117.825444	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	9	20	11		1	649.8	649.8 002600			Big Dalton Canyon Park Campground	7179754
Wood/Composite/Fiberglass	Replace	Site	Fair	34.1606085	-117.825362	https://www.google.com/maps?q=34.1606085,-117.825362	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8 002523			Big Dalton Canyon Park Campground	7179746
Wood/Composite/Fiberglass	Replace	Site	Fair	34.160693	-117.825332	https://www.google.com/maps?q=34.160693,-117.825332	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8 002520			Big Dalton Canyon Park Campground	7179760
Wood/Composite/Fiberglass	Replace	Site	Fair	34.1605986	-117.825397	https://www.google.com/maps?q=34.1605986,-117.825397	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	10	20	10		1	649.8	649.8 002519			Big Dalton Canyon Park Campground	7179766
Wood/Composite/Fiberglass	Replace	Site	Fair	34.160688	-117.825333	https://www.google.com/maps?q=34.160688,-117.825333	Lifecycle Renewal	Picnic Table, Wood/Composite/Fiberglass, Replace	11	20	9		1	649.8	649.8 002521			Big Dalton Canyon Park Campground	7179735
Exterior/Site, Guide & Directional Pole-Mounted	Replace	Site	Excellent	34.160301	-117.825490	https://www.google.com/maps?q=34.160301,-117.825490	Lifecycle Renewal	Signage, Property, Building or Pole-Mounted, Replace/Install	0	20	20		1	1083	1083 002583			Big Dalton Canyon Park Campground	7179773
Medium-Duty Metal or Precast	Replace	Site	Good	34.160284	-117.825543	https://www.google.com/maps?q=34.160284,-117.825543	Lifecycle Renewal	Trash Receptacle, Medium-Duty Metal or Precast, Replace	2	20	18		1	758.1	758.1 002551			Big Dalton Canyon Park Campground	7179732
Amphitheater, Concrete	Replace	Site	Fair	34.160469378 18615	-117.825643967511 18	https://www.google.com/maps?q=34.160469378 18615,-117.825643967511 18	Lifecycle Renewal	Seating/Wall, Concrete, 18" Height, Replace	20	50	30		340	162.45	55233			Big Dalton Canyon Park Campground	7179761
Concrete, Small Areas/Sections	Replace	Site	Fair	34.160545484 53729	-117.825 4613520 3452	https://www.google.com/maps?q=34.160545484 53729,-117.825 4613520 3452	Lifecycle Renewal	Sidewalk, Concrete, Small Areas/Sections, Replace	20	50	30		300	21.66	6498			Big Dalton Canyon Park Campground	7179740
Wood or Metal-Framed, Basic/Minimal	Replace	Site	Fair	34.160630975 4293885	-117.825373909 88929	https://www.google.com/maps?q=34.160630975 4293885,-117.825373909 88929	Lifecycle Renewal	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	14	30	16		260	27.075	7851.75			Big Dalton Canyon Park Campground	7179739
Steel or Concrete Construction, 60' Span	Replace	Site	Fair	34.160452496545764	-117.825528407 2549	https://www.google.com/maps?q=34.160452496545764,-117.825528407 2549	Lifecycle Renewal	Pedestrian Bridge, Steel or Concrete Construction, 60' Span, Replace	20	50	30		220	162.45	35739			Big Dalton Canyon Park Campground	7179733
Exterior/Site, Guide & Directional Wall-Mounted	Replace/Install	Site	Fair	34.160310016 62581	-117.825 0076 461749	https://www.google.com/maps?q=34.160310016 62581,-117.825 0076 461749	Lifecycle Renewal	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	10	20	10		1	216.6	216.6 002529			Big Dalton Canyon Park Campground	7179755
Grill, Pedestal-Style	Replace	Site	Fair	34.160594979 83851	-117.825 4693 866157	https://www.google.com/maps?q=34.160594979 83851,-117.825 4693 866157	Lifecycle Renewal	Camping/Picnic Accessories, Grill, Pedestal-Style, Replace	6	15	9		1	649.8	649.8 002569			Big Dalton Canyon Park Campground	7179745
Medium-Duty Metal or Precast	Replace	Site	Fair	34.160727	-117.825421	https://www.google.com/maps?q=34.160727,-117.825421	Lifecycle Renewal	Trash Receptacle, Medium-Duty Metal or Precast, Replace	12	20	8		1	758.1	758.1 002508			Big Dalton Canyon Park Campground	7179743
120/208 V	Replace	Restroom Building	Fair	34.160606	-117.825658	https://www.google.com/maps?q=34.160606,-117.825658	Lifecycle Renewal	Distribution Panel, 120/208 V, 200 AMP, Replace	22	30	8		1	2166	2166 002545			Restroom Building	7179734
Commercial Kitchen, 1-Bowl	Replace	Building exterior	Fair	34.160796	-117.825410	https://www.google.com/maps?q=34.160796,-117.825410	Lifecycle Renewal	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	27	30	3		1	1732.8	1732.8 002544			Restroom Building	7179770
any flat surface	Prep & Paint	Restroom Building	Fair	34.160704765 29643	-117.825 3630061 1687	https://www.google.com/maps?q=34.160704765 29643,-117.825 3630061 1687	Lifecycle Renewal	Ceiling/Finishes, any flat surface, Prep & Paint	5	10	5		250	2.166	541.5			Restroom Building	7179752
Commercial Water Closet	Replace	Restrooms	Fair	34.160704785 29643	-117.825 3630061 1687	https://www.google.com/maps?q=34.160704785 29643,-117.825 3630061 1687	Lifecycle Renewal	Toilet, Commercial Water Closet, Replace	24	30	6		4	1407.9	5631.6			Restroom Building	7179767
Metal	Replace	Restroom - M	Fair	34.160704785 29643	-117.825 3630061 1687	https://www.google.com/maps?q=34.160704785 29643,-117.825 3630061 1687	Lifecycle Renewal	Toilet Partitions, Metal, Replace	12	20	8		2	920.55	1841.1			Restroom Building	7179768
Metal	Replace	Restroom - W	Fair	34.160704785 29643	-117.825 3630061 1687	https://www.google.com/maps?q=34.160704785 29643,-117.825 3630061 1687	Lifecycle Renewal	Toilet Partitions, Metal, Replace	12	20	8		2	920.55	1841.1			Restroom Building	7179756
Commercial Water Closet	Replace	Restroom - W	Fair	34.160704785 29643	-117.825 3630061 1687	https://www.google.com/maps?q=34.160704785 29643,-117.825 3630061 1687	Lifecycle Renewal	Toilet, Commercial Water Closet, Replace	14	30	16		2	1407.9	2815.8			Restroom Building	7179774
Hand Dryer, Restroom	Replace	Restrooms - W	Fair	34.160704785 29643	-117.825 3630061 1687	https://www.google.com/maps?q=34.160704785 29643,-117.825 3630061 1687	Lifecycle Renewal	Supplemental Components, Hand Dryer, Restroom, Replace	6	10	4		1	1732.8	1732.8 002528			Restroom Building	7179764
Wall-Hung, Vitreous China	Replace	Restroom - M	Fair	34.160704785 29643	-117.825 3630061 1687	https://www.google.com/maps?q=34.160704785 29643,-117.825 3630061 1687	Lifecycle Renewal	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	13	30	17		1	1624.5	1624.5			Restroom Building	7179758
any surface	Prep & Paint	Restroom Building	Fair	34.160685952 75177	-117.825397 8748340 7	https://www.google.com/maps?q=34.160685952 75177,-117.825397 8748340 7	Lifecycle Renewal	Any Interior Wall Surface - Paint	5	10	5		500	1.6245	812.25			Restroom Building	7181541
Wiring & Switches, Average or Low Density/Complexity	Replace	Restroom Building	Fair	34.160685952 75177	-117.825397 8748340 7	https://www.google.com/maps?q=34.160685952 75177,-117.825397 8748340 7	Lifecycle Renewal	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	26	40	14		250	2.7075	676.875			Restroom Building	7179731
Full Upgrade, Low Density & Standard Fixtures	Replace	Restroom Building	Fair	34.160685952 75177	-117.825397 8748340 7	https://www.google.com/maps?q=34.160685952 75177,-117.825397 8748340 7	Lifecycle Renewal	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	15	20	5		250	2.2743	568.575			Restroom Building	7179747
Wall-Hung, Vitreous China	Replace	Restrooms	Fair	34.160685952 75177	-117.825397 8748340 7	https://www.google.com/maps?q=34.160685952 75177,-117.825397 8748340 7	Lifecycle Renewal	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	13	30	17		2	1624.5	3249			Restroom Building	7179742
Hand Dryer, Restroom	Replace	Restrooms - M	Fair	34.160685952 75177	-117.825397 8748340 7	https://www.google.com/maps?q=34.160685952 75177,-117.825397 8748340 7	Lifecycle Renewal	Supplemental Components, Hand Dryer, Restroom, Replace	7	10	3		1	1732.8	1732.8 002512			Restroom Building	7179737

Appendix H:
Equipment Inventory

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7179734	D5020	**Distribution Panel**	120/208 V	200 AMP	Big Dalton Canyon Park Campground / Restroom Building	Restroom Building					002545	

Appendix I:
Energy Conservation Measures Calculations

roperty o B All Rights Reser ed

IC	Upgrade Building Lighting to LED and Install Automatic Lighting Controls
EAL10	Location: Building Interior - Big Dalton Canyon Park Campground
Attributes:	Replace CFL (2x)

	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
Upgrade Lighting to LED	2	2	2	11	3 .0	3.15

Existing Technology	Sub-Technology	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
CFL	CFL - 2 Pin	0	0	0	0	0	0
CFL	CFL - Pin	2	2	2	11	3	3
CFL	CFL - Screw-in	0	0	0	0	0	0
Circiline	T9	0	0	0	0	0	0
Incan/HI/MR	H	0	0	0	0	0	0
Incan/HI/MR	Incan	0	0	0	0	0	0
Incan/HI/MR	MR	0	0	0	0	0	0
HID	HPS	0	0	0	0	0	0
HID	MH	0	0	0	0	0	0
HID	M	0	0	0	0	0	0
HID	L	0	0	0	0	0	0
Linear Fluorescent	T8	0	0	0	0	0	0
Linear Fluorescent	T12	0	0	0	0	0	0
Linear Fluorescent	T8 U	0	0	0	0	0	0
Linear Fluorescent	T12 U	0	0	0	0	0	0
Linear Fluorescent	T5	0	0	0	0	0	0
Linear Fluorescent	T6	0	0	0	0	0	0
Linear Fluorescent	T10	0	0	0	0	0	0

Proposed Controls	No. of Controls		No. of Controls
Photo Sensor	0	Ceiling Mounted	0
Wall Mounted	0		

Initial Investment			Equipment Rentals	
Material Cost	22.60		Scissor Lift 26' - Interior Spaces	0.00
Labor Cost	.21		Bucket Truck - Exterior Spaces	0.00
Local Electric Rate	0.30	/kWh	Estimated Annual Energy Savings	11
			Estimated Demand Savings	0
Hourly Labor Rate For Electrician	2.05		Estimated Annual Energy Cost Savings	3
udgeted Initial Investment	30		Estimated Annual M Cost Savings	3
Estimated Return on Investment (Including M Savings)	0.80	ears	Estimated Annual Cost Savings	3

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Appendix J:
Lighting System Schedule

Lighting Schedule - Existing

										Lamp Details				Fixture Details						Existing Consumption	
Line No.	Building Name	Interior/ Exterior	Floor	Space Type	Room No.	Additional Area Description	LUX	Control Quantity	Existing Control	Technology	Sub-Technology	Lamp Type	Total Lamps	Fixture Type	Linear Fluorescent Fixture Lens	Fixture Mounting	Fixture Quantity	24x7 Fixture Count	Fixture Height	Annual Hours	Existing Annual kWh
1	Dalton Canyon Park Campgr	Interior	1	Restroom - Male		Restroom	-	0	Timer	CFL	CFL - 4 Pin	2' CFL36	1	Can - Surface Mounted	Prism	Surface Mount	1	No	≥ 9	4,368	157
2	Dalton Canyon Park Campgr	Interior	1	Restroom - Female		Restroom	-	0	Timer	CFL	CFL - 4 Pin	2' CFL36	1	Can - Surface Mounted	Prism	Surface Mount	1	No	≥ 9	4,368	157

Appendix K:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0 unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) **I**nvestment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees, and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT

prepare for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd



Historical Society Museum
314 North Glendora Avenue
Glendora, California 91741

PREPARED BY:
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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Museum
Main Address	314 North Glendora Avenue, California 91741
Site Developed	1913 Renovated: 1952 and 2023
Site Area	0.22 acres (estimated)
Parking Spaces	Seven total spaces all in open lots; one of which is accessible
Building Area	4,200 SF
Number of Stories	Two above grade
Outside Occupants / Leased Spaces	None
Date(s) of Visit	December 19, 2023
Management Point of Contact	City of Glendora, Mr. Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Ryan Hacecky 626.672.6306
Assessment and Report Prepared By	Usama Anwar
Reviewed By	Carl Alejandro Technical Reviewer carl.alejandro@bureauveritas.com 800.733.0660 x7296236
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The small building was originally built in 1913 and contained Glendora's original City Hall, Volunteer Fire Department, and a holding cell. In 1952, the building was substantially renovated and converted into a museum. Several renovations have been completed throughout its history, but its use has not changed. Recent renovations include new roofing, interior wall repainting, and new carpeting and terrazzo floors.

Architectural

The building has a concrete masonry structure with wood framed decking. The primary roof is gable shaped and has asphalt shingle construction while the secondary roof is flat with modified bitumen membrane. Both roof compositions are in excellent condition with no reported or observed leaks. Exterior walls are finished with stucco. The building also has historical wooden framed windows along with steel and solid-wood doors at the main and additional entrances to the building. Windows are antiquated with damaged framing and deteriorated caulking; hence replacement is recommended. The interior infrastructure of the building contains exhibition rooms, office spaces, and associated restrooms. The floors have recently been refinished with new carpet and terrazzo finishes. Life-cycle based costs to replace each architectural asset at the end of useful life are budgeted.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The interior spaces are heated and cooled by three rooftop packaged units. Hot water is supplied by an electric water heater installed in the crawl space which was not directly accessible. The plumbing system appeared adequate, however routine maintenance repair work was in progress during the inspection. Electricity is fed to the building through a medium phase distribution panel located at the building exterior. Fire protection is provided by wall mounted fire extinguishers. No significant deficiencies were reported or observed with any MEPF equipment. Regular inspections and maintenance are highly recommended to maintain the MEPF infrastructure. A budgetary cost to replace all MEPF systems at respective terms is included.

Site

The site area consists of an asphalt paved parking lot, concrete sidewalks, and adjacent landscaping. Building mounted and property entrance signage are also displayed at the front. Longitudinal cracks were identified at isolated areas in the asphalt lot; hence repair is recommended. Short-term and long-term maintenance costs for maintaining the site infrastructure are included in the reserve tables.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

FCI Analysis | Historical Society Museum(1913)

Replacement Value	*Total SF*	*Cost/SF*
$ 2,940,000	*4,200*	*$ 700*

	Est Reserve Cost	FCI
Current	$ 0	**0.0 %**
3-Year	$ 21,800	0.7 %
5-Year	$ 38,900	1.3 %
10-Year	$ 218,300	7.4 %

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

BV did not observe any immediate needs at the site.

Key Findings



Window in Poor condition.

Wood Historical, up to 15 SF
Historical Society Museum Building Exterior

Uniformat Code: B2020
Recommendation: **Restore in 2025**

Priority Score: **87.8**

Plan Type:
Performance/Integrity

Cost Estimate: $17,100

$$$$

Broken and leaky windows - AssetCALC ID: 7177726



Parking Lots in Poor condition.

Pavement, Asphalt
Historical Society Museum Parking lot

Uniformat Code: G2020
Recommendation: **Seal & Stripe in 2025**

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $2,300

**$$**$$

Cracks are recommended for sealing. - AssetCALC ID: 7177710



Exterior Door in Poor condition.

Wood, Solid-Core
Historical Society Museum Building Exterior - front

Uniformat Code: B2050
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,000

**$$**$$

Damaged door - AssetCALC ID: 7177698

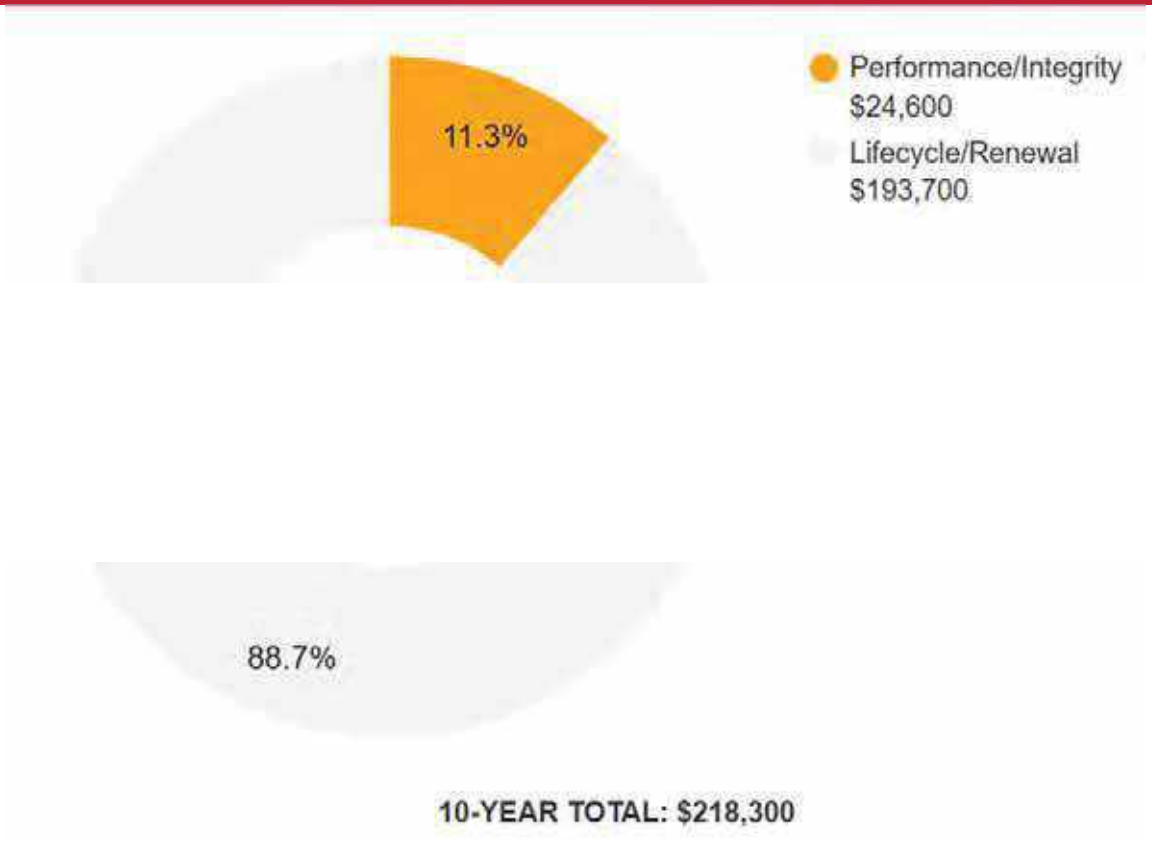
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Building and Site Information





Systems Summary

System	Description	Condition
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete slab-on grade foundation	Good
Façade	Wall Finish: Stucco Doors: Wood & steel	Fair
Roof	Primary: Gable construction with asphalt shingles Secondary: Flat construction with modified bitumen	Excellent
Interiors	Walls: Painted gypsum board, FRP laminated paneling Floors: Vinyl sheeting, carpet, terrazzo Ceilings: Painted gypsum board	Good
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilets and sinks in the restrooms	Fair
HVAC	Non-Central System: Rooftop packaged units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: CFL, incandescent Emergency Power: None	Fair

Systems Summary

Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	None	--
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks	Fair
Site Development	Property entrance and building mounted signage Limited park benches	Good
Landscaping and Topography	Moderate landscaping features including trees and planters Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Good
Site Lighting	Pole-mounted: CFL Building-mounted: LED	Fair
Ancillary Structures	None	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	Broken and leaky windows, damaged exterior door, longitudinal cracks in parking lot	

Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$19,300	$5,900	$22,000	$29,000	$76,000
Roofing	-	-	-	-	$71,700	$71,700
Interiors	-	-	-	$73,300	$119,300	$192,700
Plumbing	-	-	-	$24,800	$148,500	$173,300
HVAC	-	-	$9,200	$16,500	$68,000	$93,600
Electrical	-	-	-	$36,300	$208,300	$244,600
Fire Alarm & Electronic Systems	-	-	-	-	$18,900	$18,900
Site Development	-	-	-	$3,700	$18,700	$22,400
Site Pavement	-	$2,500	-	$2,800	$32,800	$38,100
Site Utilities	-	-	$2,100	-	-	$2,100
TOTALS (3% inflation)	**-**	**$21,700**	**$17,100**	**$179,400**	**$715,200**	**$933,400**

3. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roof.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the checklists that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are not included in the dataset
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

The facility was originally constructed in 1913. The facility was substantially renovated in 1952 and 2023 but few accessibility improvements appear to have been implemented at that time.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues were reported.

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed, or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *S eans C itestone* and *ars all Swift* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effecti e age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct, and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safet* or *Perfor ance ntegrit* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

7. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Historical Society Museum. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated four Energy Conservation Measures (ECMs) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

Recommended Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$1,766 *n Current ollars*
Estimated Annual Cost Savings Related to ECMs	$555 *n Current ollars*
Net Effective ECM Payback	3.18 years

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

Bureau Veritas screens and categorizes all the ECM's as per the 24 CFR 905 regulation requirements based on their payback, but only those ECM's are recommended for implementation that have a Savings to Investment Ratio ≥1.0.

Financialy methodology used to determine the Savings to Investment Ratio is as follows:

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified four Energy Conservation Measures (ECM) for this property. The basis for an ECM recommendation is a payback of less than the remaining useful life of the system or component. Recommended energy efficiency improvements and the installed cost estimates for recommended energy efficiency measures are provided in the following table:

Energy Conservation Measures					
Priority	Brief Description	Initial Investment	Annual Savings	Payback Period *ears*	Component EUL *ears*
1	Install Low Flow Faucet Aerators	$31	$57	0.55	10
2	Upgrade Building Lighting to LED and Install Automatic Lighting Controls	$616	$397	1.55	15
3	Control External Air Leakage in Commercial Buildings	$610	$132	4.62	15
4	Retrofit Flush Tank Toilets to Dual Flush	$277	$30	9.31	20

8. Energy Audit

The purpose of this Energy Audit is to provide Historical Society Museum with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation, and special use areas. Where we anticipated significant losses, we utilized infrared thermographs to analyze heat loss across the envelope.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

9. Utility Analysis

Establishing the energy baseline begins with an analysis of the utility cost and consumption of the facility. Utilizing the historical energy data and local weather information, we evaluate the existing utility consumption and assign it to the various end-uses throughout the buildings. The Historical Data Analysis breaks down utilities by consumption, cost, and annual profile.

This data is analyzed, using standard engineering assumptions and practices. The analysis serves the following functions:

- Allows our engineers to benchmark the energy and water consumption of the facilities against consumption of efficient buildings of similar construction, use and occupancy.
- Generates the historical and current unit costs for energy and water
- Provides an indication of how well changes in energy consumption correlate to changes in weather.
- Reveals potential opportunities for energy consumption and/or cost reduction. For example, the analysis may indicate that there is excessive, simultaneous heating and cooling, which may mean that there is an opportunity to improve the control of the heating and cooling systems.

By performing this analysis and leveraging our experience, our engineers prioritize buildings and pinpoint systems for additional investigation during the site visit, thereby maximizing the benefit of their time spent on-site and minimizing time and effort by the customer's personnel.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the utility rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Estimated Utility Rates	
Electricity	Water & Sewer
$0.30/kWh	$8.36/CCF

The data analyzed provides the following information: 1) breakdown of utilities by consumption, 2) cost and annual profile, 3) baseline consumption in terms of energy/utility at the facility, 4) the Energy Use Index, or BTU/SF, and cost/SF. For multiple water meters, the utility data is combined to illustrate annual consumption for each utility type.

Electricity

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility. The billing for the water and sewer is monthly.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete energy benchmarking on receipt of the actual data from the client.

10. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property. These actions will ensure that the energy conservation measures identified in this report will remain effective. The following general recommendations should be continued or implemented.

Building Envelope

1. Ensure that the building envelope has proper caulking and weather stripping.
2. Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
3. Inspect building vents semiannually for bird infestation.
4. Inspect windows monthly for damaged panes and failed thermal seals

Heating and Cooling

1. Ensure the duct work in unconditioned space is un-compromised and well insulated
2. Duct cleaning is recommended every 10 years. This should include sealing of ducts using products similar to 'aero-seal'
3. Ensure that the air dampers are operating correctly
4. Return vents should remain un-obstructed and be located centrally.
5. Temperature settings reduced in unoccupied areas and set points seasonally adjusted.
6. Evaporator coils and condenser coils should be regularly cleaned to improve heat transfer
7. Refrigerant pipes should be insulated with a minimum of ¾" thick Elastometric Rubber Pipe Insulation
8. Ensure refrigerant pressure is maintained in the condensers
9. Change air filters on return vents seasonally. Use only filters with 'Minimum Efficiency Rating Value'(MERV) of 8

Central Domestic Hot Water

1. Never place gas fired water heaters adjacent to return vents so as to prevent flame roll outs
2. Ensure the circulation system is on timer to reduce the losses through re-circulation
3. Ensure all hot water pipes are insulated with fiberglass insulation at all times
4. Replacement water heater should have Energy Factor (EF)>0.9
5. Tank-type water heaters flushed annually.

Lighting

1. Use energy efficient replacement lamps (LEDs)
2. Clean lighting fixture reflective surfaces and translucent covers.
3. Ensure that timers and/or photocells are operating correctly on exterior lighting

11. Certification

City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Historical Society Museum, 314 North Glendora Avenue, Glendora, California 91741, the “Property”. It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager’s walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling, or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose an Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property’s original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

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12. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Lighting System Schedule
Appendix J: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - ASPHALT SHINGLE ROOF



6 - MODIFIED BITUMINOUS ROOF

Photographic Overview



7 - MAIN ENTRANCE



8 - EXHIBITION HALL OVERVIEW



9 - SUTHERLAND EXHIBITION ROOM



10 - RESTROOM OVERVIEW



11 - ROOFTOP PACKAGED UNIT



12 - ELECTRICAL DISTRIBUTION PANEL

Photographic Overview



13 - SECURITY/SURVEILLANCE SYSTEM



14 - PARKING LOT



15 - CONCRETE SIDEWALK



16 - MONUMENT SIGNAGE



17 - PARK BENCH



18 - SITE POLE LIGHT

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-029.379	Historical Society Museum
Source	**On-Site Date**
Google	December 19, 2023

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Historical Society Museum

Name of person completing form: Karen Garcia

Title / Association w/ property: VP

Length of time associated w/ property: 14

Date Completed: 11/6/2023

Phone Number:

Method of Completion: DURING - verbally completed during assessment

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

Data Overview		Response		
1	Year(s) constructed	Constructed: 1913	Renovated: 2020	Removed carpeting in main hall and installed terrazzo floors
2	Building size in SF	4,200 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	None	
		Roof	2023	
		Interiors	2023	
		HVAC	2022	Upgraded security system
		Electrical	None	
		Site Pavement	None	
		Accessibility	None	
4	List other significant capital improvements (focus on recent years; provide approximate date).	None		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Unknown		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Unknown		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?		X			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			



Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Historical Society Museum

BV Project Number: 158691.23R000-029.379

Abbreviated Accessibility Checklist					
Facility History & Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?		X		
2	Have any ADA improvements been made to the property since original construction? Describe.		X		
3	Has building management reported any accessibility-based complaints or litigation?		X		

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF SIGNAGE & ADJACENT AISLE

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?		X		Markings and pole signage are missing
2	Does the required number of van-accessible designated spaces appear to be provided ?	X			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?		X		
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



2ND PATHWAY

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?			X	
4	Do curb ramps appear to have compliant slopes for all components ?			X	
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✕	
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			✕	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



ADDITIONAL ENTRANCE

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?	X			
3	Is signage provided indicating the location of alternate accessible entrances ?		X		
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	X			
5	Do doors at accessible entrances appear to have compliant hardware ?	X			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	X			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	✕			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✕			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?			X	
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	
6	Do ramps on accessible routes appear to have compliant handrails ?			X	

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?			X	
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?			X	
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?		X		Missing knee wraps
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	✕			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?			✕	
9	Do accessories and mirrors appear to be mounted at a compliant height ?	✕			

Appendix E:
Component Condition Report

Component Condition Report | Historical Society Museum

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	3,520 SF	6	7340886
B2020	Building Exterior	Poor	Window, Wood Historical, up to 15 SF, Restore	5	2	7177726
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	5	4	7177724
B2050	Building Exterior - front	Poor	Exterior Door, Wood, Solid-Core	1	2	7177698
B2050	Building Exterior	Good	Exterior Door, Wood, Solid-Core	2	20	7177729
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	6	7177700
Roofing						
B3010	Roof	Excellent	Roofing, Modified Bitumen	1,550 SF	19	7177696
B3010	Roof	Excellent	Roofing, Asphalt Shingle, 20-Year Standard	3,150 SF	19	7177704
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	6	20	7177727
C2010	Throughout building	Excellent	Wall Finishes, any surface, Prep & Paint	6,400 SF	10	7177734
C2010	Restrooms	Good	Wall Finishes, Laminated Paneling (FRP)	400 SF	28	7177709
C2030	Throughout building	Good	Flooring, Vinyl Sheeting	600 SF	14	7177722
C2030	Throughout building	Good	Flooring, Carpet, Commercial Standard	2,600 SF	9	7177725
C2030	Throughout building	Fair	Flooring, Terrazzo	1,000 SF	25	7177694
C2050	Throughout building	Excellent	Ceiling Finishes, any flat surface, Prep & Paint	4,200 SF	9	7177713
Plumbing						
D2010	Building exterior	Fair	Backflow Preventer, Domestic Water [No tag found]	1	16	7177703
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	18	7177707
D2010	throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (includes fixtures)	4,200 SF	11	7177780
D2010	Restrooms	Fair	Toilet, Residential Water Closet	2	18	7177721
D2010	Crawl space	Fair	Water Heater, Electric, Commercial (12 kW) [Inaccessible]	1	10	7177697
HVAC						
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted [No tag found]	1	7	7177730
D3050	Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted [No tag found]	1	18	7177731
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	4,200 SF	16	7339756
D3050	Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 2 TON [No tag found]	1	4	7177699
Electrical						
D5020	Utility closet	Fair	Distribution Panel, 120/208 V, 200 AMP [No tag found]	1	19	7177705
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	4,200 SF	20	7177738
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,200 SF	7	7177702
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 100 W	4	9	7177735
Fire Alarm & Electronic Systems						
D7030	Throughout building	Good	Security/Surveillance System, Full System Upgrade, Average Density	4,200 SF	14	7177708

Component Condition Report | Historical Society Museum

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2020	Parking lot	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	3,460 SF	2	7177710
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	3,460 SF	12	7177732
G2030	Site	Good	Sidewalk, Concrete, Small Areas/Sections	650 SF	35	7177706
Sitework						
G2060	Site	Fair	Flagpole, Metal	1	19	7177695
G2060	Site	Good	Signage, Property, Building or Pole-Mounted, Replace/Install	1	17	7177739
G2060	Site	Good	Signage, Property, Monument, Replace/Install	1	16	7177736
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	1	14	7177718
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial	1,860 SF	10	7177778
G4050	Parking lot	Fair	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, 50 to 125W	1	5	7177737

Appendix F:
Replacement Reserves

Replacement Reserves Report

Historical Society Museum

2/13/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Historical Society Museum	$0	$0	$21,713	$0	$15,070	$2,070	$21,956	$53,897	$0	$55,865	$47,704	$129,737	$28,989	$0	$29,704	$0	$80,119	$7,517	$39,004	$156,182	$243,975	**$933,502**
Grand Total	**$0**	**$0**	**$21,713**	**$0**	**$15,070**	**$2,070**	**$21,956**	**$53,897**	**$0**	**$55,865**	**$47,704**	**$129,737**	**$28,989**	**$0**	**$29,704**	**$0**	**$80,119**	**$7,517**	**$39,004**	**$156,182**	**$243,975**	**$933,502**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building exterior	7340886	Exterior Walls, any painted surface, Prep & Paint	10	4	6	3520	SF	$3.00	$4.46	$15,710							$15,710										$15,710						**$31,420**
B2020	Building Exterior	7177726	Window, Wood Historical, up to 15 SF, Restore	30	28	2	5	EA	$2,300.00	$3,421.71	$17,109			$17,109																				**$17,109**
B2050	Building Exterior - front	7177698	Exterior Door, Wood, Solid-Core, Replace	25	23	2	1	EA	$700.00	$1,041.39	$1,041			$1,041																				**$1,041**
B2050	Building Exterior	7177724	Exterior Door, Wood, Solid-Core, Replace	25	21	4	5	EA	$700.00	$1,041.39	$5,207					$5,207																		**$5,207**
B2050	Building Exterior	7177700	Exterior Door, Steel, Standard, Replace	40	34	6	3	EA	$600.00	$892.62	$2,678							$2,678																**$2,678**
B2050	Building Exterior	7177729	Exterior Door, Wood, Solid-Core, Replace	25	5	20	2	EA	$700.00	$1,041.39	$2,083																						$2,083	**$2,083**
B3010	Roof	7177704	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	1	19	3150	SF	$3.80	$5.65	$17,808																					$17,808		**$17,808**
B3010	Roof	7177696	Roofing, Modified Bitumen, Replace	20	1	19	1550	SF	$10.00	$14.88	$23,059																					$23,059		**$23,059**
C1030	Throughout building	7177727	Interior Door, Wood, Solid-Core, Replace	40	20	20	6	EA	$700.00	$1,041.39	$6,248																						$6,248	**$6,248**
C2010	Throughout building	7177734	Wall Finishes, any surface, Prep & Paint	10	0	10	6400	SF	$1.50	$2.23	$14,282											$14,282											$14,282	**$28,564**
C2030	Throughout building	7177722	Flooring, Vinyl Sheeting, Replace	15	1	14	600	SF	$7.00	$10.41	$6,248															$6,248								**$6,248**
C2030	Throughout building	7177725	Flooring, Carpet, Commercial Standard, Replace	10	1	9	2600	SF	$7.50	$11.16	$29,010										$29,010											$29,010		**$58,020**
C2050	Throughout building	7177713	Ceiling Finishes, any flat surface, Prep & Paint	10	1	9	4200	SF	$2.00	$2.98	$12,497										$12,497											$12,497		**$24,993**
D2010	Crawl space	7177697	Water Heater, Electric, Commercial (12 kW), Replace	20	10	10	1	EA	$12,400.00	$18,447.48	$18,447											$18,447												**$18,447**
D2010	throughout building	7177780	Plumbing System, Supply & Sanitary, Medium Density (includes fixtures), Replace	40	29	11	4200	SF	$15.00	$22.32	$93,725												$93,725											**$93,725**
D2010	Building exterior	7177703	Backflow Preventer, Domestic Water, Replace	30	14	16	1	EA	$3,200.00	$4,760.64	$4,761																	$4,761						**$4,761**
D2010	Restrooms	7177707	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	12	18	2	EA	$1,500.00	$2,231.55	$4,463																				$4,463			**$4,463**
D2010	Restrooms	7177721	Toilet, Residential Water Closet, Replace	30	12	18	2	EA	$700.00	$1,041.39	$2,083																				$2,083			**$2,083**
D3050	Roof	7177699	Packaged Unit, RTU, Pad or Roof-Mounted, 2 TON, Replace	20	16	4	1	EA	$5,500.00	$8,182.35	$8,182					$8,182																		**$8,182**
D3050	Roof	7177730	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	13	7	1	EA	$9,000.00	$13,389.30	$13,389								$13,389															**$13,389**
D3050	Throughout	7339756	HVAC System, Ductwork, Medium Density, Replace	30	14	16	4200	SF	$4.00	$5.95	$24,993																	$24,993						**$24,993**
D3050	Roof	7177731	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	2	18	1	EA	$11,000.00	$16,364.70	$16,365																				$16,365			**$16,365**
D5020	Utility closet	7177705	Distribution Panel, 120/208 V, 200 AMP, Replace	30	11	19	1	EA	$2,000.00	$2,975.40	$2,975																					$2,975		**$2,975**
D5020	Throughout building	7177738	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	20	20	4200	SF	$18.00	$26.78	$112,470																						$112,470	**$112,470**
D5040	Throughout building	7177702	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	13	7	4200	SF	$4.50	$6.69	$28,118								$28,118															**$28,118**
D5040	Building exterior	7177735	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 100 W, Replace	20	11	9	4	EA	$220.00	$327.29	$1,309										$1,309													**$1,309**
D7030	Throughout building	7177708	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	1	14	4200	SF	$2.00	$2.98	$12,497																	$12,497						**$12,497**
G2020	Parking lot	7177710	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	3460	SF	$0.45	$0.67	$2,316			$2,316					$2,316						$2,316					$2,316				**$9,265**
G2020	Parking lot	7177732	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	13	12	3460	SF	$3.50	$5.21	$18,016														$18,016									**$18,016**
G2060	Site	7177718	Park Bench, Wood/Composite/Fiberglass, Replace	20	6	14	1	EA	$600.00	$892.62	$893															$893								**$893**
G2060	Site	7177736	Signage, Property, Monument, Replace/Install	20	4	16	1	EA	$3,000.00	$4,463.10	$4,463																	$4,463						**$4,463**
G2060	Site	7177739	Signage, Property, Building or Pole-Mounted, Replace/Install	20	3	17	1	EA	$1,500.00	$2,231.55	$2,232																			$2,232				**$2,232**
G2060	Site	7177695	Flagpole, Metal, Replace	30	11	19	1	EA	$2,500.00	$3,719.25	$3,719																					$3,719		**$3,719**
G2080	Site	7177778	Irrigation System, Pop-Up Spray Heads, Commercial, Replace	20	10	10	1860	SF	$1.00	$1.49	$2,767											$2,767												**$2,767**
G4050	Parking lot	7177737	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, 50 to 125W, Replace	20	15	5	1	EA	$1,200.00	$1,785.24	$1,785						$1,785																	**$1,785**
Totals, Unescalated												**$0**	**$0**	**$20,466**	**$0**	**$13,389**	**$1,785**	**$18,388**	**$43,823**	**$0**	**$42,816**	**$35,497**	**$93,725**	**$20,332**	**$0**	**$19,638**	**$0**	**$49,927**	**$4,548**	**$22,911**	**$89,069**	**$135,083**	**$611,397**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$21,713**	**$0**	**$15,070**	**$2,070**	**$21,956**	**$53,897**	**$0**	**$55,865**	**$47,704**	**$129,737**	**$28,989**	**$0**	**$29,704**	**$0**	**$80,119**	**$7,517**	**$39,004**	**$156,182**	**$243,975**	**$933,502**

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7177697	D2010	**Water Heater** [Inaccessible]	Electric, Commercial (12 kW)	30 GAL	Historical Society Museum	Crawl space	Inaccessible	Inaccessible	Inaccessible		002558	
2	7177703	D2010	**Backflow Preventer** [No tag found]	Domestic Water	2 IN	Historical Society Museum	Building exterior	Illegible	Illegible	Illegible		002549	

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7177730	D3050	**Packaged Unit** [No tag found]	RTU, Pad or Roof-Mounted	4 TON	Historical Society Museum	Roof	ICP	PHD348000K000C1	C102483234	2010	002557	
2	7177731	D3050	**Packaged Unit** [No tag found]	RTU, Pad or Roof-Mounted	5 TON	Historical Society Museum	Roof	Puron	50VT-C60---30TP	2521F47112	2021	002524	
3	7177699	D3050	**Packaged Unit** [No tag found]	RTU, Pad or Roof-Mounted, 2 TON	2 TON	Historical Society Museum	Roof	ICP	PHF324000K00A1--	G073911970	2007	002513	

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7177705	D5020	**Distribution Panel** [No tag found]	120/208 V, 200 AMP	200 AMP	Historical Society Museum	Utility closet	Illegible	Illegible	Illegible		002590	
2	7177735	D5040	**Standard Fixture w/ Lamp**	any type, w/ LED Replacement, 100 W	55 W	Historical Society Museum	Building exterior						4

Appendix H:
Energy Conservation Measures Calculations

Property of B , ll Rights Reserved

IC	Install Low Flow Fau et erators
P2	Lo ation: Restrooms
ttributes	Replace 2x 2GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators

Property Type:	ommer ial	Estimated No. of Operational Weeks	52
		Number of Occupied Days/Week (Max 7)	5

IT H N F TS			B THR M F TS		
Number of Occupants Affected By Retrofit	10		Number of Occupants Affected by Retrofit	10	
Do You Want To Replace Kitchen Faucets Aerators	No	(Select)	Do You Want To Replace Bathroom Faucets Aerators	Yes	(Select)
Total Number of Faucet Aerators To Be Replaced			Total Number of Faucet Aerators To Be Replaced	2	
Total Number of Faucets To Be Replaced:			Total Number of Faucets To Be Replaced:	0	
GPM of Existing Faucet Aerators		GPM	GPM of Existing Faucet Aerators	2	GPM
GPM of Proposed Faucet Aerator	-	GPM	GPM of Proposed Faucet Aerator	0.5	GPM
Estimated Number of Uses Per Day	4		Estimated Number of Uses Per Day	4	

Annual Water Savings From Installing Low Flow Aerators: 1.50 kGal

T R N R S IN L L TI N			ST S IN L L TI N		
Sele t Type of ater Heater Fuel	Electric	(Select)	Property Location in United States	Southern Localities	
Energy Factor of Domestic Hot Water Heater:	0.90	EF	Heating Fuel Tariff	$0.30	$/kWh
Hot Water Discharge Temperature at Faucet	109.00	°F	Water Tariff ($/1000 Gal)	$11.18	$/kGal
Equivalent Heating Fuel Savings:	135	kWh	Annual Cost Savings In Form of Water	$17	$
Savings Discounted by 15% to Account For Cold Water Use					
Annual Water Savings		kGal	Annual Energy Savings From Water Heater	$40	$

ST B N FIT N L SIS					
Estimated Material Cost	$16		Estiamted Labor Cost	$15	
Estimated Total Annual Cost Savings	$57	$$	Estimated Total Installation Cost	$31	$$
Simple Payback Period	0.55	Years	Type of Recommendation	No/Low Cost ECM Recommendation	

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ECM EXPLANATION:

B reducing the flo of ater co ing fro the restroo faucets aerators can generate energ sa ings at lo cost and ith eas installation The sa ings generated ould be in the for of reduced ater and se er costs and at the sa e ti e aerators ould sa e energ b reducing the de and for hot ater The a erage faucet has a flo rate of about 2 to PM dding a scre -in faucet aerator reduces the flo to to PM in the bathroo and 2 2 PM in the kitchen In addition to sa ing energ and ater the foa ier ater that co es fro faucet aerators ets ob ects better than ater fro a faucet ith no aerator hich tends to bounce off the ob ect rather than thoroughl etting it

B reco ends replacing the proposed faucet aerators ith ne lo flo aerators as entioned abo e The proposed ECM shall also result in an annual energ sa ing in for of reduction in ater heating bills

Summary:

Initial In est ent Esti ated nnual Cost Sa ings Si ple Pa back Period rs

Appendix I:
Lighting System Schedule

Lighting Schedule - Existing

									Lamp Details				Fixture Details						Existing Consumption	
Line No.	Building Name	Interior/ Exterior	Floor	Space Type	Room No.	Additional Area Description	LUX	Control Quantity	Existing Control	Technology	Sub-Technology	Lamp Type	Total Lamps	Fixture Type	Linear Fluorescent Fixture Lens	Fixture Mounting	Fixture Quantity	24x7 Fixture Count	Fixture Height	Annual Hours	Existing Annual kWh
1	Historical Society Museum	Exterior		Parking Lot		Pole light	-	0	Photosensor	CFL	CFL - 4 Pin	CFL55	1	Pole Post Top	Prism		1	No	10-15	3,536	194
2	Historical Society Museum	Interior	1	Restroom - Female		Female restroom	-	0	Light Switch	CFL	CFL - 4 Pin	2' CFL18	2	Can - Surface Mounted	Prism	Surface Mount	1	No	≥ 9	1,560	56
3	Historical Society Museum	Interior		Restroom - Male		Male restroom	-	0	Light Switch	CFL	CFL - 4 Pin	2' CFL18	2	Can - Surface Mounted	Prism	Surface Mount	1	No	≥ 9	1,560	56
4	Historical Society Museum	Interior	1	Sutherland Room	Sutherland room		-	0	Light Switch	CFL	CFL - 4 Pin	2' CFL18	12	Pendant Pole	Prism		6	No	≥ 9	1,560	674
5	Historical Society Museum	Interior	1	t Room / Exhibition			-	0	Light Switch	CFL	CFL - 4 Pin	2' CFL18	8	Pendant Pole	Prism		8	No	10-15	1,560	449
6	Historical Society Museum	Interior	1	Stairwell		Stairwell	-	0	24/7 Circuit	CFL	CFL - 4 Pin	2' CFL18	2	Pendant Pole	Prism		2	Yes	≥ 9	1,560	112
7	Historical Society Museum	Interior	2	Offices		2nd floor office	-	0	Light Switch	CFL	CFL - 4 Pin	2' CFL18	6	Pendant Pole	Prism		3	No	≥ 9	1,560	168

Appendix J:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low-cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) **I**nvestment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepared for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd



La Fetra Senior Center
333 East Foothill Boulevard
Glendora, California 91741

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BV PROJECT #:
158691.23R000-030.379

DATE OF REPORT:
February 16, 2024

ON SITE DATE:
December 11, 2023

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Senior Center
Main Address	333 East Foothill Boulevard, Glendora, California 91741
Site Developed	1933 Renovated 1996
Site Area	1.17 acres (estimated)
Parking Spaces	Eighteen total spaces all in open lots; six of which are accessible
Building Area	16,780 SF
Number of Stories	One above grade
Outside Occupants / Leased Spaces	None
Date(s) of Visit	December 11, 2023
Management Point of Contact	City of Glendora, Ryan Hacecky, Facilities Maintenance Supervisor 626.672.6306 rhacecky@cityofglendora.org
On-site Point of Contact (POC)	same as above
Assessment and Report Prepared By	Carl Alejandro
Reviewed By	Usama Anwar Technical Report Reviewer For Mary Venable Program Manager mary.venable@bureauveritas.com 800.733.0660 x7292719
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The La Fetra Senior Center was originally constructed in 1933. The northern section of the building was added in 1996. The facility is used as a senior citizen center and administrative office.

Architectural

There are two types of roofing at the property. The asphalt shingle roofing appears to be in overall fair condition and adequately maintained. The flat roofing has had a history of leaks around the northwest corner and near the skylights. The leaks are reportedly repaired as they occur. The exterior wood shake wall has areas of paint chipping throughout. Exterior painting is planned for the near reserve term. Also, there is an exterior wooden staircase between the two building sections that has been recommended for removal due to its poor structural integrity.

The interior finishes are replaced on an as needed basis. The point of contact mentioned that the carpet would be replaced in the near future. Ceiling leak damage was observed in the newer building section. Repair of the damage is recommended during the reserve term. Typical lifecycle-based replacements for the interior and exterior finishes are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC system for the newer building section consists of rooftop packaged units while the older building section is conditioned by split systems and gas furnaces. The packaged units were replaced in 2016-2018 and appear to be in good condition. The furnace in the attic was inaccessible during the on-site visit, but the point of contact mentioned that it was undersized for the space. Replacement with an appropriately sized unit is recommended at the end of its useful life.

The electrical system is controlled by a main switchboard and distribution panel. Lighting in the building has been upgraded with LED fixtures.

Domestic hot water is supplied by gas storage tank water heaters. The water heater in the kitchen was replaced in 2022 and is in good condition. Typical commercial plumbing fixtures are utilized in the restrooms.

There is a fire alarm system only for the newer building section. The older section uses smoke detectors. Fire suppression consists of fire extinguishers and a kitchen suppression system.

Site

The parking lot asphalt pavement has isolated sections of cracking that are recommended for repair. Mature tree growth was observed above the roof of the older building section. Trimming/removal of the trees is recommended to prevent damage to the roof. Concrete cracking was observed on the stairs to the older building section and may become a trip hazard. Repair is recommended. Site lighting appears to be adequate for the facility's needs.

Recommended Additional Studies

Cracking was observed on the interior ceiling, walls, and basement wall. While there have been no reported issues of building movement, the facility is quite old and may have potential issues. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budget allocation based on the area of the building is included in the tables, awaiting the outcomes of the engineering study on the foundation.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

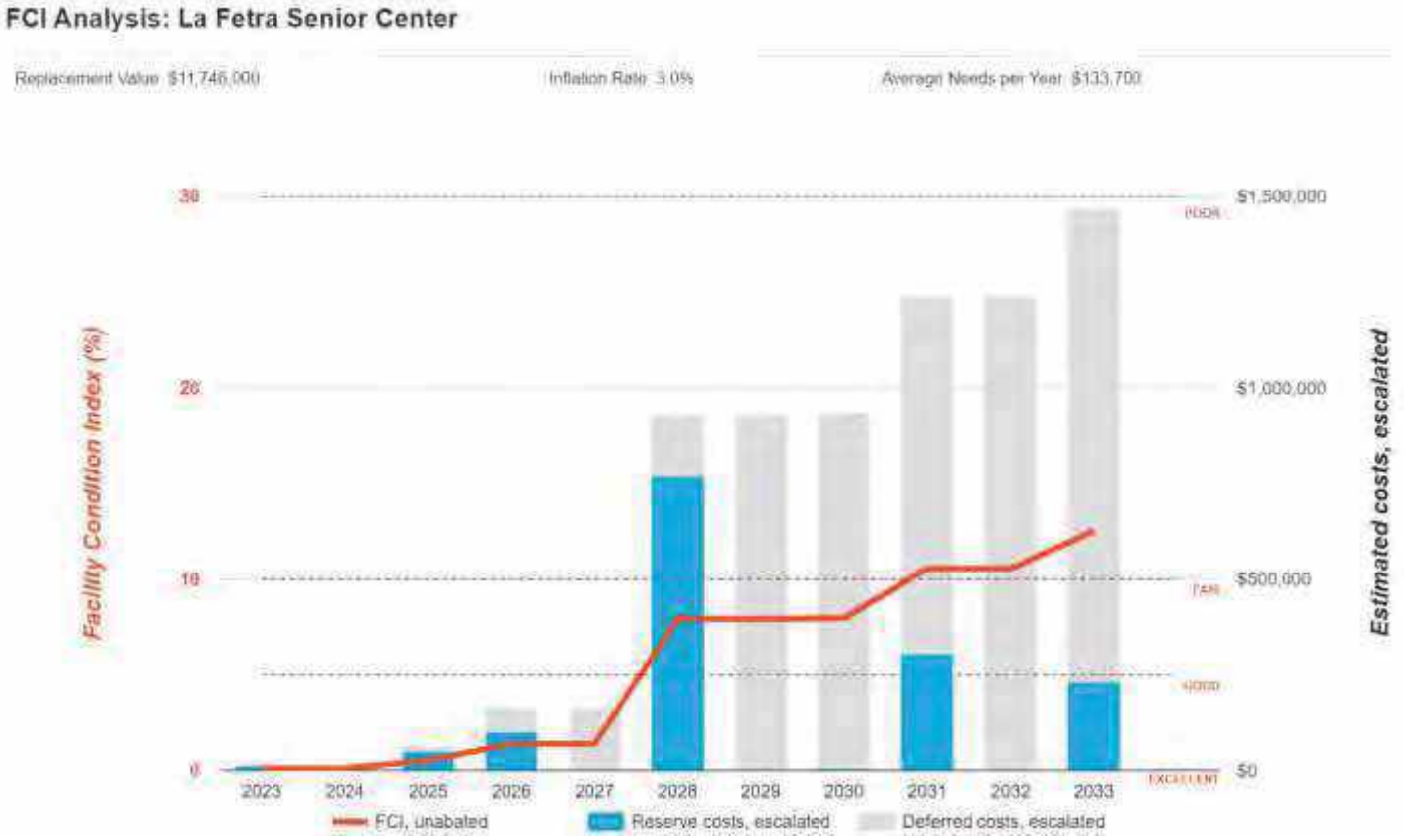
FCI Analysis | La Fetra Senior Center(1933)

Replacement Value	*Total SF*	*Cost/SF*
$ 11,746,000	*16,780*	*$ 700*

	Est Reserve Cost	FCI
Current	$ 11,500	**0.1 %**
3-Year	$ 161,300	1.4 %
5-Year	$ 930,700	7.9 %
10-Year	$ 1,469,800	12.5 %

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

Facility/Building	Total Items	Total Cost
La Fetra Senior Center	2	$11,500
Total	**2**	**$11,500**

La Fetra Senior Center

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7162775	La Fetra Senior Center	Site	G2080	Landscaping, Mature Trees, Removal/Trimming, Repair	Poor	Performance/Integrity	$2,000
7162772	La Fetra Senior Center	Interior	P2030	Engineering Study, Civil, General Design, Replace	Poor	Performance/Integrity	$9,500
Total (2 items)							**$11,500**

Key Findings



Exterior Walls in Poor condition.

any painted surface
La Fetra Senior Center Building Exterior

Uniformat Code: B2010
Recommendation: **Prep and Paint in 2025**

Priority Score: **89.7**

Plan Type: Performance/Integrity

Cost Estimate: $30,100

**$$$**$

Paint chipping observed throughout - AssetCALC ID: 7162794



Site Stairs and Ramps in Poor condition.

Steps, Concrete (per LF of nosing)
La Fetra Senior Center Older Building Exterior

Uniformat Code: G2030
Recommendation: **Replace in 2025**

Priority Score: **85.8**

Plan Type: Performance/Integrity

Cost Estimate: $300

**$$**$$

Concrete cracking observed on stairs. Trip hazard. - AssetCALC ID: 7162799



Parking Lots in Poor condition.

Pavement, Asphalt
La Fetra Senior Center Site

Uniformat Code: G2020
Recommendation: **Seal and Stripe in 2025**

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $4,700

**$$**$$

Isolated locations of asphalt cracking - AssetCALC ID: 7162802



Recommended Follow-up Study: Civil, General Design

Civil, General Design
La Fetra Senior Center Interior

Uniformat Code: P2030
Recommendation: **Replace in 2023**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $9,500

**$$**$$

Interior wall and ceiling cracking observed in various areas around the building. Some cracking on basement concrete wall. A study is recommended to see if there may be any potential foundation issues. - AssetCALC ID: 7162772



Landscaping in Poor condition.

Mature Trees, Removal/Trimming
La Fetra Senior Center Site

Uniformat Code: G2080
Recommendation: **Repair in 2023**

Priority Score: **81.9**

Plan Type:
Performance/Integrity

Cost Estimate: $2,000

**$$**$$

Mature tree growth over asphalt roof. Trimming is recommended to prevent damage to roof. - AssetCALC ID: 7162775



Stairs in Poor condition.

Wood, Exterior
La Fetra Senior Center Older Building Exterior

Uniformat Code: B1080
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $7,000

**$$**$$

Stairs are blocked from use. Wood is splitting apart. Removal is recommended. - AssetCALC ID: 7162795



Roof Skylight in Poor condition.

per unit, up to 20 SF
La Fetra Senior Center Roof

Uniformat Code: B3060
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $3,500

**$$**$$

Skylights are leaking - AssetCALC ID: 7162734



Ceiling Finishes in Poor condition.

Gypsum Board/Plaster
La Fetra Senior Center Throughout

Uniformat Code: C2050
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type:
Performance/Integrity

Cost Estimate: $1,400

**$$**$$

Ceiling leak damage observed in isolated locations. Repair recommended. - AssetCALC ID: 7182075



Foundation System

La Fetra Senior Center Foundation

Uniformat Code: A1010
Recommendation: **Repair in 2028**

Priority Score: **63.6**

Plan Type:
Retrofit/Adaptation

Cost Estimate: $543,700

$$$$

This is a cost allowance pending results of engineering study on foundation. - AssetCALC ID: 7182076

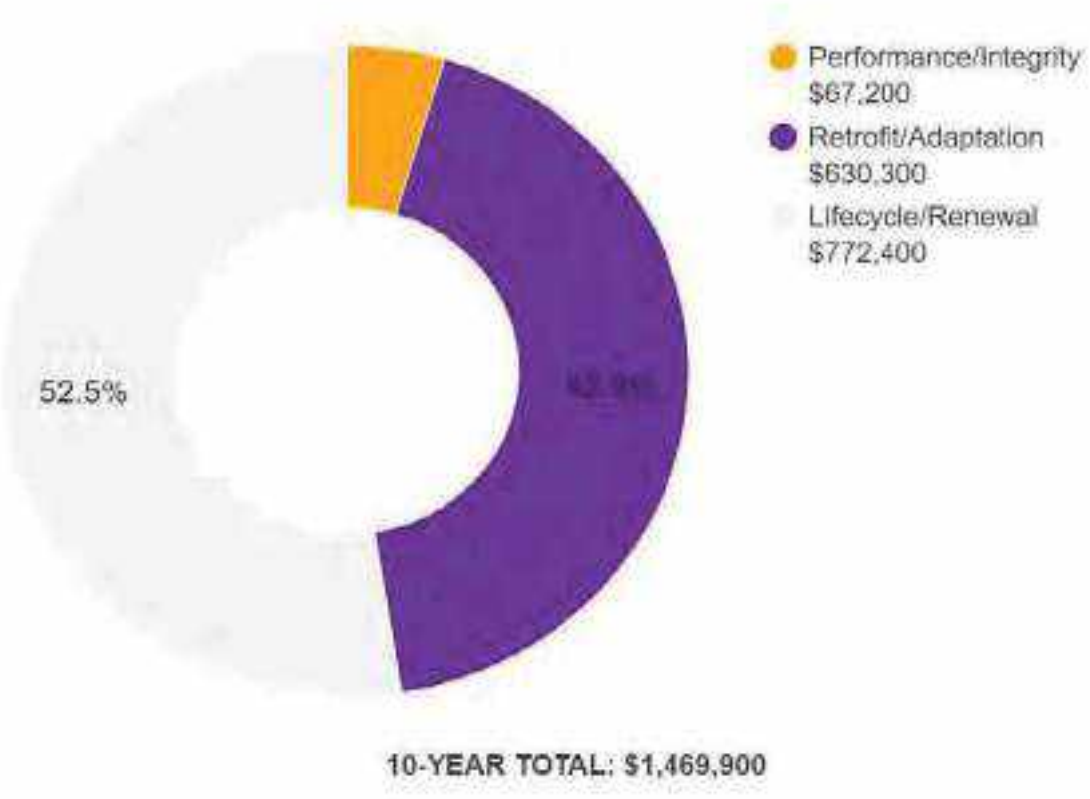
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Building and Site Information





Systems Summary

System	Description	Condition
Structure	Conventional wood frame structure over basement foundation (older section) Steel frame with concrete-topped metal decks over concrete slab (newer section)	Good
Façade	Primary Wall Finish: Wood siding Secondary Wall Finish: Stone veneer Windows: Aluminum, wood	Poor
Roof	Primary: Flat construction with single-ply EPDM membrane Secondary: Sloped construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, ceramic tile, vinyl Floors: Carpet, ceramic tile, VCT, vinyl sheeting, quarry tile Ceilings: ACT, painted gypsum board	Fair
Elevators	Passenger: one hydraulic car serving all two floors	Fair
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Fair
HVAC	Non-Central System: Packaged units, split systems and furnaces	Good
Fire Suppression	Fire extinguishers, kitchen hood system	Fair

Systems Summary

Electrical	Source and Distribution: Main switchboard and panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen	Fair
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage Limited park benches, picnic tables, trash receptacles	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED	Good
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Leaky skylights, exterior wall paint chipping, exterior staircase removal, interior building cracking, ceiling leak damage, isolated asphalt pavement cracking, concrete stairs cracking, mature tree growth	

Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	-	$7,400	$630,300	-	$11,600	$649,300
Facade	-	$32,000	-	$2,200	$237,200	$271,400
Roofing	-	$3,700	$95,700	$28,300	-	$127,700
Interiors	-	$1,500	$85,900	$192,900	$449,300	$729,600
Conveying	-	-	-	$15,400	$115,700	$131,100
Plumbing	-	-	$1,900	$6,500	$599,100	$607,500
HVAC	-	-	$2,200	$52,800	$392,000	$447,000
Fire Protection	-	-	-	$5,800	-	$5,800
Electrical	-	-	-	-	$1,048,400	$1,048,400
Fire Alarm & Electronic Systems	-	-	-	$89,900	-	$89,900
Equipment & Furnishings	-	-	$53,200	$77,800	$71,500	$202,500
Site Utilities	-	-	-	$34,800	$42,900	$77,700
Site Pavement	-	$5,300	-	$5,800	$67,800	$78,900
Site Development	$2,000	-	-	$27,000	$6,300	$35,400
Follow-up Studies	$9,500	-	-	-	-	$9,500
TOTALS (3% inflation)	**$11,500**	**$49,900**	**$869,200**	**$539,100**	**$3,041,900**	**$4,511,600**

3. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "public facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the checklists that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are not included in the dataset
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance

The facility was originally constructed in 1933. The facility was substantially renovated in 1996 and widespread accessibility improvements appear to have been implemented at that time.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues was reported.

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

7. Energy Audit

The purpose of this Energy Audit is to provide La Fetra Senior Center with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation and special use areas. Where we anticipated significant losses, we utilized infrared thermographs to analyze heat loss across the envelope.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

8. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on La Fetra Senior Center. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated four Energy Conservation Measures (ECMs) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

Recommended Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$7,422 *(In Current Dollars)*
Estimated Annual Cost Savings Related to ECMs	$1,930 *(In Current Dollars)*
Net Effective ECM Payback	3.85 years

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

Bureau Veritas screens and categorizes all the ECM's as per the 24 CFR 905 regulation requirements based on their payback, but only those ECM's are recommended for implementation that have a Savings to Investment Ratio ≥1.0.

Financialy methodology used to determine the Savings to Investment Ratio is as follows:

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified four Energy Conservation Measures (ECM) for this property. The basis for an ECM recommendation is a payback of less than the remaining useful life of the system or component. Recommended energy efficiency improvements and the installed cost estimates for recommended energy efficiency measures are provided in the following table:

Energy Conservation Measures					
Priority	Brief Description	Initial Investment	Annual Savings	Payback Period *(years)*	Component EUL *(years)*
1	Install Low Flow Faucet Aerators	$125	$747	0.17	10
2	Retrofit Flush Tank Toilets to Dual Flush	$416	$179	2.33	20
3	Install Low Flow Tankless Restroom Fixtures	$2,140	$625	3.42	15
4	Upgrade Split Heating and Cooling System	$3,773	$593	6.36	18

9. Utility Analysis

Establishing the energy baseline begins with an analysis of the utility cost and consumption of the facility. Utilizing the historical energy data and local weather information, we evaluate the existing utility consumption and assign it to the various end-uses throughout the buildings. The Historical Data Analysis breaks down utilities by consumption, cost and annual profile.

This data is analyzed, using standard engineering assumptions and practices. The analysis serves the following functions:

- Allows our engineers to benchmark the energy and water consumption of the facilities against consumption of efficient buildings of similar construction, use and occupancy.
- Generates the historical and current unit costs for energy and water
- Provides an indication of how well changes in energy consumption correlate to changes in weather.
- Reveals potential opportunities for energy consumption and/or cost reduction. For example, the analysis may indicate that there is excessive, simultaneous heating and cooling, which may mean that there is an opportunity to improve the control of the heating and cooling systems.

By performing this analysis and leveraging our experience, our engineers prioritize buildings and pinpoint systems for additional investigation during the site visit, thereby maximizing the benefit of their time spent on-site and minimizing time and effort by the customer's personnel.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the utility rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Estimated Utility Rates		
Electricity	Natural Gas	Water and Sewer
$0.30/kWh	$2.24/therm	$8.36/CCF

The data analyzed provides the following information: 1) breakdown of utilities by consumption, 2) cost and annual profile, 3) baseline consumption in terms of energy/utility at the facility, 4) the Energy Use Index, or BTU/SF, and cost/SF. For multiple water meters, the utility data is combined to illustrate annual consumption for each utility type.

Electricity

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Natural Gas

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the natural gas rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility. The billing for the water and sewer is monthly.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

End Use Energy Distribution

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete end use energy distribution on receipt of the actual data from the client.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete energy benchmarking on receipt of the actual data from the client.

10. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property. These actions will ensure that the energy conservation measures identified in this report will remain effective. The following general recommendations should be continued or implemented.

Building Envelope

1. Ensure that the building envelope has proper caulking and weather stripping.
2. Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
3. Inspect building vents semiannually for bird infestation
4. Inspect windows monthly for damaged panes and failed thermal seals
5. Repair and adjust automatic door closing mechanisms as needed.

Heating and Cooling

1. Pilot lights on furnaces be turned off in summer
2. All preventive maintenance should be performed on all furnaces, which would include cleaning of burners and heat exchanger tubes.
3. Ensure that the combustion vents exhaust outside the conditioned space and the vent dampers are functional.
4. Ensure the duct work in unconditioned space is un-compromised and well insulated
5. Duct cleaning is recommended every 10 years. This should include sealing of ducts using products similar to 'aero-seal'
6. Ensure that the air dampers are operating correctly
7. Return vents should remain un-obstructed and be located centrally.
8. Temperature settings reduced in unoccupied areas and set points seasonally adjusted.
9. Evaporator coils and condenser coils should be regularly cleaned to improve heat transfer
10. Refrigerant pipes should be insulated with a minimum of ¾" thick Elastometric Rubber Pipe Insulation
11. Ensure refrigerant pressure is maintained in the condensers
12. Change air filters on return vents seasonally. Use only filters with 'Minimum Efficiency Rating Value'(MERV) of 8

Central Domestic Hot Water

1. Never place gas fired water heaters adjacent to return vents so as to prevent flame roll outs
2. Ensure the circulation system is on timer to reduce the losses through re-circulation
3. Ensure all hot water pipes are insulated with fiberglass insulation at all times
4. Replacement water heater should have Energy Factor (EF)>0.9
5. Tank-type water heaters flushed annually.

Lighting

1. Utilize bi-level lighting controls in stairwells and hallways.
2. Use energy efficient replacement lamps (LEDs)
3. Clean lighting fixture reflective surfaces and translucent covers.
4. Ensure that timers and/or photocells are operating correctly on exterior lighting
5. Use occupancy sensors for offices and other rooms with infrequent occupancy

Existing Equipment and Replacements

1. Ensure that refrigerator and freezer doors close and seal correctly
2. Ensure kitchen and bathroom exhaust outside the building and the internal damper operates properly
3. Ensure that bathroom vents exhaust out
4. Office/ computer equipment either in the "sleep" or "off" mode when not used

11. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of La Fetra Senior Center, 333 East Foothill Boulevard, Glendora, California 91741, the “Property”. It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager’s walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property’s original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

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12. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Lighting System Schedule
Appendix J: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview



1 - MAIN OFFICE FRONT ELEVATION



2 - MAIN OFFICE LEFT ELEVATION



3 - MAIN OFFICE REAR ELEVATION



4 - MAIN OFFICE RIGHT ELEVATION



5 - SENIOR CENTER FRONT ELEVATION



6 - SENIOR CENTER LEFT ELEVATION

Photographic Overview



7 - SENIOR CENTER REAR ELEVATION



8 - SENIOR CENTER RIGHT ELEVATION



9 - SLOPED ASPHALT SHINGLE ROOFING



10 - SINGLE PLY MEMBRANE EPDM



11 - MAIN ADMINISTRATION OFFICE AREA



12 - CAFETERIA AND COMMUNITY ROOM

Photographic Overview



13 - TYPICAL COMMON AREA RESTROOM



14 - HYDRAULIC PASSENGER ELEVATOR SYSTEM



15 - STORAGE TANK WATER HEATER



16 - ROOF MOUNTED PACKAGED UNIT



17 - SPLIT SYSTEM CONDENSING UNIT



18 - HVAC GAS FIRED FURNACE

Photographic Overview



19 - ROOF MOUNTED EXHAUST FAN



20 - BUILDING MAIN ELECTRICAL SWITCHBOARD



21 - FIRE ALARM CONTROL PANEL



22 - ASPHALT PAVED PARKING LOT



23 - CONCRETE PAVED PATIO AREA



24 - LED SITE POLE LIGHT

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-030.379	La Fetra Senior Center
Source	**On-Site Date**
Google	December 11, 2023

BUREAU VERITAS

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Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: La Fetra Senior Center

Name of person completing form: Ryan Hacecky

Title / Association w/ property: Facilities Maintenance Supervisor

Length of time associated w/ property: 2 years

Date Completed: 12/11/2023

Phone Number: 626.672.6306

Method of Completion: INTERVIEW - verbally completed during interview

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

Data Overview		Response		
1	Year(s) constructed	Constructed	Renovated	1933 for front . Late 90's for rear
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Exterior wall painting, carpet, roof deck renovation		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				Roof leaks. Repaired as they occur
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			System is up to date. But transformer needs to be updated to increase voltage.
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?		X			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	X				
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			



Signature of Assessor



Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: La Fetra Senior Center

BV Project Number: 158691.23R000-030.379

Abbreviated Accessibility Checklist					
Facility History & Interview					
	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?		X		
2	Have any ADA improvements been made to the property since original construction? Describe.	X			
3	Has building management reported any accessibility-based complaints or litigation?		X		

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



2ND AREA OF ACCESSIBLE PARKING

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			
2	Does the required number of van-accessible designated spaces appear to be provided ?	X			
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE RAMP



CURB CUT

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	X			
4	Do curb ramps appear to have compliant slopes for all components ?	X			
5	Do ramp runs on an accessible route appear to have compliant slopes ?	X			
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?	X			

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	X			
8	Do ramps and stairs on an accessible route appear to have compliant handrails?	X			
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			X	

Abbreviated Accessibility Checklist

Building Entrances



ACCESSIBLE ENTRANCE



AUTOMATIC DOOR OPENER

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			X	
3	Is signage provided indicating the location of alternate accessible entrances ?	X			
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	X			
5	Do doors at accessible entrances appear to have compliant hardware ?	X			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	X			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			X	
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



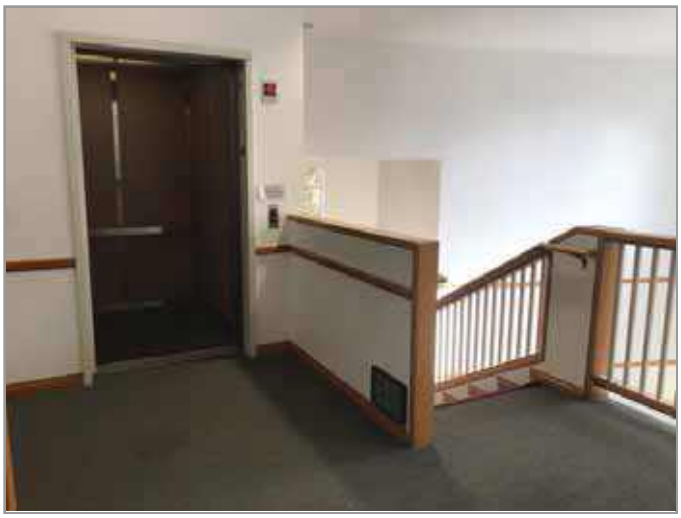
DOOR HARDWARE

	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?			X	
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	
6	Do ramps on accessible routes appear to have compliant handrails ?			X	

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?			X	
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	X			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Abbreviated Accessibility Checklist

Elevators



LOBBY LOOKING AT CABS (WITH DOORS OPEN)



IN-CAB CONTROLS

	Question	Yes	No	NA	Comments
1	Are hallway call buttons configured with the “UP” button above the “DOWN” button?	X			
2	Is accessible floor identification signage present on the hoistway sidewalls on each level ?	X			
3	Do the elevators have audible and visual arrival indicators at the lobby and hallway entrances?	X			
4	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area ?	X			
5	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?	X			
6	Do elevator car control buttons appear to be mounted at a compliant height ?	X			

7	Are tactile and Braille characters mounted to the left of each elevator car control button ?	✕			
8	Are audible and visual floor position indicators provided in the elevator car?	✕			
9	Is the emergency call system on or adjacent to the control panel and does it not require voice communication ?	✕			

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?	X			
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	✕			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	✕			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	✕			

Appendix E:
Component Condition Report

Component Condition Report | La Fetra Senior Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
A1010	Foundation	NA	Foundation System, Repair	16,780 SF	5	7162076
B1080	Older Building Exterior	Poor	Stairs, Wood, Exterior	130 SF	2	7162795
Facade						
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	7,440 SF	2	7162794
B2020	Building exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	31	15	7162749
B2020	Kitchen	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF	1	10	7162785
B2020	Older Building Exterior	Fair	Window, Wood, 16-25 SF	42	15	7162728
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	7	15	7162752
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	20	7162768
B2050	Older Building Exterior	Fair	Exterior Door, Wood, Solid-Core	2	13	7162761
Roofing						
B3010	Older Side	Fair	Roofing, Asphalt Shingle, 20-Year Standard	4,100 SF	10	7162730
B3010	Lower Roof	Fair	Roofing, Single-Ply Membrane, EPDM	5,900 SF	3	7162726
B3060	Roof	Poor	Roof Skylight, per unit, up to 20 SF	2	2	7162734
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	34	20	7162780
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	14,000 SF	13	7162731
C2010	Throughout building	Fair	Wall Finishes, Ceramic Tile	2,170 SF	15	7162787
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	19,250 SF	5	7162747
C2010	Kitchen	Fair	Wall Finishes, Vinyl	3,750 SF	8	7162744
C2030	Kitchen	Fair	Flooring, Quarry Tile	2,000 SF	8	7162737
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	8,600 SF	8	7162801
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	2,780 SF	5	7162765

Component Condition Report | La Fetra Senior Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	Restrooms	Fair	Flooring, Ceramic Tile	1,450 SF	20	7162763
C2030	Throughout building	Fair	Flooring, Vinyl Sheeting	1,000 SF	8	7162756
C2030	Lobby	Fair	Flooring, Ceramic Tile	750 SF	20	7162762
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	200 SF	8	7162746
C2050	Throughout	Poor	Ceiling Finishes, Gypsum Board/Plaster	130 SF	2	7162075
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	2,580 SF	5	7162748
Conveying						
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, Renovate	1	15	7162786
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	8	7162770
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	8	15	7162755
D2010	Older Building Exterior	Fair	Backflow Preventer, Domestic Water	1	15	7162716
D2010	Restrooms	Fair	Urinal, Standard	3	15	7162782
D2010	Older Kitchen	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	4	12	7162777
D2010	Kitchen	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	18	7162715
D2010	Throughout building	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	15	7162774
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	15	7162724
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	8	7162793
D2010	Basement	Fair	Water Heater, Gas, Residential	1	3	7162781
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	15	7162810
D2010	Kitchen	Good	Water Heater, Gas, Commercial (200 MBH)	1	19	7162790
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	16,780 SF	20	7162729
D2010	Restrooms	Fair	Toilet, Residential Water Closet	3	12	7162769
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	8	7162718
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	11	15	7162745

Component Condition Report | La Fetra Senior Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 1-Bowl	1	15	7162806
HVAC						
D3020	Basement	Fair	Furnace, Gas	1	10	7162739
D3020	Older side attic	Fair	Furnace, Gas, 51 to 100 MBH	1	10	7162077
D3030	Older Building Exterior	Fair	Split System, Condensing Unit/Heat Pump	1	8	7162783
D3030	Older Building Exterior	Good	Split System, Condensing Unit/Heat Pump	1	12	7162754
D3050	Upper Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	15	7162742
D3050	Lower Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	14	7162804
D3050	Lower Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	14	7162808
D3050	Upper Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	13	7162740
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	16,780 SF	15	7162797
D3050	Upper Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	15	7162750
D3050	Upper Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	15	7162751
D3050	Lower Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	15	7162778
D3050	Upper Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted	1	15	7162787
D3060	Upper Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	10	7162764
D3060	Lower Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	10	7162721
D3060	Lower Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	10	7162788
D3060	Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated	1	3	7162803
D3060	Lower Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper	1	10	7162714
D3060	Lower Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper	1	10	7162756
D3060	Lower Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper	1	10	7162807
D3060	Lower Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 16" Damper	1	10	7162741
Fire Protection						
D4010	Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood	8 LF	10	7162743

Component Condition Report | La Fetra Senior Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5020	Older Building Exterior	Fair	Distribution Panel, 120/208 V	1	12	7162738
D5020	Electrical room	Fair	Switchboard, 120/208 V	1	20	7162717
D5020	Electrical room	Fair	Distribution Panel, 120/208 V	1	15	7162725
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	16,780 SF	20	7162757
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	16,780 SF	18	7162798
Fire Alarm & Electronic Systems						
D7050	Throughout building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	11,800 SF	10	7162719
D7050	Lobby	Fair	Fire Alarm Panel, Fully Addressable	1	8	7162811
Equipment & Furnishings						
E1030	Kitchen	Fair	Foodservice Equipment, Steam Table	1	5	7162791
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 1-Door Reach-In	1	8	7162789
E1030	Kitchen	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP	1	8	7162773
E1030	Kitchen	Fair	Foodservice Equipment, Icemaker, Freestanding	1	8	7162796
E1030	Kitchen	Fair	Foodservice Equipment, Range/Oven, 4-Burner w/ Griddle	1	8	7162720
E1030	Kitchen	Fair	Foodservice Equipment, Coffee Machine	1	5	7162812
E1030	Kitchen	Fair	Foodservice Equipment, Coffee Machine	1	5	7162776
E1030	Kitchen	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels	1	8	7162722
E1030	Kitchen	Fair	Foodservice Equipment, Freezer, 1-Door Reach-In	1	8	7162771
E1030	Kitchen	Fair	Foodservice Equipment, Exhaust Hood, 8 to 10 LF	1	8	7162758
E1030	Kitchen	Fair	Foodservice Equipment, Dishwasher Commercial	1	5	7162733
E1040	Lobby	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	7162736
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	50 LF	10	7162735
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	7,700 SF	13	7162800

Component Condition Report | La Fetra Senior Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	7,700 SF	2	7162802
G2030	Older Building Exterior	Poor	Site Stairs & Ramps, Steps, Concrete (per LF of nosing)	6 LF	2	7162799
Sitework						
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	3	10	7162727
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	5	10	7162760
G2060	Site	Good	Signage, Property, Monument, Replace/Install	1	15	7162759
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	1	10	7162792
G2080	Site	Poor	Landscaping, Mature Trees, Removal/Trimming, Repair	1	0	7162775
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	9,100 SF	10	7162809
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	3	15	7162723
G4050	Site	Fair	Site Walkway Fixture, Bollard Style, Surface-Mounted Metal, Replace/Install	10	10	7162732
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	17	10	7162805
Follow-up Studies						
P2030	Interior	Poor	Engineering Study, Civil, General Design	1	0	7162772

Appendix F:
Replacement Reserves

Replacement Reserves Report

La Fetra Senior Center

2/16/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
La Fetra Senior Center	$11,475	$0	$49,951	$99,870	$0	$769,372	$0	$5,753	$303,165	$0	$230,197	$0	$73,690	$175,156	$122,520	$964,795	$0	$19,335	$179,749	$39,296	$1,467,388	**$4,511,710**
Grand Total	**$11,475**	**$0**	**$49,951**	**$99,870**	**$0**	**$769,372**	**$0**	**$5,753**	**$303,165**	**$0**	**$230,197**	**$0**	**$73,690**	**$175,156**	**$122,520**	**$964,795**	**$0**	**$19,335**	**$179,749**	**$39,296**	**$1,467,388**	**$4,511,710**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
A1010	Foundation	7182076	Foundation System, , Repair	75	70	5	16780	SF	$24.00	$32.40	$543,672						$543,672																	**$543,672**
B1080	Older Building Exterior	7162795	Stairs, Wood, Exterior, Replace	15	13	2	130	SF	$40.00	$54.00	$7,020			$7,020															$7,020					**$14,040**
B2010	Building Exterior	7162794	Exterior Walls, any painted surface, Prep & Paint	10	8	2	7440	SF	$3.00	$4.05	$30,132			$30,132										$30,132										**$60,264**
B2020	Older Building Exterior	7162728	Window, Wood, 16-25 SF, Replace	30	15	15	42	EA	$1,200.00	$1,620.00	$68,040																$68,040							**$68,040**
B2020	Building exterior	7162749	Window, Aluminum Double-Glazed, 16-25 SF, Replace	30	15	15	31	EA	$950.00	$1,282.50	$39,758																$39,758							**$39,758**
B2020	Kitchen	7162785	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	10	10	1	EA	$1,200.00	$1,620.00	$1,620												$1,620											**$1,620**
B2050	Older Building Exterior	7162761	Exterior Door, Wood, Solid-Core, Replace	25	12	13	2	EA	$700.00	$945.00	$1,890														$1,890									**$1,890**
B2050	Building Exterior	7162752	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	15	15	7	EA	$1,300.00	$1,755.00	$12,285																$12,285							**$12,285**
B2050	Building Exterior	7162768	Exterior Door, Steel, Standard, Replace	40	20	20	3	EA	$600.00	$810.00	$2,430																						$2,430	**$2,430**
B3010	Older Side	7162730	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	10	10	4100	SF	$3.80	$5.13	$21,033												$21,033											**$21,033**
B3010	Lower Roof	7162726	Roofing, Single-Ply Membrane, EPDM, Replace	20	17	3	5900	SF	$11.00	$14.85	$87,615				$87,615																			**$87,615**
B3060	Roof	7162734	Roof Skylight, per unit, up to 20 SF, Replace	30	28	2	2	EA	$1,300.00	$1,755.00	$3,510			$3,510																				**$3,510**
C1030	Throughout building	7162780	Interior Door, Wood, Solid-Core, Replace	40	20	20	34	EA	$700.00	$945.00	$32,130																						$32,130	**$32,130**
C1070	Throughout building	7162731	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	12	13	14000	SF	$3.50	$4.73	$66,150															$66,150								**$66,150**
C2010	Throughout building	7162787	Wall Finishes, Ceramic Tile, Replace	40	25	15	2170	SF	$18.00	$24.30	$52,731																$52,731							**$52,731**
C2010	Kitchen	7162744	Wall Finishes, Vinyl, Replace	15	7	8	3750	SF	$2.50	$3.38	$12,656									$12,656														**$12,656**
C2010	Throughout building	7162747	Wall Finishes, any surface, Prep & Paint	10	5	5	19250	SF	$1.50	$2.03	$38,981						$38,981										$38,981							**$77,963**
C2030	Kitchen	7162737	Flooring, Quarry Tile, Replace	50	42	8	2000	SF	$26.00	$35.10	$70,200									$70,200														**$70,200**
C2030	Restrooms	7162763	Flooring, Ceramic Tile, Replace	40	20	20	1450	SF	$18.00	$24.30	$35,235																						$35,235	**$35,235**
C2030	Lobby	7162762	Flooring, Ceramic Tile, Replace	40	20	20	750	SF	$18.00	$24.30	$18,225																						$18,225	**$18,225**
C2030	Restrooms	7162746	Flooring, Vinyl Sheeting, Replace	15	7	8	200	SF	$7.00	$9.45	$1,890									$1,890														**$1,890**
C2030	Throughout building	7162766	Flooring, Vinyl Sheeting, Replace	15	7	8	1000	SF	$7.00	$9.45	$9,450									$9,450														**$9,450**
C2030	Throughout building	7162801	Flooring, Vinyl Tile (VCT), Replace	15	7	8	8600	SF	$5.00	$6.75	$58,050									$58,050														**$58,050**
C2030	Throughout building	7162765	Flooring, Carpet, Commercial Standard, Replace	10	5	5	2780	SF	$7.50	$10.13	$28,148						$28,148										$28,148							**$56,295**
C2050	Throughout	7182075	Ceiling Finishes, Gypsum Board/Plaster, Replace	50	48	2	130	SF	$8.00	$10.80	$1,404			$1,404																				**$1,404**
C2050	Restrooms	7162748	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	2580	SF	$2.00	$2.70	$6,966						$6,966										$6,966							**$13,932**
D1010	Elevator	7162770	Elevator Cab Finishes, Standard, Replace	15	7	8	1	EA	$9,000.00	$12,150.00	$12,150									$12,150														**$12,150**
D1010	Elevator	7162786	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	15	15	1	EA	$55,000.00	$74,250.00	$74,250																$74,250							**$74,250**
D2010	Basement	7162781	Water Heater, Gas, Residential, Replace	15	12	3	1	EA	$1,300.00	$1,755.00	$1,755				$1,755															$1,755				**$3,510**
D2010	Kitchen	7162790	Water Heater, Gas, Commercial (200 MBH), Replace	20	1	19	1	EA	$16,600.00	$22,410.00	$22,410																				$22,410			**$22,410**
D2010	Older Building Exterior	7162716	Backflow Preventer, Domestic Water, Replace	30	15	15	1	EA	$3,200.00	$4,320.00	$4,320																$4,320							**$4,320**
D2010	Throughout building	7162729	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	20	20	16780	SF	$11.00	$14.85	$249,183																						$249,183	**$249,183**
D2010	Throughout building	7162718	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	7	8	2	EA	$1,500.00	$2,025.00	$4,050									$4,050														**$4,050**
D2010	Utility closet	7162793	Sink/Lavatory, Service Sink, Floor, Replace	35	27	8	1	EA	$800.00	$1,080.00	$1,080									$1,080														**$1,080**
D2010	Older Kitchen	7162777	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	18	12	4	EA	$1,100.00	$1,485.00	$5,940													$5,940										**$5,940**
D2010	Restrooms	7162769	Toilet, Residential Water Closet, Replace	30	18	12	3	EA	$700.00	$945.00	$2,835													$2,835										**$2,835**
D2010	Throughout building	7162774	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	3	EA	$1,200.00	$1,620.00	$4,860																$4,860							**$4,860**
D2010	Restrooms	7162745	Toilet, Commercial Water Closet, Replace	30	15	15	11	EA	$1,300.00	$1,755.00	$19,305																$19,305							**$19,305**
D2010	Restrooms	7162755	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	15	15	8	EA	$1,700.00	$2,295.00	$18,360																$18,360							**$18,360**
D2010	Restrooms	7162782	Urinal, Standard, Replace	30	15	15	3	EA	$1,100.00	$1,485.00	$4,455																$4,455							**$4,455**
D2010	Kitchen	7162724	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	15	15	1	EA	$1,200.00	$1,620.00	$1,620																$1,620							**$1,620**
D2010	Kitchen	7162810	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	15	15	1	EA	$2,500.00	$3,375.00	$3,375																$3,375							**$3,375**
D2010	Kitchen	7162806	Sink/Lavatory, Commercial Kitchen, 1-Bowl, Replace	30	15	15	1	EA	$1,600.00	$2,160.00	$2,160																$2,160							**$2,160**
D2010	Kitchen	7162715	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	17	18	1	EA	$1,400.00	$1,890.00	$1,890																			$1,890				**$1,890**
D3020	Basement	7162739	Furnace, Gas, Replace	20	10	10	1	EA	$4,200.00	$5,670.00	$5,670												$5,670											**$5,670**
D3020	Older side attic	7182077	Furnace, Gas, 51 to 100 MBH, Replace	20	10	10	1	EA	$4,200.00	$5,670.00	$5,670												$5,670											**$5,670**
D3030	Older Building Exterior	7162783	Split System, Condensing Unit/Heat Pump, Replace	15	7	8	1	EA	$7,100.00	$9,585.00	$9,585									$9,585														**$9,585**
D3030	Older Building Exterior	7162754	Split System, Condensing Unit/Heat Pump, Replace	15	3	12	1	EA	$4,000.00	$5,400.00	$5,400													$5,400										**$5,400**
D3050	Upper Roof	7162740	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	7	13	1	EA	$11,000.00	$14,850.00	$14,850														$14,850									**$14,850**
D3050	Lower Roof	7162804	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	$30,000.00	$40,500.00	$40,500															$40,500								**$40,500**
D3050	Lower Roof	7162808	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	6	14	1	EA	$30,000.00	$40,500.00	$40,500															$40,500								**$40,500**
D3050	Lower Roof	7162778	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$15,000.00	$20,250.00	$20,250																$20,250							**$20,250**
D3050	Upper Roof	7162751	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$9,000.00	$12,150.00	$12,150																$12,150							**$12,150**
D3050	Upper Roof	7162742	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$7,500.00	$10,125.00	$10,125																$10,125							**$10,125**

Replacement Reserves Report

La Fetra Senior Center



2/16/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D3050	Upper Roof	7162750	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$9,000.00	$12,150.00	$12,150																$12,150						**$12,150**
D3050	Upper Roof	7162767	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	5	15	1	EA	$6,500.00	$8,775.00	$8,775																$8,775						**$8,775**
D3050	Throughout building	7162797	HVAC System, Ductwork, Medium Density, Replace	30	15	15	16780	SF	$4.00	$5.40	$90,612																$90,612						**$90,612**
D3060	Lower Roof	7162807	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	10	10	1	EA	$3,000.00	$4,050.00	$4,050											$4,050											**$4,050**
D3060	Lower Roof	7162741	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	10	10	1	EA	$2,400.00	$3,240.00	$3,240											$3,240											**$3,240**
D3060	Lower Roof	7162721	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	10	10	1	EA	$2,400.00	$3,240.00	$3,240											$3,240											**$3,240**
D3060	Lower Roof	7162756	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	10	10	1	EA	$1,400.00	$1,890.00	$1,890											$1,890											**$1,890**
D3060	Upper Roof	7162764	Exhaust Fan, Roof or Wall-Mounted, 16" Damper, Replace	20	10	10	1	EA	$2,400.00	$3,240.00	$3,240											$3,240											**$3,240**
D3060	Lower Roof	7162714	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	10	10	1	EA	$1,200.00	$1,620.00	$1,620											$1,620											**$1,620**
D3060	Lower Roof	7162788	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	10	10	1	EA	$1,200.00	$1,620.00	$1,620											$1,620											**$1,620**
D3060	Kitchen	7162803	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	17	3	1	EA	$1,500.00	$2,025.00	$2,025				$2,025																		**$2,025**
D4010	Kitchen	7162743	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	10	10	8	LF	$400.00	$540.00	$4,320											$4,320											**$4,320**
D5020	Electrical room	7162717	Switchboard, 120/208 V, Replace	40	20	20	1	EA	$50,000.00	$67,500.00	$67,500																				$67,500	**$67,500**
D5020	Older Building Exterior	7162738	Distribution Panel, 120/208 V, Replace	30	18	12	1	EA	$2,000.00	$2,700.00	$2,700													$2,700									**$2,700**
D5020	Electrical room	7162725	Distribution Panel, 120/208 V, Replace	30	15	15	1	EA	$6,000.00	$8,100.00	$8,100																$8,100						**$8,100**
D5020	Throughout building	7162757	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	20	20	16780	SF	$18.00	$24.30	$407,754																				$407,754	**$407,754**
D5040	Throughout building	7162798	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	2	18	16780	SF	$4.50	$6.08	$101,939																			$101,939			**$101,939**
D7050	Lobby	7162811	Fire Alarm Panel, Fully Addressable, Replace	15	7	8	1	EA	$15,000.00	$20,250.00	$20,250									$20,250													**$20,250**
D7050	Throughout building	7162719	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	10	10	11800	SF	$3.00	$4.05	$47,790											$47,790											**$47,790**
E1030	Kitchen	7162812	Foodservice Equipment, Coffee Machine, Replace	10	5	5	1	EA	$2,000.00	$2,700.00	$2,700						$2,700										$2,700						**$5,400**
E1030	Kitchen	7162733	Foodservice Equipment, Dishwasher Commercial, Replace	10	5	5	1	EA	$21,500.00	$29,025.00	$29,025						$29,025										$29,025						**$58,050**
E1030	Kitchen	7162776	Foodservice Equipment, Coffee Machine, Replace	10	5	5	1	EA	$2,000.00	$2,700.00	$2,700						$2,700										$2,700						**$5,400**
E1030	Kitchen	7162791	Foodservice Equipment, Steam Table, Replace	10	5	5	1	EA	$7,000.00	$9,450.00	$9,450						$9,450										$9,450						**$18,900**
E1030	Kitchen	7162773	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	7	8	1	EA	$3,800.00	$5,130.00	$5,130									$5,130													**$5,130**
E1030	Kitchen	7162720	Foodservice Equipment, Range/Oven, 4-Burner w/ Griddle, Replace	15	7	8	1	EA	$6,700.00	$9,045.00	$9,045									$9,045													**$9,045**
E1030	Kitchen	7162758	Foodservice Equipment, Exhaust Hood, 8 to 10 LF, Replace	15	7	8	1	EA	$4,500.00	$6,075.00	$6,075									$6,075													**$6,075**
E1030	Kitchen	7162796	Foodservice Equipment, Icemaker, Freestanding, Replace	15	7	8	1	EA	$6,700.00	$9,045.00	$9,045									$9,045													**$9,045**
E1030	Kitchen	7162789	Foodservice Equipment, Freezer, 1-Door Reach-In, Replace	15	7	8	1	EA	$3,100.00	$4,185.00	$4,185									$4,185													**$4,185**
E1030	Kitchen	7162771	Foodservice Equipment, Freezer, 1-Door Reach-In, Replace	15	7	8	1	EA	$3,100.00	$4,185.00	$4,185									$4,185													**$4,185**
E1030	Kitchen	7162722	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	7	8	1	EA	$1,700.00	$2,295.00	$2,295									$2,295													**$2,295**
E1040	Lobby	7162736	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	$1,500.00	$2,025.00	$2,025						$2,025										$2,025						**$4,050**
E2010	Throughout building	7162735	Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	50	LF	$300.00	$405.00	$20,250											$20,250											**$20,250**
G2020	Site	7162802	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	3	2	7700	SF	$0.45	$0.61	$4,678			$4,678					$4,678					$4,678					$4,678				**$18,711**
G2020	Site	7162800	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	12	13	7700	SF	$3.50	$4.73	$36,383														$36,383								**$36,383**
G2030	Older Building Exterior	7162799	Site Stairs & Ramps, Steps, Concrete (per LF of nosing), Replace	50	48	2	6	LF	$42.00	$56.70	$340			$340																			**$340**
G2060	Site	7162760	Park Bench, Wood/Composite/Fiberglass, Replace	20	10	10	5	EA	$600.00	$810.00	$4,050											$4,050											**$4,050**
G2060	Site	7162792	Picnic Table, Metal Powder-Coated, Replace	20	10	10	1	EA	$700.00	$945.00	$945											$945											**$945**
G2060	Site	7162727	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	10	10	3	EA	$700.00	$945.00	$2,835											$2,835											**$2,835**
G2060	Site	7162759	Signage, Property, Monument, Replace/Install	20	5	15	1	EA	$3,000.00	$4,050.00	$4,050																$4,050						**$4,050**
G2080	Site	7162809	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	10	10	9100	SF	$1.00	$1.35	$12,285											$12,285											**$12,285**
G2080	Site	7162775	Landscaping, Mature Trees, Removal/Trimming, Repair	0	0	0	1	EA	$1,500.00	$2,025.00	$2,025	$2,025																					**$2,025**
G4050	Site	7162732	Site Walkway Fixture, Bollard Style, Surface-Mounted Metal, Replace/Install	20	10	10	10	EA	$900.00	$1,215.00	$12,150											$12,150											**$12,150**
G4050	Site	7162723	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	5	15	3	EA	$6,800.00	$9,180.00	$27,540																$27,540						**$27,540**
G4050	Building exterior	7162805	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	17	EA	$600.00	$810.00	$13,770											$13,770											**$13,770**
P2030	Interior	7162772	Engineering Study, Civil, General Design, Replace	0	0	0	1	EA	$7,000.00	$9,450.00	$9,450	$9,450																					**$9,450**
Totals, Unescalated												**$11,475**	**$0**	**$47,084**	**$91,395**	**$0**	**$663,667**	**$0**	**$4,678**	**$239,321**	**$0**	**$171,288**	**$0**	**$51,685**	**$119,273**	**$81,000**	**$619,265**	**$0**	**$11,698**	**$105,584**	**$22,410**	**$812,457**	**$3,052,278**
Totals, Escalated (3.0% inflation, compounded annually)												**$11,475**	**$0**	**$49,951**	**$99,870**	**$0**	**$769,372**	**$0**	**$5,753**	**$303,165**	**$0**	**$230,197**	**$0**	**$73,690**	**$175,156**	**$122,520**	**$964,795**	**$0**	**$19,335**	**$179,749**	**$39,296**	**$1,467,388**	**$4,511,710**

Appendix G:
Equipment Inventory List

D10 Conveying

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7162786	D1010	**Passenger Elevator**	Hydraulic, 2 Floors	2500 LB	La Fetra Senior Center	Elevator	U.S. Elevator	Ascension 1000	No dataplate		000006	

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7162790	D2010	**Water Heater**	Gas, Commercial (200 MBH)	100 GAL	La Fetra Senior Center	Kitchen	Bradford White	UCG100H2703N	YJ50243098	2022	000052	
2	7162781	D2010	**Water Heater**	Gas, Residential	50 GAL	La Fetra Senior Center	Basement	Bradford White	U45036FRN	HE15024321	2011	000049	
3	7162716	D2010	**Backflow Preventer**	Domestic Water	2 IN	La Fetra Senior Center	Older Building Exterior						

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7182077	D3020	**Furnace**	Gas, 51 to 100 MBH	Inaccessible	La Fetra Senior Center	Older side attic	Inaccessible	Inaccessible	Inaccessible	2013		
2	7162739	D3020	**Furnace**	Gas	66 MBH	La Fetra Senior Center	Basement	International Comfort Products	N8MSL0701412A2	A135119702	2013	000003	
3	7162783	D3030	**Split System**	Condensing Unit/Heat Pump	5 TON	La Fetra Senior Center	Older Building Exterior	ComfortMaker	N4A560GKC101	E163108301	2016	000004	
4	7162754	D3030	**Split System**	Condensing Unit/Heat Pump	3 TON	La Fetra Senior Center	Older Building Exterior	Guardian	GAW14L36C23SA	W2A0526524	2020	000005	
5	7162742	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	3 TON	La Fetra Senior Center	Upper Roof	Lennox	KGB036S4BS2Y	5618D08665	2018	000045	
6	7162804	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	15 TON	La Fetra Senior Center	Lower Roof	Lennox	LGH180H4ML3Y	5617A02742	2017	000070	
7	7162808	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	15 TON	La Fetra Senior Center	Lower Roof	Lennox	LGH180H4ML3Y	5617A03109	2017	000068	
8	7162740	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	5 TON	La Fetra Senior Center	Upper Roof	Lennox	KGA060S4BS5Y	5616H08311	2016	000048	
9	7162750	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	4 TON	La Fetra Senior Center	Upper Roof	Lennox	KGB048S4BS1Y	5618D06020	2018	000047	
10	7162751	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	4 TON	La Fetra Senior Center	Upper Roof	Lennox	KGB048S4BS1Y	5618D06019	2018	000051	
11	7162778	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	7.75 TON	La Fetra Senior Center	Lower Roof	Lennox	KGA092S4MS3Y	5618D07073	2018	000069	
12	7162767	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted	2.5 TON	La Fetra Senior Center	Upper Roof	Lennox	KGB030S4DW1P	5618C11372	2018	000046	
13	7162788	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	Inaccessible	La Fetra Senior Center	Lower Roof	Inaccessible	Inaccessible	Inaccessible		Inaccessible	
14	7162714	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 10" Damper	Inaccessible	La Fetra Senior Center	Lower Roof	Inaccessible	Inaccessible	Inaccessible		Inaccessible	
15	7162756	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 12" Damper	No dataplate CFM	La Fetra Senior Center	Lower Roof	Loren Cook Company	Illegible	Illegible		000007	
16	7162764	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	No dataplate CFM	La Fetra Senior Center	Upper Roof	Loren Cook Company	100 ACRUB	2894665100007040497		000050	
17	7162721	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	No dataplate CFM	La Fetra Senior Center	Lower Roof	Loren Cook Company	195 VCR-HP	1385422485000003601036		000067	
18	7162741	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 16" Damper	No dataplate CFM	La Fetra Senior Center	Lower Roof	Loren Cook Company	100 ACPUB	138946 5000100007020497		000074	
19	7162807	D3060	**Exhaust Fan**	Roof or Wall-Mounted, 24" Damper	No dataplate CFM	La Fetra Senior Center	Lower Roof	Loren Cook Company	120 ASPT	1208475646-7016797		000075	
20	7162803	D3060	**Supplemental Components**	Air Curtain, 5' Wide Non-Heated		La Fetra Senior Center	Kitchen	Mars	36CH	9709PF36CH-L (F3)	1996	000063	

D40 Fire Protection

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7162743	D4010	**Fire Suppression System**	Commercial Kitchen, per LF of Hood		La Fetra Senior Center	Kitchen						8

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7162717	D5020	**Switchboard**	120/208 V	800 AMP	La Fetra Senior Center	Electrical room	Square D	3481S	No dataplate		000065	
2	7162738	D5020	**Distribution Panel**	120/208 V	200 AMP	La Fetra Senior Center	Older Building Exterior	No dataplate	No dataplate	No dataplate		000013	
3	7162725	D5020	**Distribution Panel**	120/208 V	400 AMP	La Fetra Senior Center	Electrical room	Square D	HCM32734	No dataplate		000066	

D70 Electronic Safety & Security

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7162811	D7050	**Fire Alarm Panel**	Fully Addressable		La Fetra Senior Center	Lobby	Radionics	No dataplate	No dataplate		000062	

E10 Equipment

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7162812	E1030	**Foodservice Equipment**	Coffee Machine		La Fetra Senior Center	Kitchen	Bunn	AXI0M-15-3	AX00115051		000001	
2	7162776	E1030	**Foodservice Equipment**	Coffee Machine		La Fetra Senior Center	Kitchen	Bunn	AXI0M-15-3	AX00115988		000002	
3	7162733	E1030	**Foodservice Equipment**	Dishwasher Commercial		La Fetra Senior Center	Kitchen	Auto-Chlor	Illegible	Illegible		000055	
4	7162758	E1030	**Foodservice Equipment**	Exhaust Hood, 8 to 10 LF		La Fetra Senior Center	Kitchen	CaptiveAire Systems	5730 SCA-D-ISFP	No dataplate		000060	
5	7162722	E1030	**Foodservice Equipment**	Food Warmer, Proofing Cabinet on Wheels		La Fetra Senior Center	Kitchen	Carter-Hoffmann	FH90-0015 B	238179-FH90-00158-35K03		000059	

6	7162789	E1030	**Foodservice Equipment**	Freezer, 1-Door Reach-In	La Fetra Senior Center	Kitchen	Hoshizaki	CF1S-FS	G72879E	000057
7	7162771	E1030	**Foodservice Equipment**	Freezer, 1-Door Reach-In	La Fetra Senior Center	Kitchen	Hoshizaki	CR1S-FS	H55386E	000058
8	7162773	E1030	**Foodservice Equipment**	Garbage Disposal, 1 to 3 HP	La Fetra Senior Center	Kitchen	Salvajor	200	74182	000054
9	7162796	E1030	**Foodservice Equipment**	Icemaker, Freestanding	La Fetra Senior Center	Kitchen	Scotsman	B322S	16051320014477	000056
10	7162720	E1030	**Foodservice Equipment**	Range/Oven, 4-Burner w/ Griddle	La Fetra Senior Center	Kitchen	Imperial	No dataplate	No dataplate	000053
11	7162791	E1030	**Foodservice Equipment**	Steam Table	La Fetra Senior Center	Kitchen	Wells Mfg. Co.	M0D300D	CAF 3803	000064
12	7162736	E1040	**Healthcare Equipment**	Defibrillator (AED), Cabinet-Mounted	La Fetra Senior Center	Lobby				

Appendix H:
Energy Conservation Measures Calculations

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UIC	Install Low Flow Faucet Aerators
EAP2-b	**Location**: Restrooms and common rooms
Attributes:	Replace 3x 2GPM rated kitchen aerators with 1GPM WaterSense certified aerators Replace 5x 2.2GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators

Property Type:	Commercial	Estimated No. of Operational Weeks	52
		Number of Occupied Days/Week (Max 7)	5

KITCHEN FAUCETS			BATHROOM FAUCETS		
Number of Occupants Affected By Retrofit	60		Number of Occupants Affected by Retrofit	60	
Do You Want To Replace Kitchen Faucets Aerators	Yes	*(Select)*	Do You Want To Replace Bathroom Faucets Aerators	Yes	*(Select)*
Total Number of Faucet Aerators To Be Replaced	3		Total Number of Faucet Aerators To Be Replaced	5	
Total Number of Faucets To Be Replaced:	0		Total Number of Faucets To Be Replaced:	0	
GPM of Existing Faucet Aerators	2	GPM	GPM of Existing Faucet Aerators	2.2	GPM
GPM of Proposed Faucet Aerator	1	GPM	GPM of Proposed Faucet Aerator	0.5	GPM
Estimated Number of Uses Per Day	4		Estimated Number of Uses Per Day	5	

Annual Water Savings From Installing Low Flow Aerators: 18.72 kGal

WATER & ENERGY SAVING CALCULATION			COST SAVING CALCULATION		
Select Type of Water Heater Fuel:	Electric	(Select)	Property Location in United States	Southern Localities	
Energy Factor of Domestic Hot Water Heater:	0.82	EF	Heating Fuel Tariff	$0.30	$/kWh
Hot Water Discharge Temperature at Faucet	108.00	°F	Water Tariff ($/1000 Gal)	$11.18	$/kGal
Equivalent Heating Fuel Savings:	1,802	kWh	Annual Cost Savings In Form of Water	$209	$
Savings Discounted by 15% to Account For Cold Water Use					
Annual Water Savings	18.72	kGal	Annual Energy Savings From Water Heater	$538	$

COST BENEFIT ANALYSIS				
Estimated Material Cost	$64		Estiamted Labor Cost	$61
Estimated Total Annual Cost Savings	$747	$$	Estimated Total Installation Cost	$125 $$
Simple Payback Period	0.17	Years	*Type of Recommendation*	No/Low Cost ECM Recommendation

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ECM EXPLANATION:

By reducing the flow of water coming from the restroom faucets, aerators can generate energy savings at low cost and with easy installation. The savings generated would be in the form of reduced water and sewer costs and at the same time aerators would save energy by reducing the demand for hot water. The average faucet has a flow rate of about 2 to 4 GPM. Adding a screw-in faucet aerator reduces the flow to 0.5 to 1.5 GPM in the bathroom and 2.2 GPM in the kitchen. In addition to saving energy and water, the "foamier" water that comes from faucet aerators wets objects better than water from a faucet with no aerator, which tends to bounce off the object rather than thoroughly wetting it.

BV recommends replacing the proposed faucet aerators with new low flow aerators as mentioned above. The proposed ECM shall also result in an annual energy saving in form of reduction in water heating bills.

Summary:

Initial Investment: $125 Estimated Annual Cost Savings: $747 Simple Payback Period (Yrs): 0.17

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UIC	Retrofit Flush Tank Toilets to Dual Flush
EAP3	Location: Older Building
Attribute:	Retrofit 3x 1.6GPF toilets to dual-flush

EXISTING CONDITION

Total Occupants:	60	
Number of Water Closets To Be Replaced	3	
Number of Occupied Days Per Week (Max 7)	5	
Number of Occupied Weeks/Year (Max 52)	52	
Estimated Restroom Usage/Individual/Day *5.05 flushes/person/day@American Water Works Association (AWWA)*	4	(Select)

PROPOSED RETROFIT/REPLACEMENT

Existing Gallons Per Flush Ratings For Water Closet Flushes	1.60	GPF
Replace or Retrofit Toilets With Dual Flush Toilets	Retrofit	
Replace		
Proposed Toilet	-	
GPF of Proposed New Low Flow Water Closet Fixture*	-	GPF
Retrofit		
Dual Flush - Retrofit Setup Valve for Flush Tank Toilet **(Federal Law Requires All Flushes Not To Exceed 1.6 GPF)*	*Solid Waste (20%)* 1.60	GPF
	Liquid Waste (80%) 1.28	GPF

Water & Cost Saving Calculations

Water Savings By The Use of Low Flow Water Closet Flush Valves/Day			61.44	gal
Total Annual Water Savings in gallons			15.97	kgal
Cost Savings Calculations				
Enter Water Tariff Rate ($/1000Gal)			$11.18	$
Estimated Cost Savings From Water			$179	$
Estimated Cost of Retrofit				
Estimated Total Cost For Retrofit	*Material* $72 *Labor* $344	Total	$416	$
Simple Pay Back Period			2.33	Yrs
Type of Recommendation	No/Low Cost ECM Recommendation			

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ECM EXPLANATION:

The highest water utilization at any home/office occurs in the restrooms. It is estimated that on an average a normal human being uses the restroom at least four times a day. Keeping with the global water conservation objectives, federal law prohibits use of any new water closet flushes over 1.6 GPF.

Existing toilets can be retrofitted with pressure-assisted flush technology to reduce the flush rate to 1.0 GPF or less. Though water efficient these toilets make considerable amount of noise as this involves release of pressurized air during the course of flushing. Thus making them unpopular among residential properties.

Thus BV recommends replacing the existing high flow toilets with new low flow 1.28GPF rated flush tank toilets, which are comparatively more water efficient at the same time considerably quiter as compared to the pressure assisted technology retrofitted toilets.

Summary:

Initial Investment:	$416			
		Simple Payback:	2.33	Years
Annual Cost Savings:	$179			

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UIC	Install Low Flow Tankless Restroom Fixtures
EAP4	Location: Newer building
Attribute:	Retrofit 11x; 1.6 GPF toilets with dual-flush flush vales

ECM FOR DETERMINING WATER SAVINGS IN COMMERCIAL PROPERTIES

Number of Males	30	
Number of Females	30	
Number of Occupied Days Per Week (Max 7)	5	
Number of Occupied Weeks/Year (Max 52)	52	
Number of Urinals To Be Retrofitted	0	
Number of Water Closets To Be Retrofitted	11	
No. of Water Closets With Separate Flush Tank (*Typical Residential Type*)	0	
Estimated Restroom Usage/Individual/Day (*Default is 4 Uses/Day For Residential/Office*)	4	(Select)

Urinal Water Savings

Do you want to make any changes to the Urinals?	No	
Estimated Existing Use of Urinal/Day/Man	80%	
Existing Gallons Per Flush Ratings For Urinal Flushes		GPF
Proposed Urinal	-	
GPF of Proposed Urinal Flush Valve**	0.000	GPF

***(1992 EpACT Energy Act Mandates 1.0GPF Max on Urinals)*

Water Closet Water Savings

Tankless Water Closets

Do you want to make any changes to the Water Closets?	Yes		
Existing Gallons Per Flush Ratings For Water Closet Flushes	1.60		GPF
Are The Existing Water Closet Being Replaced? (*If No; Then Only The Flush Valve Would Be Replaced With Dual Flush Retrofit Kit*)	No		
No. of Tankless Water Closets	11		
GPF of Proposed Dual Flush- Water Closet Valve* (**Federal Law Requires All Flushes Not To Exceed 1.6 GPF*)	1.60	*Solid Waste (20%)*	GPF
	0.48	*Liquid Waste (80%)*	GPF
Estimated Annual Water Savings From Male Users	27.96		kGal
Estimated Annual Water Savings From Female Users	27.96		kGal

Water & Cost Saving Calculations

Water Savings Calculation

Water Savings By The Use of Low Flow Water Closet Flush Valves/Yr	55.91	kgal
Water Savings By The Use of Low Flow Urinal Flush Valves/ Yr	0.00	kgal
Total Annual Water Savings in kgal	55.91	kgal

Cost Savings Calculations

Enter Water Tariff Rate ($/1000Gal)	$11.18	
Estimated Cost Savings From Water	$625	

Estimated Cost of Retrofit

Material Cost for Low Flow Urinal(s)	$0	
Labor Cost for Installing New Urinal(s)	$0	
Material Cost For Replacing Existing Flush Valves With Low Flow - Dual Flush Valves	$880	
Labor Cost For Water Closet (*Up For Liquid Waste And Down For Solid Waste*)	$1,260	
Estimated Total Cost For Retrofit	$2,140	
Simple Pay Back Period	3.42	Yrs
Type of Recommendation	Capital Cost ECM Recommendation	

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ECM EXPLANATION:

The highest water utilization at any home/office occurs in the restrooms. It is estimated that on an average a normal human being uses the restroom at least four times a day. Keeping with the global water conservation objectives, federal law prohibits use of any new water closet flushes over 1.6 GPF. At the same time the '1992 EpACT' mandates all new Urinals to have a maximum 1.0 GPF flush valves on urinals.

BV recommends replacing all urinals above 1.0 GPF with a new 0.5 GPF or lesser urinals. At the same time BV also recommends replacing all the water closets having a GPF rating of 1.6 and over with low flow water closet fixtures equipped with dual flush valves.

In case the property doesn't wish to replace the entire water closet fixtures, BV recommends retrofitting all the tankless water closet flush fixtures with new dual flush fixtures that would result in a 30% water savings per flush for liquid wastes, while retaining the same flush rate for solid wastes.

SUMMARY:

Initial Investment:	$2,140	Simple Payback Period:	3.42 Yrs
Annual Cost Savings:	$625		

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UIC	Upgrade Split Heating and Cooling System
EAH12-A	Location: Basement and Attic
Attributes:	Replace (2x) 66MBH Heating System With 96% AFUE Gas Fired -60MBH System;

Basement and Attic

Heating System								
Number of Heating Systems to be replaced	2	Qty		Qty		Qty		Qty
Heating Fuel:	Natural Gas		-		-		-	
Heating System Capacity (Each)	66	MBH		MBH		MBH		MBH
De-rated AFUE rating For **Eac**h Furnace Heating System	78%	%		%		%		%
Estimated Annual Operating Hours:	1,070	Hrs		Hrs		Hrs		Hrs
Estimated Annual Energy Use from All Heating Systems	1,412	Therms	0	-	0	-	0	-
Cooling								
Are Cooling Split Systems Being Replaced?	No		No		No		No	
Refrigerant in Cooling System								
Number of Existing Air Conditioners		Qty		Qty		Qty		Qty
Insert Cooling Capacity of **Each** Existing Air-Conditioner		Btuh		Btuh		Btuh		Btuh
Please Input The Existing EER of The Air-Conditioner:		EER		EER		EER		EER
Estimated Annual Operating Hours:		Hrs		Hrs		Hrs		Hrs
Energy Consumption From All Existing Air conditioner:	0	kWh	0	kWh	0	kWh	0	kWh

Proposed System

Heating								
Select Proposed Heating System	Gas Fired -60MBH		-		-		-	
AFUE for the Proposed Heating System:	96%	%	-	%	-	%	-	%
Estimated Energy Consumption From All Systems:	1,148	Therms	0	-	0	-	0	-
New Annual Hours of Operations:	956	Hrs	0	Hrs	0	Hrs	0	Hrs
Cooling								
Select Proposed Air Conditioner Type:	-		-		-		-	
Btu/Hr of The New Air-Conditioner:	-	Btuh	-	Btuh	-	Btuh	-	Btuh
EER of Proposed Air-Conditioning System:	-	EER	-	EER	-	EER	-	EER
Total Energy Consumption For Proposed Air conditioner:	0	kWh	0	kWh	0	kWh	0	kWh
Install New Fan Coil Unt	No		No		No		No	

If Existing system has R-22 then install new Fan Coil

Savings Analysis

Annual Energy Savings From Heating Systems:	26,483	kBtus	0	kBtus	0	kBtus	0	kBtus
Annual kWh savings for all Air conditioner:	0	kWh	0	kWh	0	kWh	0	kWh
Installed Cost For All Air conditioner:	$0		$0		$0		$0	
Installed Cost For all Fan Coils + New Refrigerant Lines	$0		$0		$0		$0	
Installed Cost for all Heating Systems	$3,773		$0		$0		$0	
Total Investment	$3,773		$0		$0		$0	
Estimated Annual Energy Cost Savings:	$593		$0		$0		$0	

	Natural Gas		Propane		No.2 Oil		Electric	
Total Utility Savings	265	Therms	0	Gal	0	Gal	0	kWh

Total Initial Investment: $3,773 — **Total Annual Utility Cost Savings:** $593

Simple Payback: 6.36 Yrs

Type of Recommendation: Capital Cost ECM Recommendation

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ECM DESCRIPTION:

Advances in compressor and condenser technology have allowed for the development of more efficient air conditioning systems. As a result cooling can be provided at the same rate, with a lower energy input. Energy efficiency ratio (EER) is the ratio of cooling output to power input. Seasonal energy efficiency ratio (SEER) is an adjusted figure based on the length of the cooling season. A higher EER or SEER indicates a more efficient unit which can provide the same cooling capacity while consuming less energy. The minimum standard for air conditioner performance in most areas is currently 13 SEER as required by the 2006 International Energy Conservation Code. Units rated at 16 SEER (14 EER) or better qualify for Energy Star certification.

BV recommends replacing all the identified air conditioners with the new proposed high efficiency air conditioners as mentioned above.

Summary:

Initial Investment: $3,773 Simple Payback: 6.36 Yrs

Energy Cost Savings: $593

Appendix I:
Lighting System Schedule

Note : All lighting has been upgraded to LED

Appendix J:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) Investment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepared for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd



Ole Hammer Park
359 North Live Oak Avenue
Glendora, California 91741

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BV PROJECT #:
158691.23R000-031.379

DATE OF REPORT:
February 19, 2024

ON SITE DATE:
January 2-3, 2024

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A. Park Executive Summary

A-1. Park Overview and Assessment Details

General Information	
Park Type	Neighborhood
Number of Buildings	None
Main Address	359 North Live Oak Avenue, Glendora, California 91741
Site Developed	1975, renovated 2011 when playground was added
Site Area	1.68 acres (estimated)
Outside Occupants/Leased Spaces	None
Date(s) of Visit	January 2-3, 2024
Management Point of Contact	City of Glendora, Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Ryan Hacecky 626.672.6306
Assessment and Report Prepared By	Arezou Masoumi
Reviewed By	Mary Venable, CEM, RA Program Manager 800.733.0660 x7292719 Mary.Venable@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

A-2. Park Findings and Deficiencies

Historical Summary

Ole Hammer Park was developed in 1975 and renovated in 2011 with the addition of the playground. Historic aerial photos show a park on this site as early as 1964, and agricultural use before then.

Amenities and General Site

Ole Hammer Park features a playground, volleyball court, and picnic areas. The picnic areas include amenities such as picnic tables, rentable BBQ grills, and trash cans. The park assets are generally in good to fair condition. Typical lifecycle replacements are recommended.

Recommended Additional Studies

No additional studies recommended.

B. Amenities and General Site

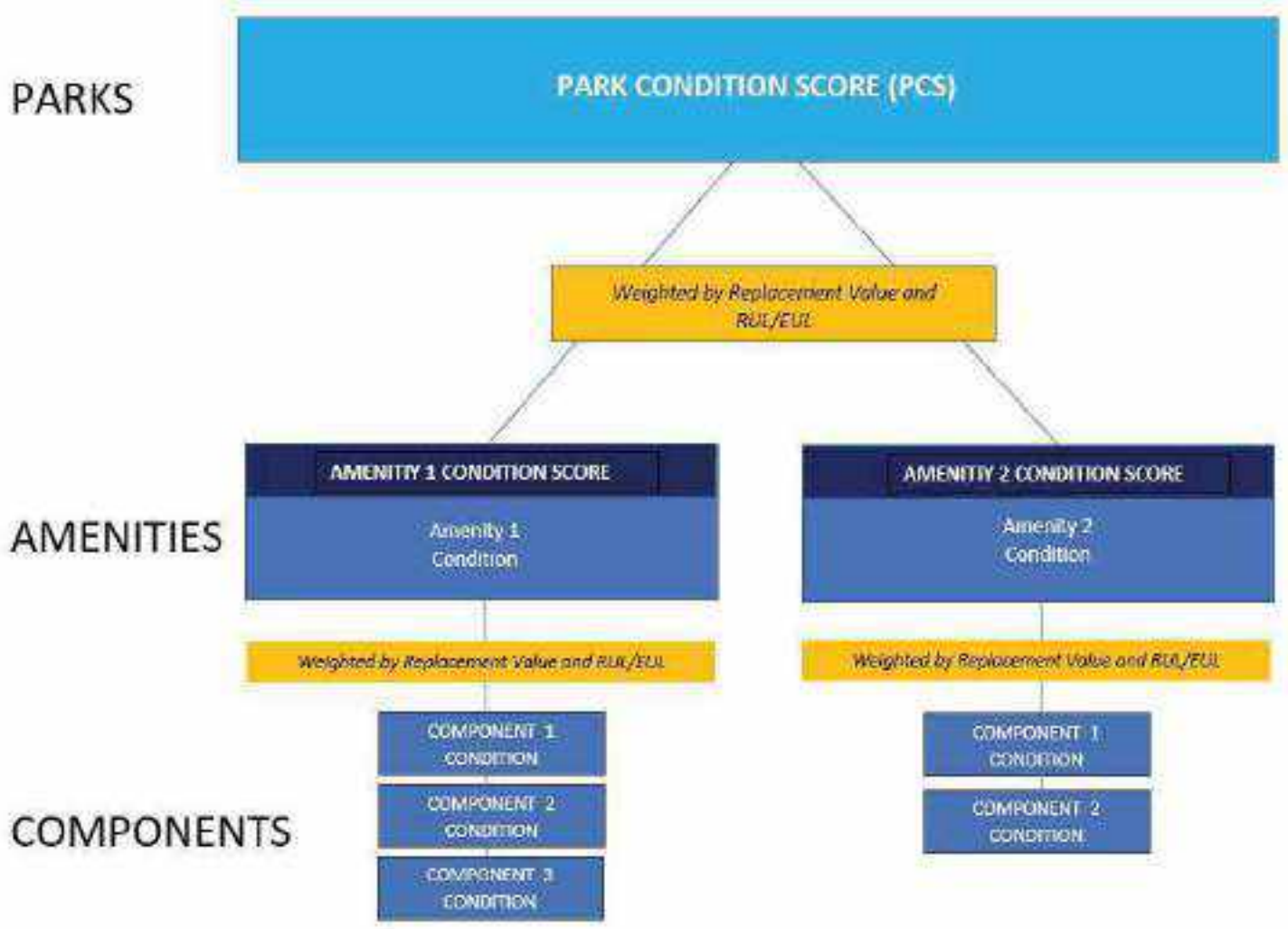
B-1. Prioritization Methodology

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

To assist in the overall prioritization effort, the following terms are used at the Component and Amenity level:

- **Component:** individual elements of the amenity or park that are evaluated and assigned conditions and GPS coordinates. Examples of components include benches, trash receptacles, tennis nets, playground surfaces, or split-rail fencing.
- **Amenity:** defined as a group of components that constitute a major feature of the park, logically grouped together by purpose and/or proximity. Examples of an amenity include a basketball court, a softball field, a dog park, picnic area, or playground.
- **Current Renewal Value (CRV):** the cost in today's dollars of the major constituent parts that make up the whole:
  - for Parks: CRV = renewal cost of all **developed** amenities within it (land value is excluded)
  - for Amenities: CRV = renewal cost of all significant components within it



The Amenity Condition Score (ACS) is a score calculated from an algorithm comprising a weighted average of the conditions of all the components within it.

AMENITY CONDITION SCORE (ACS) FORMULA = SUM [Remaining Value / Renewal Value (RenV) of combined components]

Remaining value = RenV multiplied by RUL/EUL

The Park Condition Score (PCS) is the total score for a single park property calculated from the sum of the Amenity Condition Scores (ACSs) for each amenity within the park.

PARK CONDITION SCORE FORMULA = SUM [Remaining Value]/ SUM [Renewal Value]

B-2. Park Prioritization Metrics

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

The PCS and ACS metrics have been developed so that the higher the score, the less the park or amenity needs short term financial attention, due to its relative condition. The lower the score, the more attention is needed. An increasingly low score indicates an increased need to address deficiencies, provide replacements or make essential repairs. The lower the score, the more the amenity or park requires renewal or replacement. Both PCS and ACS scores range from 0 to 100.

The color coding reflects the score definition. Higher scores are assigned a sliding scale of green, with 100 assigned the deepest green. Yellow indicates a condition in the middle of the range, with yellow green in the high mid ranges, and yellow red in the low mid ranges. Scores in the low range are assigned a sliding scale of red, with 0 assigned the deepest red.



FAILED CONDITION - 0 _____ EXCELLENT CONDITION -100

The table on the following page shows the PCS condition score of this park, along with the ACS condition score of each amenity within the park:

Ole Hammer Park	OVERALL CONDITION SCORE **41**	TOTAL ACRES: REPLACEMENT VALUE: **$ 197,500** REMAINING VALUE: **$ 81,874** SAFETY ISSUES: **0** FAILED COMPONENTS: **0**

B-3. Plan Types (Amenities and General Site)

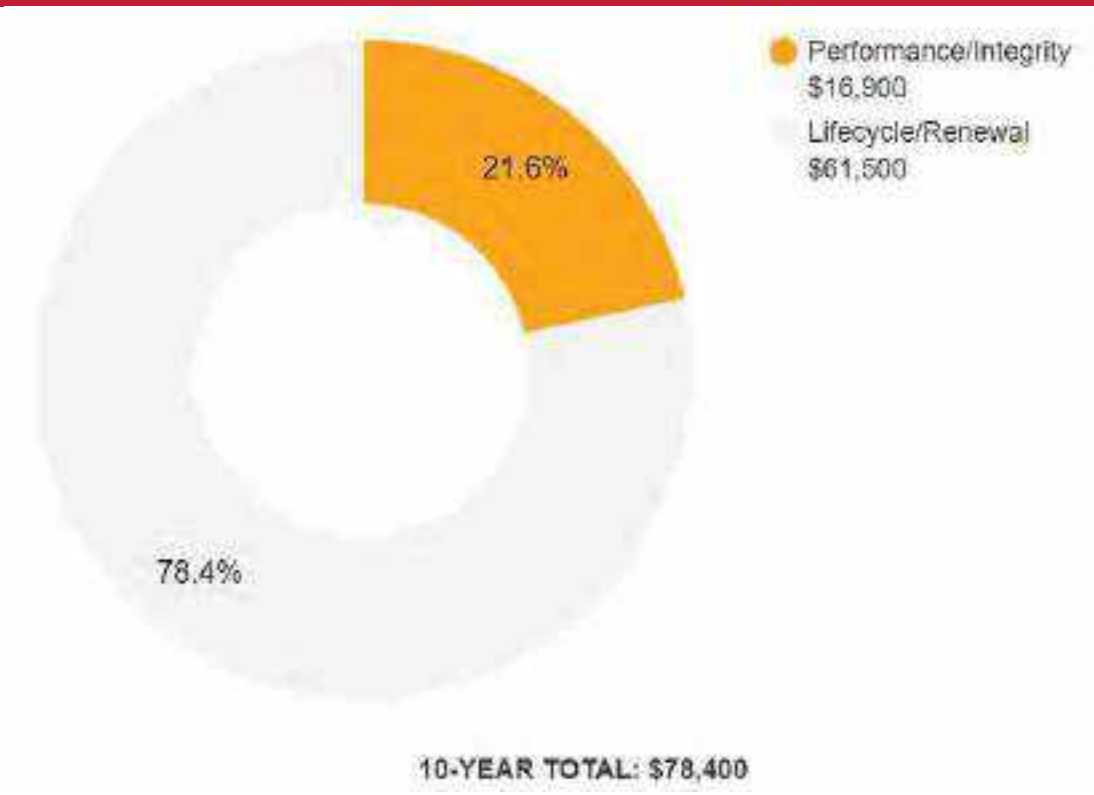
Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the best fit, typically the one with the greatest significance. See the *Purpose* description in the *Purpose and Scope* section for an explanation of Component Type.

Plan Type Descriptions		
Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental	■	Improvements to air, water, or soil quality, including removal of hazardous materials from the site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.

Plan Type Descriptions

Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost) – Timeframe 10 Years



B-4. Immediate Needs (Amenities and General Site)

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

BV did not identify any immediate needs associated with the amenities or general park areas at this site.

B-5. Key Findings (Amenities and General Site)

Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

The numerical scoring of condition as shown in the Key Findings is based on a 0-100 scale, as illustrated below:

- 0 - Replacement has none or very low impact on park operations
- 33 – Replacement has low impact on park operations
- 66 - Replacement has medium impact on park operation
- 100 - Failing, safety or code requirement component with high impact on park operations



Sidewalk in Poor condition.

Concrete, Small Areas/Sections
Ole Hammer Park Park

Uniformat Code: G2030
Recommendation: **Replace in 2025**

Priority Score: **85.8**

Plan Type:
Performance/Integrity

Cost Estimate: $14,900

**$$$**$

The concrete sidewalks show signs of wear, with cracks and displaced sections posing potential tripping hazards. To enhance safety, it's recommended to consider replacing these affected areas. - AssetCALC ID: 7193376



Drinking Fountain in Poor condition.

Site
Ole Hammer Park Park Center

Uniformat Code: D2010
Recommendation: **Replace in 2024**

Priority Score: **83.9**

Plan Type:
Performance/Integrity

Cost Estimate: $1,000

**$$**$$

The drinking fountain is aged and inoperable. - AssetCALC ID: 7193381

B-6. Playgrounds





Amenity B

Amenity Type	Playground		
Amenity Location	Park center		
Overall Condition	Fair		
Component	*Description*	*Quantity*	*Condition*
Play Structure	Multipurpose, Small	2 EA	Fair
Play Structure	Multipurpose, Medium	1 EA	Fair
Playground Surfaces	Rubber, Chips 3" Depth	3000 SF	Fair / etc
Key Issues and Findings	Absence of lighting		

B-7. Volleyball Court





Amenity C			
Amenity Type	Athletic Courts		
Amenity Location	Park East or Park Front Elevation		
Overall Condition	Fair		
Component	*Description*	*Quantity*	*Condition*
Playfield Surfaces	Sand, 3" Depth	3000 SF	Fair
Sports Apparatus	Volleyball, Net with Posts and Anchors	1 EA	Fair
Key Issues and Findings	Absence of lighting		

B-8. General Site





General Site			
Amenity Type	General SIte		
Amenity Location	Throughout park		
Overall Condition	Fair		
Component	*Description*	*Quantity*	*Condition*
Drinking Fountain	Site	1 EA	Poor
Park Bench	Precast Concrete	2 EA	Fair
Campground Accessories	Grill, Pedestal-Style	2 EA	Fair
Picnic Table	Wood	2 EA	Fair
Picnic Table	Precast Concrete	3 EA	Fair
Trash Receptacle	Medium-Duty Metal	4 EA	Fair
Bollard	Plastic	2 EA	Fair
Backflow Preventer	Domestic Water	1 EA	Fair

General Site

Portable Toilet	Ancillary Building	1 EA	Fair
Fences and Gates	Fence, Metal Tube 6'	20 LF	Fair
Sidewalk	Concrete, Large Areas	10000 SF	Fair
Sidewalk	Concrete, Small Areas	500 SF	Poor
Landscaping and Topography	Heavy landscaping features; irrigation present Low to moderate site slopes throughout		
Storm Water Management	Retention ponds		
Key Issues and Findings	Minor sidewalk cracking, absence of site lighting, malfunctioning drinking fountain		

C. Property Space Use and Observed Areas

Areas Observed

All key areas of the property were accessible and observed.

Key Spaces Not Observed

None.

D. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "public facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the checklists that are included in the Accessibility appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance.
- Only a representative sample of areas was observed.
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance.
- Itemized costs for individual non-compliant items are not included in the dataset.
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance.

Ole Hammer Park: Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
Playgrounds	2011	No	No
Volleyball Court	Unknown	No	No
General Site	1975	No	No

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

The facility was originally constructed in 1975. The facility has not since been substantially renovated.

No costs or detailed follow-up study are currently recommended, as no potential accessibility issues were identified. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

E. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes construction systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of construction systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of existing systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe the exterior amenities of the property, including individual site elements. Building observations include interior areas, the significant mechanical, electrical and elevator equipment rooms, and roofs.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key facts about the portfolio.

F. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Amenities and General Site and Facilities sections of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

G. Energy Audit

The purpose of this Energy Audit is to provide Ole Hammer Park with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The park contains no energy-consuming features, therefore no energy conservation analysis was performed.

H. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Ole Hammer Park, 359 North Live Oak Avenue, Glendora, California 91741, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

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The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

Prepared by: Arezou Masoumi,
Project Manager

Reviewed by:



Mary Venable, CEM, RA,
Program Manager
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I. Appendices

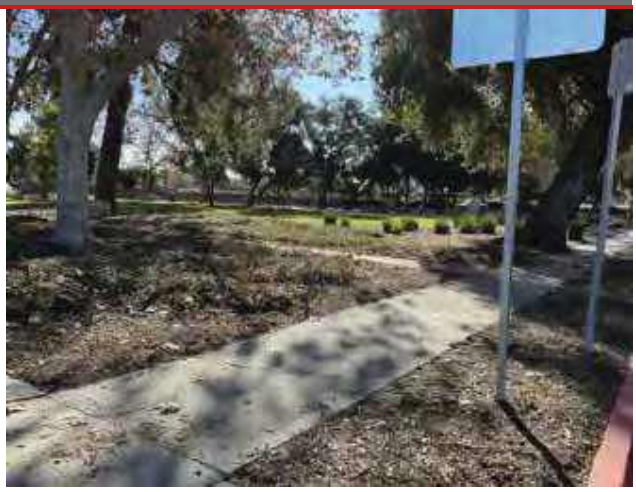
Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory

Appendix A:
Photographic Record

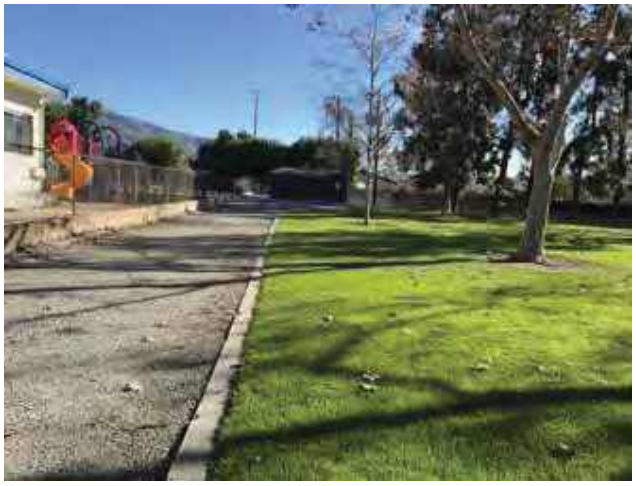
Photographic Overview



1 - PARK FRONT ELEVATION



2 - PARK LEFT ELEVATION



3 - PARK RIGHT ELEVATION



4 - DRINKING FOUNTAIN



5 - VOLLEYBALL COURT



6 - PLAYGROUND

Photographic Overview



7 - PARK BENCH



8 - PICNIC TABLE



9 – RENTAL RESTROOM



10 - BACKFLOW PREVENTER



11 - LANDSCAPING



12 - SIDEWALK

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-031.379	Ole Hammer Park
Source	**On-Site Date**
Google	January 2-3, 2024

BUREAU VERITAS

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Ole Hammer Park

Name of person completing form: Michael Sledd

Title / Association w/ property: Assistant Director, Public Works / Oversee M+O

Length of time associated w/ property: 3yrs

Date Completed: 1/2/2024

Phone Number: (626) 224-3802

Method of Completion:

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

	Data Overview	Response		
1	Year(s) constructed	Constructed: 1975	Renovated: 2011	
2	Building size in SF	73,325 SF		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	NA	
		Roof	NA	
		Interiors	NA	
		HVAC	NA	
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Playground; 2011		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	None at this time		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	N/A		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?				X	
8	Are there any wall, window, basement or roof leaks?				X	
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?				X	
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?				X	
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?				X	
14	Is the electrical service outdated, undersized, or problematic?					
15	Are there any problems or inadequacies with exterior lighting?				X	
16	Is site/parking drainage inadequate, with excessive ponding or other problems?				X	
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?				X	
18	ADA: Has an accessibility study been previously performed? If so, when?		X			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			



Signature of Assessor



Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Ole Hammer Park

BV Project Number: 158691.23R000-031.379

Abbreviated Accessibility Checklist					
Facility History & Interview					
	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?		X		
2	Have any ADA improvements been made to the property since original construction? Describe.		X		
3	Has building management reported any accessibility-based complaints or litigation?		X		

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



2ND PATHWAY

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?			X	
4	Do curb ramps appear to have compliant slopes for all components ?			X	
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✕	
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			✕	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	

Abbreviated Accessibility Checklist

Public Restrooms



RESTROOM ACCESSORIES



TOILET STALL OVERVIEW

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?		X		Rented port-a-potty provided, not accessible type
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?			X	
3	Does the lavatory faucet have compliant handles ?			X	
4	Is the plumbing piping under lavatories configured to protect against contact ?			X	
5	Are grab bars provided at compliant locations around the toilet ?			X	
6	Do toilet stall doors appear to provide the minimum compliant clear width ?			X	

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?			✕	
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?			✕	
9	Do accessories and mirrors appear to be mounted at a compliant height ?			✕	

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



PLAYGROUND SURFACE



ACCESSIBLE ROUTE TO PLAYGROUND

	Question	Yes	No	NA	Comments
1	Is there an accessible route to the play area / s?		X		Accessible surface does not extend to play equipment - poured play surface would provide accessibility
2	Has the play area been reviewed for accessibility ?		X		
3	Are publicly accessible swimming pools equipped with an entrance lift ?			X	

Appendix E:
Component Condition Report

Component Condition Report | Ole Hammer Park

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Park Center	Poor	Drinking Fountain, Site	1	1	7193381
D2010	Park Front Elevation	Fair	Backflow Preventer, Domestic Water	1	16	7193362
Pedestrian Plazas & Walkways						
G2010	Park	Fair	Roadways, Signage, Guide & Directional	10	10	7193725
G2030	Park	Poor	Sidewalk, Concrete, Small Areas/Sections	500 SF	2	7193376
G2030	Park	Fair	Sidewalk, Concrete, Large Areas	10,000 SF	21	7193369
Athletic, Recreational & Playfield Areas						
G2050	Park left Elevation	Fair	Campground Accessories, Grill, Pedestal-Style	1	5	7193378
G2050	Park Center	Fair	Play Structure, Multipurpose, Medium	1	11	7193366
G2050	Park Center	Fair	Play Structure, Multipurpose, Small	1	11	7193365
G2050	Park left Elevation	Fair	Campground Accessories, Grill, Pedestal-Style	1	5	7193375
G2050	Park Center	Good	Playground Surfaces, Rubber, Chips 3" Depth	3,000 SF	6	7198767
G2050	Park Center	Fair	Play Structure, Multipurpose, Small	1	11	7193371
G2050	Volleyball Court	Fair	Playfield Surfaces, Sand, 3" Depth	3,000 SF	11	7198768
G2050	Park Front Elevation	Fair	Sports Apparatus, Volleyball, Net w/ Posts & Anchors	1	11	7193368
Sitework						
G2060	Park Right Elevation	Fair	Trash Receptacle, Medium-Duty Metal	1	11	7193370
G2060	Park left Elevation	Fair	Picnic Table, Precast Concrete	1	11	7193380
G2060	Park left Elevation	Fair	Picnic Table, Precast Concrete	1	11	7193382
G2060	Park Center	Fair	Park Bench, Precast Concrete	1	11	7193377
G2060	Park left Elevation	Fair	Fences & Gates, Fence, Metal Tube 6'	100 LF	21	7193373
G2060	Park Right Elevation	Fair	Trash Receptacle, Medium-Duty Metal	1	11	7193367
G2060	Park Front Elevation	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	1	11	7193385

Component Condition Report | Ole Hammer Park

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Park Front Elevation	Fair	Trash Receptacle, Medium-Duty Metal	1	11	7193379
G2060	Park Center	Fair	Park Bench, Precast Concrete	1	11	7193384
G2060	Park Right Elevation	Fair	Picnic Table, Wood	1	9	7193364
G2060	Park left Elevation	Fair	Bollard, Plastic	2	16	7193383
G2060	Park Right Elevation	Fair	Picnic Table, Wood	1	6	7193361
G2060	Park left Elevation	Fair	Trash Receptacle, Medium-Duty Metal	1	11	7193374
G2060	Park left Elevation	Fair	Picnic Table, Precast Concrete	1	11	7193363
G2080	Landscaping	Fair	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	50,000 SF	5	7193677

Appendix F:
Replacement Reserves

Replacement Reserves Report

Ole Hammer Park

2/19/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Ole Hammer Park	$0	$1,073	$15,783	$0	$0	$36,563	$19,718	$0	$0	$1,165	$3,999	$110,586	$0	$0	$0	$46,356	$11,698	$0	$0	$0	$3,224	**$250,163**
Grand Total	**$0**	**$1,073**	**$15,783**	**$0**	**$0**	**$36,563**	**$19,718**	**$0**	**$0**	**$1,165**	**$3,999**	**$110,586**	**$0**	**$0**	**$0**	**$46,356**	**$11,698**	**$0**	**$0**	**$0**	**$3,224**	**$250,163**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Park Front Elevation	7193362	Backflow Preventer, Domestic Water, Replace	30	14	16	1	EA	$3,200.00	$4,760.64	$4,761																	$4,761					**$4,761**
D2010	Park Center	7193381	Drinking Fountain, Site, Replace	15	14	1	1	EA	$700.00	$1,041.39	$1,041		$1,041															$1,041					**$2,083**
G2010	Park	7193725	Roadways, Signage, Guide & Directional, Replace	20	10	10	10	EA	$200.00	$297.54	$2,975											$2,975											**$2,975**
G2030	Park	7193376	Sidewalk, Concrete, Small Areas/Sections, Replace	50	48	2	500	SF	$20.00	$29.75	$14,877			$14,877																			**$14,877**
G2050	Park Front Elevation	7193368	Sports Apparatus, Volleyball, Net w/ Posts & Anchors, Replace	20	9	11	1	EA	$1,400.00	$2,082.78	$2,083												$2,083										**$2,083**
G2050	Park left Elevation	7193378	Campground Accessories, Grill, Pedestal-Style, Replace	15	10	5	1	EA	$600.00	$892.62	$893						$893															$893	**$1,785**
G2050	Park left Elevation	7193375	Campground Accessories, Grill, Pedestal-Style, Replace	15	10	5	1	EA	$600.00	$892.62	$893						$893															$893	**$1,785**
G2050	Park Center	7198767	Playground Surfaces, Rubber, Chips 3" Depth, Replace	15	9	6	3000	SF	$3.50	$5.21	$15,621							$15,621															**$15,621**
G2050	Volleyball Court	7198768	Playfield Surfaces, Sand, 3" Depth, Replace	20	9	11	3000	SF	$0.80	$1.19	$3,570												$3,570										**$3,570**
G2050	Park Center	7193365	Play Structure, Multipurpose, Small, Replace	20	9	11	1	EA	$10,000.00	$14,877.00	$14,877												$14,877										**$14,877**
G2050	Park Center	7193366	Play Structure, Multipurpose, Medium, Replace	20	9	11	1	EA	$20,000.00	$29,754.00	$29,754												$29,754										**$29,754**
G2050	Park Center	7193371	Play Structure, Multipurpose, Small, Replace	20	9	11	1	EA	$10,000.00	$14,877.00	$14,877												$14,877										**$14,877**
G2060	Park Right Elevation	7193361	Picnic Table, Wood, Replace	20	14	6	1	EA	$600.00	$892.62	$893							$893															**$893**
G2060	Park Right Elevation	7193364	Picnic Table, Wood, Replace	20	11	9	1	EA	$600.00	$892.62	$893										$893												**$893**
G2060	Park Center	7193384	Park Bench, Precast Concrete, Replace	25	14	11	1	EA	$1,000.00	$1,487.70	$1,488												$1,488										**$1,488**
G2060	Park Center	7193377	Park Bench, Precast Concrete, Replace	25	14	11	1	EA	$1,000.00	$1,487.70	$1,488												$1,488										**$1,488**
G2060	Park left Elevation	7193380	Picnic Table, Precast Concrete, Replace	25	14	11	1	EA	$1,200.00	$1,785.24	$1,785												$1,785										**$1,785**
G2060	Park left Elevation	7193382	Picnic Table, Precast Concrete, Replace	25	14	11	1	EA	$1,200.00	$1,785.24	$1,785												$1,785										**$1,785**
G2060	Park left Elevation	7193363	Picnic Table, Precast Concrete, Replace	25	14	11	1	EA	$1,200.00	$1,785.24	$1,785												$1,785										**$1,785**
G2060	Park left Elevation	7193374	Trash Receptacle, Medium-Duty Metal, Replace	20	9	11	1	EA	$700.00	$1,041.39	$1,041												$1,041										**$1,041**
G2060	Park Right Elevation	7193370	Trash Receptacle, Medium-Duty Metal , Replace	20	9	11	1	EA	$700.00	$1,041.39	$1,041												$1,041										**$1,041**
G2060	Park Right Elevation	7193367	Trash Receptacle, Medium-Duty Metal, Replace	20	9	11	1	EA	$700.00	$1,041.39	$1,041												$1,041										**$1,041**
G2060	Park Front Elevation	7193379	Trash Receptacle, Medium-Duty Metal, Replace	20	9	11	1	EA	$700.00	$1,041.39	$1,041												$1,041										**$1,041**
G2060	Park Front Elevation	7193385	Signage, Property, Building or Pole-Mounted, Replace/Install	20	9	11	1	EA	$1,500.00	$2,231.55	$2,232												$2,232										**$2,232**
G2060	Park left Elevation	7193383	Bollard, Plastic, Replace	30	14	16	2	EA	$500.00	$743.85	$1,488																	$1,488					**$1,488**
G2080	Landscaping	7193677	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	10	5	5	50000	SF	$0.40	$0.60	$29,754						$29,754											$29,754					**$59,508**
Totals, Unescalated												**$0**	**$1,041**	**$14,877**	**$0**	**$0**	**$31,539**	**$16,513**	**$0**	**$0**	**$893**	**$2,975**	**$79,889**	**$0**	**$0**	**$0**	**$29,754**	**$7,290**	**$0**	**$0**	**$0**	**$1,785**	**$186,558**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$1,073**	**$15,783**	**$0**	**$0**	**$36,563**	**$19,718**	**$0**	**$0**	**$1,165**	**$3,999**	**$110,586**	**$0**	**$0**	**$0**	**$46,356**	**$11,698**	**$0**	**$0**	**$0**	**$3,224**	**$250,163**

Appendix G:
Equipment Inventory

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7193362	D2010	**Backflow Preventer**	Domestic Water	2 IN	Ole Hammer Park	Park Front Elevation					002648	

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepared for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd



Transportation Center Building/Garage
410 East Dalton Avenue
Glendora, California 91741

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BV PROJECT #:
158691.23R000-033.379

DATE OF REPORT:
February 16, 2024

ON SITE DATE:
December 13, 2023

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Office / Maintenance Garage
Number of Buildings	Two
Main Address	410 East Dalton Avenue, Glendora, California 91741
Site Developed	Transportation Center Building: 1995 Garage: 1995
Current Occupants	City of Glendora
Date(s) of Visit	December 13, 2023
Management Point of Contact	City of Glendora, Ryan Hacecky, Facilities Maintenance Supervisor 626.672.6306 rhacecky@cityofglendora.org email
On-site Point of Contact (POC)	same as above
Assessment and Report Prepared By	Carl Alejandro
Reviewed By	Usama Anwar Technical Report Reviewer For Mary Venable Program Manager mary.venable@bureauveritas.com 800.733.0660 x7292719
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Transportation Center Building and Garage were constructed in 1995. No recent renovations have been done at the property.

Architectural

The roofing at both buildings is original. The point of contact has reported a history of roof leaks that are repaired as they occur. Evidence of roof leaks was observed in the garage through the interior ceiling tears. Roof replacement is recommended in the near reserve term. Little to no cracking was observed on the exterior walls. However, the walls are stained in multiple locations and are recommended for repainting. According to the point of contact, there are no issues with building movement or settlement. Due to the age of the building though, routine maintenance checks on the foundation are recommended.

The interior finishes are replaced on an as needed basis. Typical lifecycle based interior and exterior finish replacements are budgeted and anticipated in the reserve term.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The HVAC system consists of split system air conditioners and furnaces that are controlled by a programmable thermostat. The HVAC components are original and have aged extensively past their expected useful lives. Replacement with energy efficient units is recommended in the reserve term. The electrical system is controlled by a switchboard that also appears original. Domestic hot water is supplied by a gas storage tank water heater that was replaced in 2021 and is in good condition. Typical commercial plumbing fixtures are utilized in the restrooms. Fire suppression consists of fire extinguishers and nearby fire hydrants.

Site

There is an asphalt parking lot in the front and a concrete lot at the side of the Transportation Center Building. The asphalt and concrete pavement are in overall fair condition with little to no areas of cracking. Site lighting appears to be adequate for the facility’s needs.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

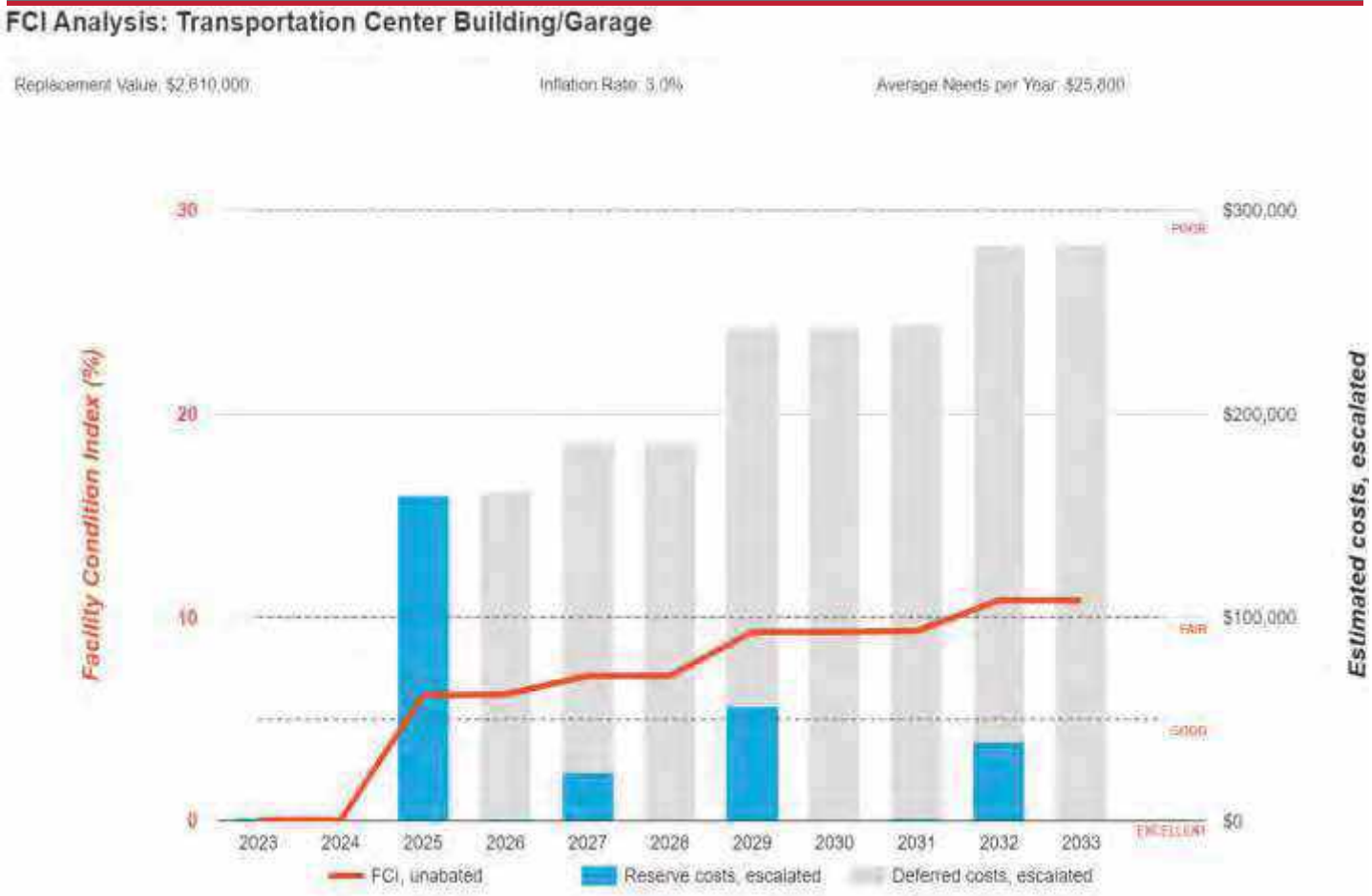
FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Transportation Center Building/Garage / Garage (1995)	$375	1,090	$408,750	0.0%	11.2%	11.2%	15.6%
Transportation Center Building/Garage / Transportation Center Building (1995)	$700	3,256	$2,279,200	0.0%	5.1%	6.1%	8.8%

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



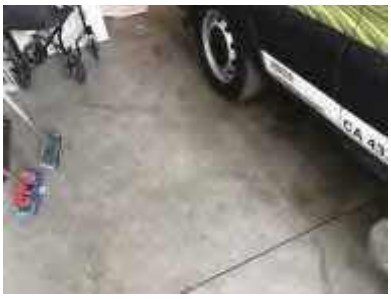
Immediate Needs

Facility/Building	Total Items	Total Cost
Transportation Center Building/Garage / Garage	1	$1,300
Total	**1**	**$1,300**

Garage

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7169626	Transportation Center Building/Garage / Garage	Garage	B1010	Structural Flooring/Decking, Concrete, Repair	Poor	Performance/Integrity	$1,300
Total (1 items)							**$1,300**

Key Findings



Structural Flooring/Decking in Poor condition.

Concrete
Garage Transportation Center Building/Garage Garage

Uniformat Code: B1010
Recommendation: **Repair in 2023**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $1,300

**$$**$$

Isolated concrete floor cracking in garage - AssetCALC ID: 7169626



Roofing in Poor condition.

Clay/Concrete Tile
Garage Transportation Center Building/Garage Roof

Uniformat Code: B3010
Recommendation: **Replace in 2025**

Priority Score: **89.8**

Plan Type: Performance/Integrity

Cost Estimate: $33,100

**$$$**$

Roof is aged and has a history of leaks - AssetCALC ID: 7194313



Roofing in Poor condition.

Clay/Concrete Tile
Transportation Center Building Transportation Center Building/Garage Roof

Uniformat Code: B3010
Recommendation: **Replace in 2025**

Priority Score: **89.8**

Plan Type: Performance/Integrity

Cost Estimate: $98,800

$$$$

History of leaks. Roof is aged and deteriorated - AssetCALC ID: 7169657



Exterior Walls in Poor condition.

any painted surface
Transportation Center Building Transportation Center Building/Garage Building Exterior

Uniformat Code: B2010
Recommendation: **Prep and Paint in 2025**

Priority Score: **89.7**

Plan Type: Performance/Integrity

Cost Estimate: $10,300

**$$$**$

Walls are stained and need repainting. - AssetCALC ID: 7169650



Exterior Walls in Poor condition.

any painted surface
Garage Transportation Center Building/Garage
Building Exterior

Uniformat Code: B2010
Recommendation: **Prep and Paint in 2025**

Priority Score: **89.7**

Plan Type: Performance/Integrity

Cost Estimate: $6,000

**$$**$$

Walls are stained and need repainting. - AssetCALC ID: 7169627



Ceiling Finishes in Poor condition.

Gypsum Board/Plaster
Garage Transportation Center Building/Garage
Garage

Uniformat Code: C2050
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $2,400

**$$**$$

Ceiling tears caused by roof leaks - AssetCALC ID: 7169632

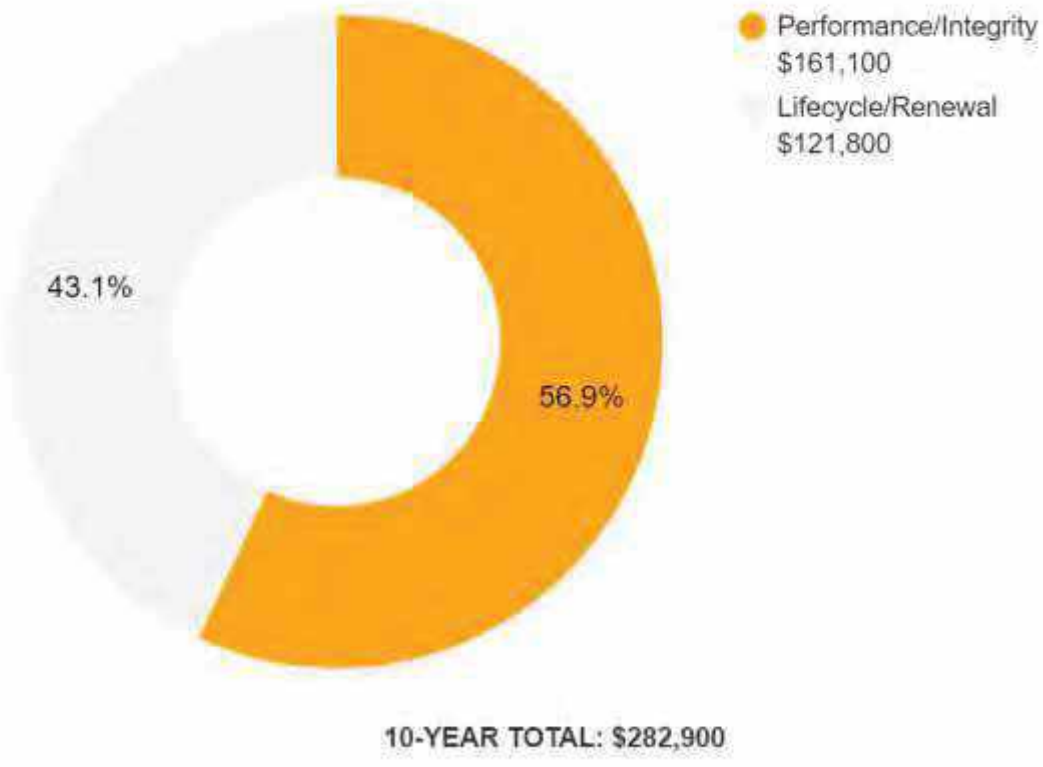
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Garage





Garage: Systems Summary		
Address	410 East Dalton Avenue, Glendora, California 91741	
Constructed/Renovated	1995	
Building Size	1,090 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Masonry bearing walls and steel framed roof	Good
Façade	Painted concrete and stone veneer	Poor
Roof	Gable construction with clay/concrete tiles	Poor
Interiors	Walls: Painted CMU Floors: Unfinished Ceilings: Painted gypsum board	Fair
Elevators	None	--
Plumbing	None	--
HVAC	None	--

Garage: Systems Summary

Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: HPS Emergency: none	Fair
Fire Alarm	Smoke detectors only	Fair
Equipment/Special	Electric vehicle charger	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Roof is aged and leaky, stained exterior walls, interior ceiling tears, concrete floor cracking	

Garage: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Structure	$1,300	-	-	-	-	$1,300
Facade	-	$6,400	-	-	$9,900	$16,300
Roofing	-	$35,100	-	-	-	$35,100
Interiors	-	$2,500	-	$8,200	$11,100	$21,800
Electrical	-	-	-	$2,000	$34,800	$36,700
Equipment & Furnishings	-	-	-	$7,800	-	$7,800
Site Utilities	-	-	-	-	$1,200	$1,200
TOTALS (3% inflation)	**$1,300**	**$44,000**	**-**	**$17,900**	**$56,900**	**$120,100**

*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Transportation Center Building/Garage Garage



3. Transportation Center Building





Transportation Center Building: Systems Summary

Address	410 East Dalton Avenue, Glendora, California 91741	
Constructed/Renovated	1995	
Building Size	3,256 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Masonry bearing walls and wood framed roof	Good
Façade	Painted concrete and stone veneer with vinyl windows	Poor
Roof	Gable construction with clay/concrete tiles	Poor
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Carpet, VCT, vinyl sheeting Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste and venting Gas water heater Toilets and sinks in all restrooms	Fair
HVAC	Individual split systems and furnaces	Fair

Transportation Center Building: Systems Summary

Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent, CFL Emergency: none	Fair
Fire Alarm	Smoke detectors only	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Roof leaks, stained exterior walls	

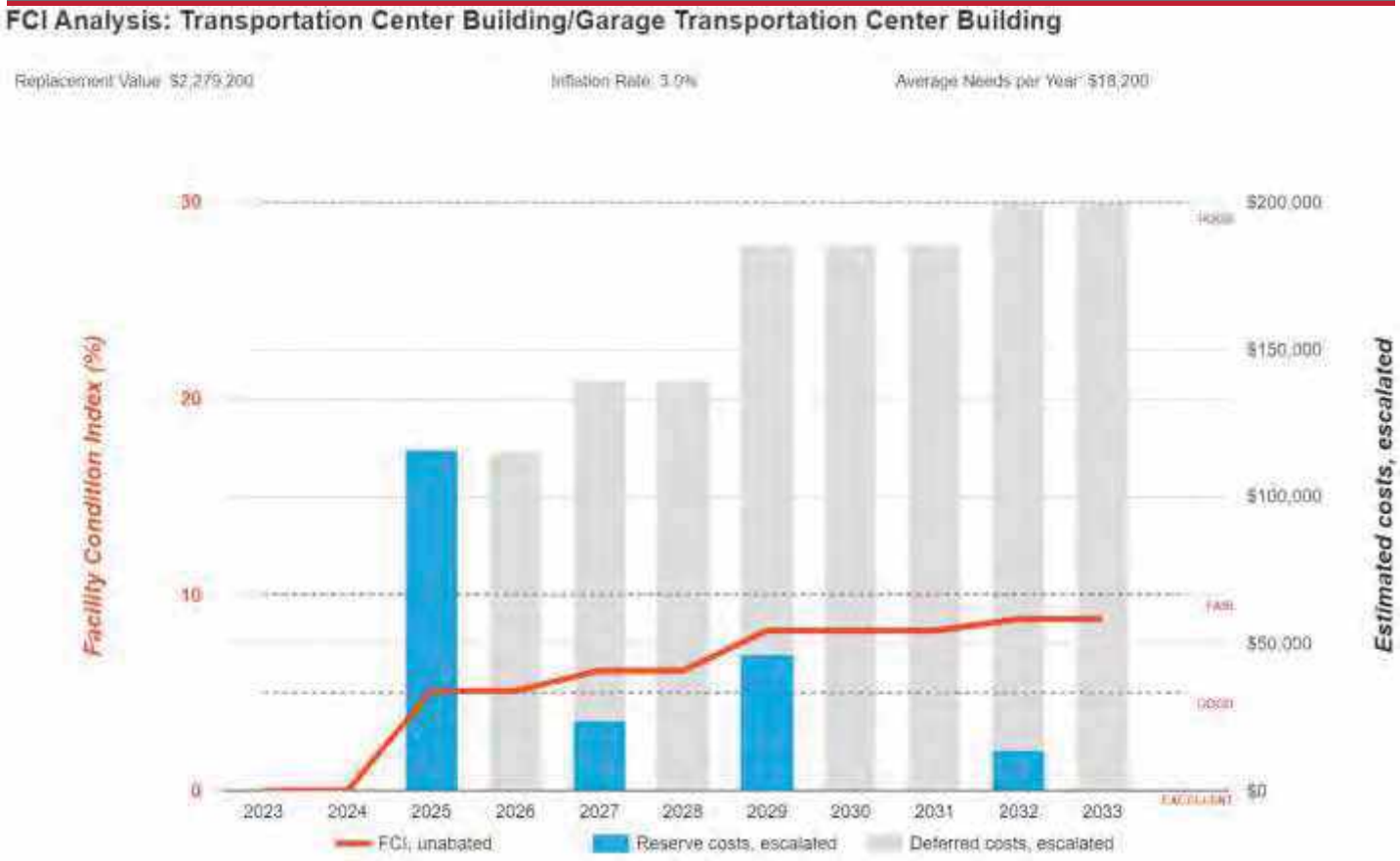
Transportation Center Building: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$10,900	-	-	$46,000	$56,900
Roofing	-	$104,800	-	-	-	$104,800
Interiors	-	-	-	$50,700	$94,900	$145,600
Plumbing	-	-	-	$1,600	$54,600	$56,100
HVAC	-	-	$23,800	-	$39,000	$62,800
Electrical	-	-	-	-	$188,700	$188,700
Equipment & Furnishings	-	-	-	$7,800	$15,400	$23,200
Site Utilities	-	-	-	-	$1,200	$1,200
TOTALS (3% inflation)	**-**	**$115,700**	**$23,800**	**$60,100**	**$439,800**	**$639,400**

*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



4. Site Summary





Site Information		
Lot Size	0.40 acres (estimated)	
Parking Spaces	Twelve total spaces all in open lots; one of which is accessible	
System	*Description*	*Condition*
Pavement/Flatwork	Asphalt and concrete lots with concrete sidewalks and curbs	Fair
Site Development	Property entrance signage; CMU wall and metal tube fencing	Fair
Landscaping and Topography	Limited landscaping features Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED, HPS	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
Key Issues and Findings	No key issues observed	

Site: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Fire Alarm & Electronic Systems	-	-	-	$17,500	-	$17,500
Site Pavement	-	-	$1,200	$1,400	$15,600	$18,200
Site Development	-	-	-	-	$31,100	$31,100
Site Utilities	-	-	-	-	$16,500	$16,500
TOTALS (3% inflation)	**-**	**-**	**$1,200**	**$18,800**	**$63,200**	**$83,200**

*Totals have been rounded to the nearest $100.

5. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, and the exterior of the property.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

6. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the checklists that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are not included in the dataset
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

The facility was originally constructed in 1995. The facility has not since been substantially renovated.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues were reported.

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

7. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

8. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

9. Energy Audit

The purpose of this Energy Audit is to provide Transportation Center Building/Garage with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation and special use areas. Where we anticipated significant losses, we utilized infrared thermographs to analyze heat loss across the envelope.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

10. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

The baseline utility consumption data for the proper has been developed by aggregating the consumption from one electric meter, one gas meter, and one water meter.

Data Limitation:
No assumptions were made in tabulation of the utility data for the purposes of the audit.

The cost associated with the utility consumption at the building was not made available to Bureau Veritas at the time of report compilation. As a result, Bureau Veritas has modeled the approximate rate based on the utility company published tariff for commercial institutions. Bureau Veritas will update the report on receipt of the actual data from the client.

Utilities Metering at Glance	
Number of electric meters observed	One
Number of gas meters observed	One
Number of domestic water meter observed	One

Average Utility Rates		
Electricity	Natural Gas	Water and Sewer
$0.30/kWh	$2.24/therm	$8.36/CCF

Electricity

Note: No utility data was received by Bureau Veritas from the housing authority at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the housing authority.

Natural Gas

Note: No utility data was received by Bureau Veritas from the housing authority at the time of report compilation. As a result, Bureau Veritas has used the natural gas rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the housing authority.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

End Use Energy Distribution

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete end use energy distribution on receipt of the actual data from the client.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete energy benchmarking on receipt of the actual data from the client.

11. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Transportation Center Building/Garage. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated four Energy Conservation Measures (ECMs) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

The following table summarizes the recommended ECMs in terms of description, investment cost, energy consumption reduction, and cost savings.

Recommended Non-Renewable Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$18,717 *(In Current Dollars)*
Estimated Annual Cost Savings Related to ECMs	$6,120 *(In Current Dollars)*
Net Effective ECM Payback	3.06 years

Key Metrics to Benchmark the Subject Property's Energy Usage Profile

- Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.
- Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.
- Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.
- Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

Energy Conservation Measures Screening:

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified four Energy Conservation Measures (ECMs) for this property.

List of Recommended Energy Conservation Measures For Transportation Center Building/Garage

		Description of ECM	Location	Labor Cost	Material Cost	Projected Initial Investment	Utility Company Incentive	Net Projected Initial Investment	Estimated Annual Energy & Water Savings				Total Energy Savings	Total Green House Gas Savings	Estimated Utility Cost Savings	Estimated Annual O&M Savings	Total Estimated Annual Cost Savings	Simple Payback	S.I.R.	Life Cycle Savings	Expected Useful Life (EUL)
						(a)	(b)	C=(a-b)	Natural Gas	Electricity	Demand Reduction	Water									
				($)	($)	($)	($)	($)	(Therms)	(kWh)	(KW)	(kGal)	(Mmbtu)	($MtCO_2$/Yr)	($)	($)	($)	(Yrs.)		($)	(Yrs.)
1	Title:	Install Low Flow Faucet Aerators	Location: Transportation Center Building	$23	$24	$47	$0	$47	20	0	0	4	2	0.10	$44	$0	$93	0.51	16.78	$742	10.00
	Attribute:	Replace 1x 2.2GPM rated kitchen aerators with 1GPM WaterSense certified aerators Replace 2x 2.2 GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators																			
2	Title:	Upgrade Building Lighting to LED and Install Automatic Lighting Controls	Location: Building Interior and Exterior - Transportation Center Building/Garage	$1,189	$1,619	$2,808	$0	$2,808	0	8,502	0	0	29	1.91	$2,537	$232	$2,769	1.01	11.77	$30,247	15.00
	Attribute:	Replace CFL (802.72x) ;HID (4x) ;Linear Fluorescent (30x) ;																			
3	Title:	Install Low Flow Tankless Restroom Fixtures	Location: Restrooms	$229	$160	$389	$0	$389	0	0	0	11	0	0.00	$0	$0	$125	3.11	3.84	$1,103	15.00
	Attribute:	Retrofit 2x; 1.6 GPF toilets with dual-flush flush vales																			
4	Title:	Upgrade Split Heating and Cooling System	Location: Transportation Center Building	$1,955	$11,077	$13,031	$0	$13,031	184	11,397	6	0	57	3.54	$3,813	$0	$3,813	3.42	4.02	$39,414	18.00
	Attribute:	Replace (1x) 30MBH Heating System With 80% AFUE Gas Fired -34MBH System; (1x) 30000Btuh R-22 Split System With 14EER Rated 30000Btuh System; (1x) 48MBH Heating System With 92% AFUE Gas Fired -45MBH System; (1x) 48000Btuh R-22 Split System With 14EER Rated 48000Btuh System;																			
		Totals for No/Low Cost Items		**$252**	**$184**	**$436**	**$0**	**$436**	**20**	**0**	**0**	**0**	**16**	**0.10**	**$44**	**$0**	**$218**	**2.00**			
		Total For Capital Cost		**$3,144**	**$12,696**	**$15,840**	**$0**	**$15,840**	**184**	**19,899**	**6**	**6**	**0**	**5.45**	**$6,350**	**$232**	**$6,582**	**2.41**			
		Interactive Savings Discount @ 10%							-20	-1,990	-1	-1	-2	-0.56	-$639	-$23	-$680				
		Total Contingency Expenses @ 15%				$2,441		$2,441													
Total for Improvements						**$18,717**	**$0**	**$18,717**	**183**	**17,909**	**6**	**6**	**14**	**5.00**	**$5,755**	**$209**	**$6,120**	**3.06**			

12. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property.

Building Envelope

- ✓ Ensure that the building envelope has proper caulking and weather stripping.
- ✓ Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
- ✓ Inspect building vents semiannually for bird infestation
- ✓ Inspect windows monthly for damaged panes and failed thermal seals
- ✓ Repair and adjust automatic door closing mechanisms as needed.

Heating and Cooling

- ✓ Pilot lights on furnaces and boilers be turned off in summer
- ✓ All preventive maintenance should be performed on all furnaces and boilers, which would include cleaning of burners and heat exchanger tubes.
- ✓ Ensure that the combustion vents exhaust outside the conditioned space and the vent dampers are functional
- ✓ Ensure that the control valves are functioning properly before start of every season
- ✗ Ensure steam traps are functional before start of each heating season
- ✗ Ensure use of chemical treatment for boiler make up water
- ✗ Ensure boiler outside temperature re-set is set to 55F
- ✗ Ensure use of chemical treatment for cooling tower water to prevent corrosion
- ✓ Ensure the duct work in unconditioned space is un-compromised and well insulated
- ✓ Duct cleaning is recommended every 10 years. This should include sealing of ducts using products similar to 'aero-seal'
- ✓ Ensure use of economizer mode is functional and used
- ✓ Ensure that the outside air dampers actuators are operating correctly
- ✓ Ensure air coils in the AHU and FCA's are pressure washed annually
- ✓ Return vents should remain un-obstructed and be located centrally
- ✓ Temperature settings reduced in unoccupied areas and set points seasonally adjusted.
- ✓ Evaporator coils and condenser coils should be regularly cleaned to improve heat transfer
- ✓ Refrigerant pipes should be insulated with a minimum of ¾" thick Elastomeric Rubber Pipe Insulation
- ✓ Ensure refrigerant pressure is maintained in the condensers
- ✓ Change air filters on return vents seasonally. Use only filters with 'Minimum Efficiency Rating Value'(MERV) of 8

Central Domestic Hot Water Heater

- ✓ Never place gas fired water heaters adjacent to return vents so as to prevent flame roll outs
- ✓ Ensure the circulation system is on timer to reduce the losses through re-circulation
- ✓ Ensure all hot water pipes are insulated with fiberglass insulation at all times
- ✓ Replacement water heater should have Energy Factor (EF)>0.9

- ✓ Tank-type water heaters flushed annually.

Lighting Improvements

- ✓ Utilize bi-level lighting controls in stairwells and hallways.
- ✓ Use LED replacement lamps
- ✓ Clean lighting fixture reflective surfaces and translucent covers.
- ✓ Ensure that timers and/or photocells are operating correctly on exterior lighting
- ✓ Use occupancy sensors for offices and other rooms with infrequent occupancy

Existing Equipment and Replacements

- ✓ Ensure that refrigerator and freezer doors close and seal correctly
- ✓ Ensure kitchen and bathroom exhaust outside the building and the internal damper operates properly
- ✓ Ensure that bathroom vents exhaust out
- ✓ Office/ computer equipment either in the “sleep” or “off” mode when not used

Key

x	Maintenance Measure is Not Applicable For the Given Facility
✓	Maintenance Measure is Applicable For the Given Facility

13. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Transportation Center Building/Garage, 410 East Dalton Avenue, Glendora, California 91741, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

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14. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Lighting System Schedule
Appendix J: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Appendix B:
Site Plan

Appendix C:
Pre-Survey Questionnaire

CLIENT DELIVERY, PLEASE INSERT

PRE-SURVEY QUESTIONNAIRE

Appendix D:
Accessibility Review and Photos

CLIENT DELIVERY, PLEASE INSERT
ADA CHECKLISTS/MATRICES AS UPLOADED TO P: DRIVE

Appendix E:
Component Condition Report

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COMPONENT CONDITION REPORT

Appendix F:
Replacement Reserves

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REPLACEMENT RESERVES

Appendix G:
Equipment Inventory List

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EQUIPMENT INVENTORY LIST

EQUIPMENT INVENTORY LIST (CLIENT DELIVERY INSTRUCTIONS)

322 & 354 SERVICE CODES: run this report from AssetCALC and include
017 SERVICE CODES: delete this appendix

Appendix H:
Energy Conservation Measures Calculations

CLIENT DELIVERY, PLEASE INSERT
ECM WORKSHEETS HERE

Appendix I:
Lighting System Schedule

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LIGHTING SYSTEM SCHEDULE

Appendix J:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) Investment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

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Executive Summary Examples:

Example 1 (various):

Historical Summary

(STRAIGHTFORWARD EXAMPLE): The high school campus was originally constructed in 1977 and the gymnasium building was added in 2006. The original buildings were completely renovated at the time of the gymnasium construction.

Architectural

(STRAIGHTFORWARD EXAMPLE): The original buildings were completely renovated at the time of the gymnasium construction, including the exterior and interior finishes, as well as complete roof and window replacement. For all the buildings, only typical lifecycle interior finish, exterior finish, and roof membrane replacements are budgeted and anticipated.

(SLIGHTLY MORE ROBUST EXAMPLE): The three-story office building was constructed in 1987. The stucco façade was refinished in 2012 while the windows, storefront glazing, and roof are original. The roof membrane shows signs of significant wear, with evidence of leakage throughout the top floor, and requires replacement. The interior finishes have been regularly replaced during tenant change-overs and are generally the responsibility of the tenants. The lobby finishes are dated and budgeted for replacement.

The neighboring fire station was recently constructed in 2008. Only typical lifecycle interior finish, exterior finish, and roof membrane replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing & Fire (MEPF)

(STRAIGHTFORWARD EXAMPLE): Most MEPF systems and components are original to the 1999 campus construction and have been well-maintained since that time. Some HVAC and plumbing components such as pump motors and terminal units have required isolated replacements and are nearing the end of their anticipated lifecycles. The MEPF infrastructure itself is generally in good working condition with no major expenditures anticipated in the short term.

(COMPLICATED/HISTORICAL EXAMPLE): The original portion of the campus was supplied by steam generated from a dedicated central plant in the early 1960's. That plant was abandoned in 1992 when most HVAC systems were converted over to packaged rooftop units, with much-needed cooling capability provided. These RTU's are reportedly still functioning well but are nearing the end of their lifecycle. The newer buildings, Washington Hall (1997) and Jefferson Hall (1999), are served by local boiler and chiller plants feeding air handlers and VAV's. Major component replacements for those buildings are budgeted in the long term.

Although the HVAC systems of the older buildings were renovated in 1992 (per above), the rest of the MEPF infrastructure in those buildings has not; the electrical and (galvanized iron) plumbing systems are original and in dire need of replacement. In addition, these buildings lack fire suppression systems, and although each building is likely 'grandfathered' a full fire sprinkler system retrofit for each is highly recommended.

Site

(GENERALLY KEEP SITE SIMPLE): The parking lots and sidewalks have been periodically repaved and sectionally replaced as-needed over the years. The west parking lot has developed numerous potholes and heavy surface wear and should be milled and overlaid. The playgrounds and sport courts are generally in good condition.

Example 2 (portfolio: credit unions… VERY THOROUGH & ROBUST):

Historical Summary: The credit union facilities consist of a combination of single-story and multi-story branches and administrative offices. The facilities were constructed between 1960 and 2014. The majority of the older facilities have undergone partial or complete renovations since construction or acquisition.

Architectural: Almost all facilities consist of wood frame construction on concrete slabs with integral footings. In general, the structures appear to be sound, with no significant areas of settlement or structural-related deficiencies observed. Evidence of structural settlement was observed at the Redmond branch, which is potentially related to fuel-contaminated soil. The exterior envelope systems and components were observed to be performing adequately at the majority of the small-branch sites. Issues with the building envelope, such as roof leaks, wall leaks, failed glazing seals, deteriorated weatherstripping, and other deficiencies, were primarily observed at the older multi-story facilities. Additional studies as well as budgetary costs for repairs have been provided to address these issues. Interior finishes vary in age, and have been well maintained throughout the facilities. Finishes have been replaced as needed, and are anticipated for lifecycle replacement based on useful life and normal wear.

MEPF: The HVAC equipment varies in age throughout the sites. Individual systems, such as split-system furnaces and condensing units, as well as rooftop packaged units, are replaced as needed. The older, multi-story facilities mainly consist of central systems with water-source heat pumps or VAV units. These systems are generally older and are comprised of original equipment or components that are exceedingly aged. Climate control within both the smaller branch banks and larger branch/office buildings is reported to be oftentimes challenging. HVAC renovations, which include upgrade of antiquated and/or undersized equipment, are recommended for a significant portion of the facilities to improve comfort within the interior spaces.

In general, the plumbing systems are adequate to serve the facilities, with equipment and fixtures updated as needed. The domestic water service within the downtown facility is antiquated, with evidence of leaks observed at the domestic piping. The domestic hot water service at the downtown facility consists of original equipment and is inadequate. Lifecycle replacement of original domestic water and sanitary sewer systems is anticipated within the older facilities.

Electrical service equipment and systems are original for the majority of the facilities and are anticipated for lifecycle replacement within the older facilities. Interior lighting consists mainly of T-8 linear fluorescent and CFL fixtures and lamps, with LED upgrades in some areas.

The majority of the facilities are protected by a hard-wired fire alarm system. These systems vary in age, and some facilities lack strobes, pull stations, illuminated exit signs, emergency lighting, and other modern life safety devices. The fire alarm systems at Edmonds, Mukilteo, Everett, and Kent are very limited or nonexistent. Building wide fire suppression (sprinkler) systems were observed within the multi-story facilities only. Fire suppression is provided to the small branch banks by fire extinguishers and on-site fire hydrants. It is recommended that the bank branch buildings be retrofit with sprinkler systems for life-safety system modernization. The elevator machinery and controls within the Pacific Avenue and Downtown buildings are original to construction and should be considered for modernization in the near future.

Site: In general, the sites have been well maintained. The majority of the sites contain moderate to heavy landscaping, which are served by in-ground irrigation systems. The asphalt paved parking areas and drive aisles are well maintained as a result of frequent sealing and striping. A significant portion of the site lighting has been upgraded to LED, and it is recommended that the remaining lighting is upgraded to improve energy efficiency. A section of sanitary sewer line at Bothell is problematic and requires an additional study and repairs. An additional study and repairs are also required at the Edmonds branch related to the soil contamination and associated building settlement.

Recommended Additional Studies: 10 - Downtown: The POC identified locations of active wall leaks throughout the interior spaces. These leaks appear to be related to moisture penetration at the exterior concrete walls. Additionally, there is an active roof leak within the 1st floor executive conference room, which appears to be related to issues with the built-in gutter system. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance for associated repairs is also included.

14 - Edmonds: According to Point of Contact, there has been an issue with fuel oil contamination in the soil on the property due to a previous gas station or bus barn. There has been litigation and oil sampling which is due to expire. Currently there are two soil sample hole patches that have failed and are lifting due to possible soil water saturation. There is also a foundation settlement issue which is potentially related to the fuel-saturated soil. A professional consultant must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance for associated repairs is also included.

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included

Example 3 (campus: country club):

Historical Summary: The facility was original constructed in 1948 and was renovated in 2007. The fitness center was constructed in 2007 during the renovation of the original buildings and site.

Architectural: The buildings consist of wood framed construction on concrete slabs. The majority of the interior and exterior building components were replaced during the 2007 renovation. Renovations to the clubhouse kitchen and dining areas were performed in 2015. The exterior enclosures consist of painted wood siding, aluminum windows and main entry doors, and steel service doors. Roofs primarily consists of hip asphalt shingle assemblies, with flat modified bitumen and single-ply roofs at mechanical well locations. Standing water and deteriorated plywood siding were observed at the upper mechanical well roof of the Fitness Center. The majority of the interior finishes and fixtures were replaced in 2007 and are anticipated for lifecycle replacement. Renovation of the locker room interiors is anticipated for spring of 2019.

MEPF: The majority of the MEPF systems and components are original to the 2007 renovation and construction. Heating and cooling are provided by rooftop packaged units and split system furnaces and condensing units. There is an unsupported natural gas line at the packaged unit located at the upper mechanical well roof of the Fitness Center. Domestic hot water is provided by local domestic water heaters, a portion of which have been replaced since construction. A main switchboard located within the Pool Pump House distributes power to local main distribution panels located in each building. Buildings are protected by both fire alarm and fire sprinkler systems. Lifecycle replacement of the majority of the MEPF and pool equipment is anticipated.

Site: The site consists of both paved and unpaved parking areas. The asphalt paved parking lots and driveways have areas of surface cracking and heavy weathering throughout. The asphalt sidewalks are heavily deteriorated, with significant areas of cracking and uneven pavement. The majority of the site lighting consists of energy inefficient metal halide and high-pressure sodium fixtures and lamps. Isolated areas of the concrete pool decking are cracked and spalled. The mortar joints at the pool copings are deteriorated and separating. The concrete bleachers at Pool 1 are heavily deteriorated.

Example 4 (campus: country club):

Historical Summary: The Old House was originally a farmhouse built in 1936 and the facility was converted to a country club with a golf course when the Main Clubhouse was constructed in 1956. The golf and tennis pro shops were erected during the 1970's and the fitness center and maintenance building were recently added in 2001 during a significant renovation of the entire facility.

Architectural: Short term recommendations include replacement of the original antiquated windows at the Old House and replacements of the aged and leaky roofs at the Old House as well as the tennis and golf pro shops. In the basement of the Main Clubhouse, there are water intrusion issues and associated rusting of steel joists and metal decking that need to be further investigated and addressed. The warped and dry-rotted wood window and door trim of the Main Clubhouse should also be replaced. For all the buildings, typical lifecycle replacements of the interior and exterior finishes are budgeted and anticipated.

MEPF: The MEPF systems and infrastructure vary significantly in age; while some components were replaced and upgraded during the 2001 renovations, many remain older, with some still original to the construction dates of each building. Most boilers, furnaces, rooftop units, and split systems are dated 1990 and newer, but many air handlers are older and are in need of refurbishment or replacement. Most piping is original, and the 1970 galvanized iron found in the Golf Pro Shop is particularly concerning and recommended for replacement. The facility's electrical infrastructure is considered somewhat aged but still functional, with the most significant shortcoming being the lack of emergency power. Since management reports occasional outages, installation of an emergency generator is recommended. With the exception of the Main Clubhouse and Fitness Center, all other buildings would benefit from a refresh of the fire alarm systems in addition to fire suppression system retrofits (currently lacking).

Site: As an active country club facility renovated in 2001, most of the pavement and site features range from good to fair condition, generally correlating with age. There are limited areas of paving exhibiting extensive cracking, with the worst areas in the service yard, within the dumpster area, and along some of the concrete golf course paths. The chain link fencing throughout the golf course has numerous failing sections. In terms of accessibility upgrades, the site stairs and ramp serving the Main Clubhouse appear to require an update to achieve compliance.

Example 5 (campus: senior residential… VERY THOROUGH & ROBUST):

Historical Summary: The site was developed as a senior residential community around 1963. Three of the original casita buildings remain from the original development. In the 2000's a major improvement project was initiated, during which the large multi-resident buildings were constructed, including the 1000, 5000 and 6000 independent living buildings, the 7000 assisted living building, and the 8000 skilled nursing building. The other large multi-resident building, 3000, was built circa the 1990's. Improvements to the clubhouse/administration buildings and the Pavilion were also undertaken in the 2000's. The Yoshi Center is the newest building, dating from 2013. This historical information was obtained from the Maricopa County Assessor's records and from historical aerial photographs in addition to information provided by property management.

Architectural: As the majority of the buildings are fifteen years old or newer, few components in these buildings have required replacement. Excellent maintenance practices have kept the buildings in good condition, but some components are beginning to show wear and are approaching the end of their expected lifespan. The older buildings have been well maintained, with components and finishes replaced regularly as needed. Roofs on the older and newer buildings have been recoated with a reflective foam coating within recent years except for 5000 and 6000; on 6000, the cap sheet is wearing, and roof coating will be required in the short term. Most exterior and interior finishes are in better condition than would be expected for their ages. The windows on the 3000 building are older aluminum-clad wood and are separating, binding, and hard to close; some have been replaced, but the rest will require replacement in the short term. No other significant problems were observed. Typical lifecycle based interior and exterior finish replacements are budgeted and anticipated. The cost tables include common area building items only; finishes and building components within resident rooms, and site improvements other than the pool, were excluded from this assessment.

MEPF: The HVAC systems generally consist of rooftop package units or split systems, with auxiliary systems that include ductless split systems, rooftop exhaust fans, and evaporative coolers. The 8000 building has a central cooling system with two rooftop chillers. The chillers were included in this assessment, and were reported to have had some pipe leaks, as well as having had the system controls and two circulating pumps replaced. The other HVAC equipment was not evaluated during this assessment.

The electrical systems in the older buildings were replaced in the early 2000's, as evidenced by manufacture dates on the electrical panels, and the building electrical systems appeared to be overall in fair condition. Although most of the elevators are not excessively aged, they reportedly require weekly service calls. Bureau Veritas recommends an elevator consultant be retained to evaluate the elevators to determine the source of problems and recommend further repairs or replacement. The elevator cab finishes appear to be generally in fair condition, except that the interior cab panels in the 7000 building elevators are scratched.

Plumbing systems generally consist of copper supply piping and cast iron waste pipe. The 3000 building reportedly has PVC/ABS piping. Both electric and natural gas water heaters are present, and most water heaters had a manufacture date of 2011 or later. The casita buildings reportedly have galvanized water supply piping and cast iron waste piping, and there are some problems with leaking supply pipes and clogged drain lines. Due to the age and condition of the plumbing systems in these older buildings, replacement is recommended. No other major issues were observed or reported.

The fire alarm and suppression systems appear to be in fair condition. Inspection tags are current. Typical lifecycle replacements and ongoing maintenance will be required.

Site: Site maintenance appears to be excellent, and site improvements and landscaping are generally in good condition. Sidewalks are free of cracks and heaving, and asphalt pavement has been regularly maintained with seal coating and striping, with only a few areas of significant cracking in the main parking lot. The swimming pool however is about 25 years old and is deteriorating, with persistent problems of crumbling plaster, and replacement is recommended.

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepare for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd



Finkbiner Park Rotary Scout Hut/Youth Center
435 and 437 East Dalton Avenue
Glendora, California 91741

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BV PROJECT #:

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Recreation
Number of Buildings	Two
Main Address	435 and 437 East Dalton Avenue, Glendora, California 91741
Site Developed	Rotary Scout Hut: 1965 Youth Center: 1965
Current Occupants	City of Glendora
Date(s) of Visit	December 14, 2023
Management Point of Contact	City of Glendora, Ryan Hacecky, Facilities Maintenance Supervisor 626.672.6306 rhacecky@cityofglendora.org
On-site Point of Contact (POC)	same as above
Assessment and Report Prepared By	Carl Alejandro
Reviewed By	Usama Anwar Technical Report Reviewer For Mary Venable Program Manager mary.venable@bureauveritas.com 800.733.0660 x7292719
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Finkbiner Park Rotary Scout Hut and Youth Center buildings were originally constructed in 1965.

Architectural

The roofs of the Rotary Scout Hut and Youth Center are both sloped and have asphalt shingle finishes. There are no reported or observed roof leaks at the Rotary Scout Hut. The Youth Center has had roof leaks in the past, but they have since been repaired. The roof fascia has also been weathered and deteriorated. Roof replacement is recommended in the reserve term. The exterior walls of the Rotary Scout Hut exhibited little to no areas of cracking. The Youth Center exterior walls appear to be painted regularly. However, Isolated areas of brick cracking and a hole exposing wiring were observed on the brick veneer walls. Repair of the damaged areas is recommended. Minor stucco cracking near the windows was also observed and recommended for repair as part of the routine maintenance program. According to the point of contact, there are no issues with building movement or settlement. However, due to the age of the buildings, routine maintenance checks on the foundation are recommended.

The interior finishes are replaced on an as needed basis and appear to be regularly maintained. At the Youth Center, the ceiling tiles in the kitchen area have been damaged by roof leaks. Typical lifecycle based interior and exterior finish replacements are anticipated and budgeted in the reserve term.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Both buildings are conditioned by split systems. The Youth Center HVAC system also consists of a packaged unit and thru-wall air conditioners. The HVAC components are all mostly aged but still functioning. One of the thru-wall air conditioners has damaged fins and is recommended for replacement. According to the point of contact, programmable thermostats are used at both buildings.

The electrical system is controlled by main distribution panels located in each building. Lighting in the Youth Center was upgraded with LED fixtures.

Domestic hot water is supplied by gas storage tank water heaters. The water heater in the Scout Hut appears to have been replaced in 2018, and the unit at the Youth Center was installed in 2001. Replacement for both water heaters is expected in the reserve term. Typical commercial plumbing fixtures are utilized in the restrooms.

Fire suppression consists of fire extinguishers and nearby fire hydrants. Smoke detectors are used in both buildings.

Site

Site elements for Rotary Scout Hut and Youth Center were assessed as part of the Finkbiner Park Facilities report (158691.23R000.014.379).

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

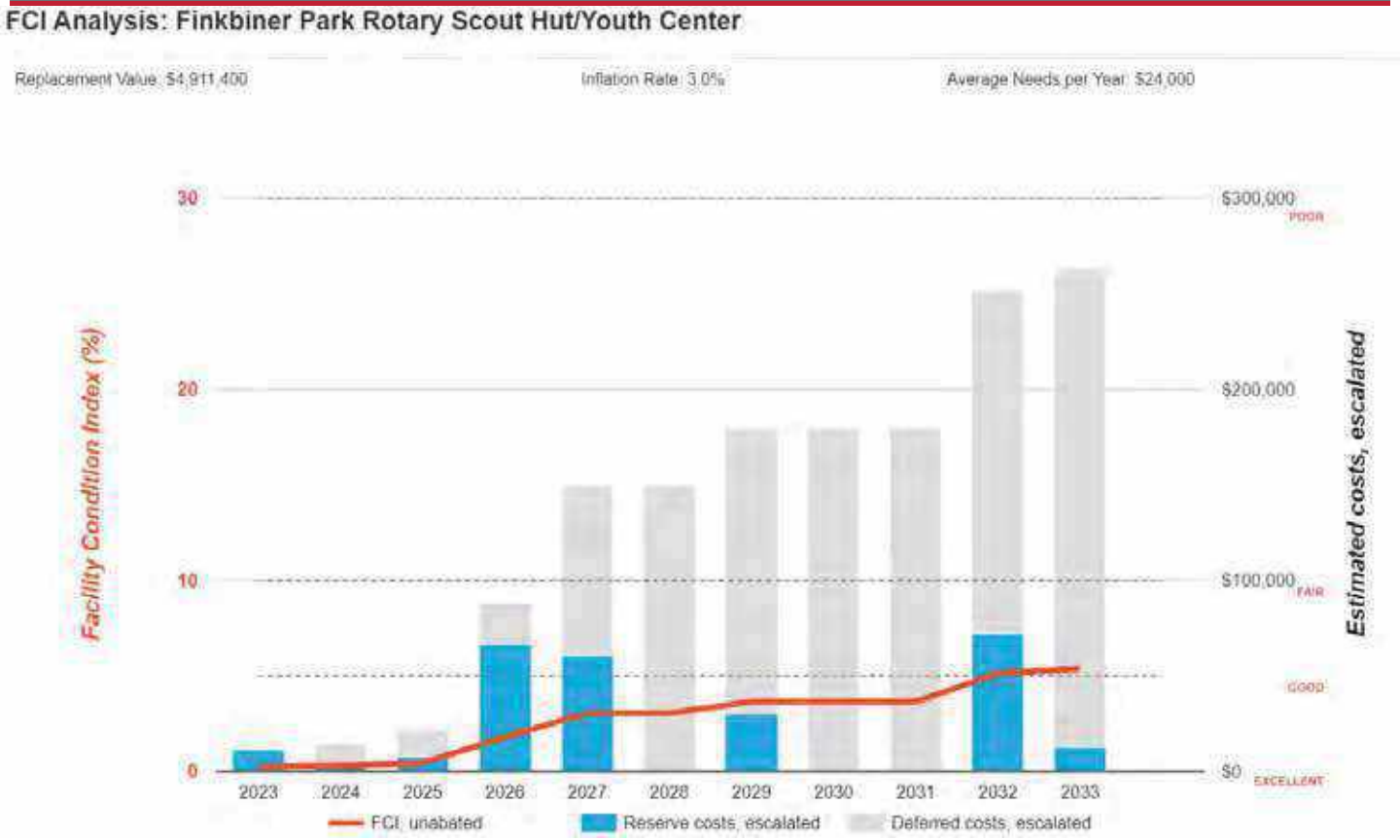
FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Finkbiner Park Rotary Scout Hut/Youth Center / Rotary Scout Hut (1965)	$650	2,956	$1,921,400	0.0%	1.3%	1.3%	4.1%
Finkbiner Park Rotary Scout Hut/Youth Center / Youth Center (1965)	$650	4,600	$2,990,000	0.4%	2.1%	4.1%	6.2%

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

Facility/Building	Total Items	Total Cost
Finkbiner Park Rotary Scout Hut/Youth Center / Youth Center	1	$11,200
Total	**1**	**$11,200**

Youth Center

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7203644	Finkbiner Park Rotary Scout Hut/Youth Center / Youth Center	Youth Center	Y1090	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	NA	Accessibility	$11,200
Total (1 items)							**$11,200**

Key Findings



Exterior Walls in Poor condition.

Brick
Youth Center Finkbiner Park Rotary Scout Hut/Youth Center Building Exterior

Uniformat Code: B2010
Recommendation: **Repair/Repoint in 2024**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $1,700

**$$**$$

Minor brick cracking and an opening that needs to be covered - AssetCALC ID: 7181081



Roofing in Poor condition.

any type, Repairs per Man-Day
Youth Center Finkbiner Park Rotary Scout Hut/Youth Center Roof

Uniformat Code: B3010
Recommendation: **Repair in 2024**

Priority Score: **88.9**

Plan Type: Performance/Integrity

Cost Estimate: $1,600

**$$**$$

The roof fascia is weathered and deteriorated. Repair/replacement recommended. - AssetCALC ID: 7181066



Air Conditioner in Poor condition.

Window/Thru-Wall
Youth Center Finkbiner Park Rotary Scout Hut/Youth Center Building exterior

Uniformat Code: D3030
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $4,300

**$$**$$

The air conditioner has deteriorated, and the fins are damaged - AssetCALC ID: 7181095



Suspended Ceilings in Poor condition.

Acoustical Tile (ACT)
Youth Center Finkbiner Park Rotary Scout Hut/Youth Center Kitchen

Uniformat Code: C1070
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $2,600

**$$**$$

Ceiling leak in kitchen. Tiles are falling off - AssetCALC ID: 7181069

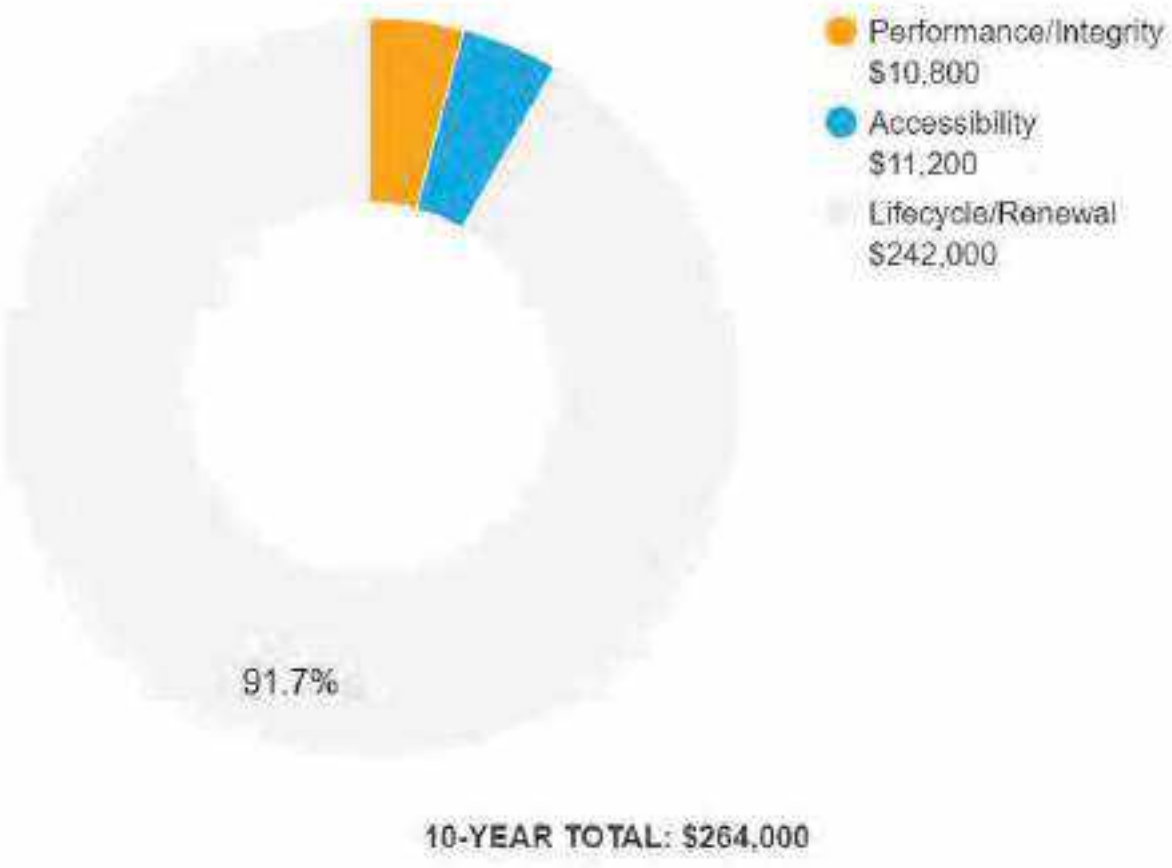
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions		
Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Descriptions

Plan Type Distribution (by Cost)



2. Rotary Scout Hut





Rotary Scout Hut: Systems Summary

Address	435 and 437 East Dalton Avenue; Glendora, California	
Constructed/Renovated	1965	
Building Size	2,956 SF	
Number of Stories	One	
S ste	*escription*	*Con ition*
Structure	Masonry bearing walls and wood framed roof	Good
Façade	Exposed brick with aluminum windows	Fair
Roof	Primary: Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board Floors: VCT Ceilings: ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting Gas storage tank water heater Toilets and sinks in restrooms	Fair
HVAC	Individual split systems and furnaces	Fair

Rotary Scout Hut: Systems Summary

Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency: None	Fair
Fire Alarm	Smoke detectors, emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	None observed at time of assessment.	

Rotary Scout Hut: Systems Expenditure Forecast

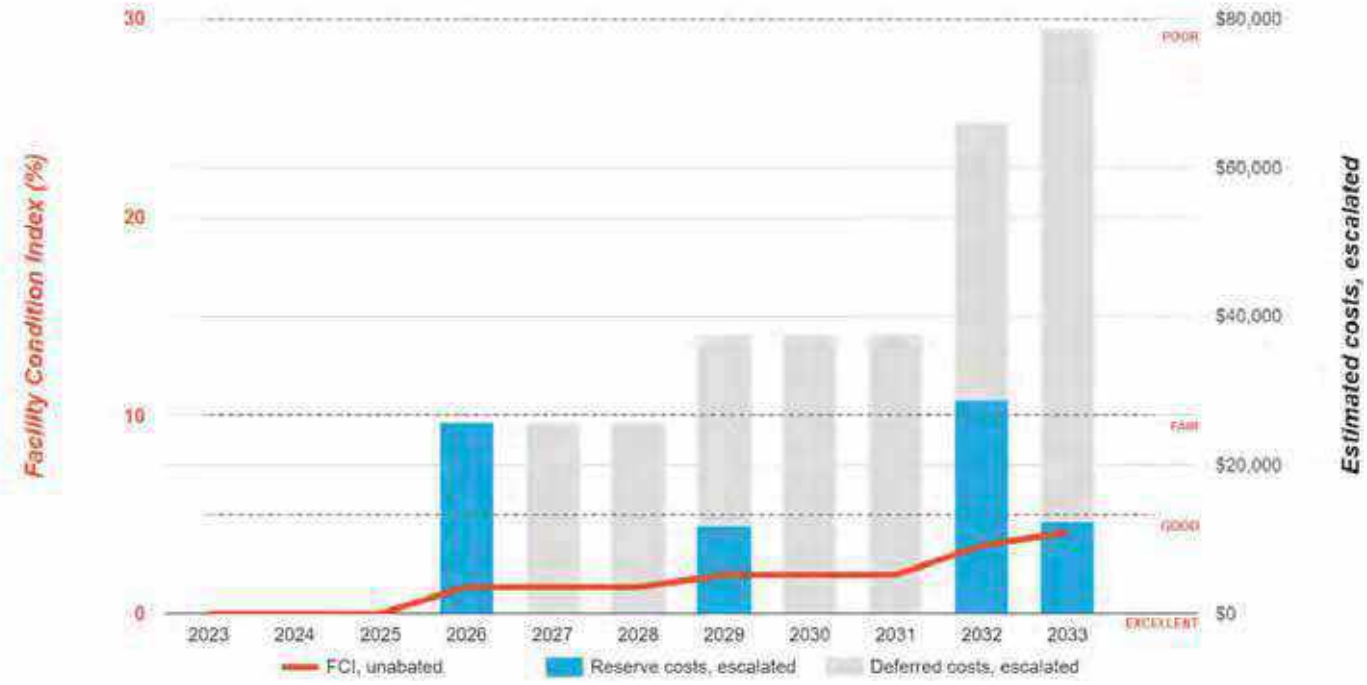
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	-	$11,900	$11,900
Roofing	-	-	-	-	$27,800	$27,800
Interiors	-	-	-	$40,500	$39,200	$79,700
Plumbing	-	-	-	-	$82,600	$82,600
HVAC	-	-	$25,700	-	$40,000	$65,700
Electrical	-	-	-	$12,400	$109,200	$121,600
Equipment & Furnishings	-	-	-	-	$12,400	$12,400
TOTALS (3%	**-**	**-**	**$25,700**	**$52,900**	**$323,100**	**$401,700**

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Finkbiner Park Rotary Scout Hut/Youth Center Rotary Scout Hut

Replacement Value: $1,921,400 Inflation Rate: 3.0% Average Needs per Year: $7,200



3. Youth Center





Youth Center: Systems Summary

Address	435 and 437 East Dalton Avenue; Glendora, California	
Constructed/Renovated	1965	
Building Size	4,600 SF	
Number of Stories	One	
S ste	*escription*	*Con ition*
Structure	Masonry bearing walls and wood framed roof	Good
Façade	Exposed brick and stucco with aluminum and vinyl windows	Fair
Roof	Primary: Hip construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board and brick Floors: Vinyl sheeting Ceilings: ACT, wood	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste & venting Gas storage tank water heater Toilets, urinals, and sinks in restrooms	Fair

Youth Center: Systems Summary

HVAC	Individual split systems, packaged unit Supplemental: thru-wall air conditioners	Fair
Fire Suppression	Hydrants, fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED, linear fluorescent Emergency: None	Fair
Fire Alarm	Smoke detectors, emergency lights, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Roof fascia deterioration, exterior brick cracking, damaged ceiling tiles, deteriorated thru-wall air conditioner	

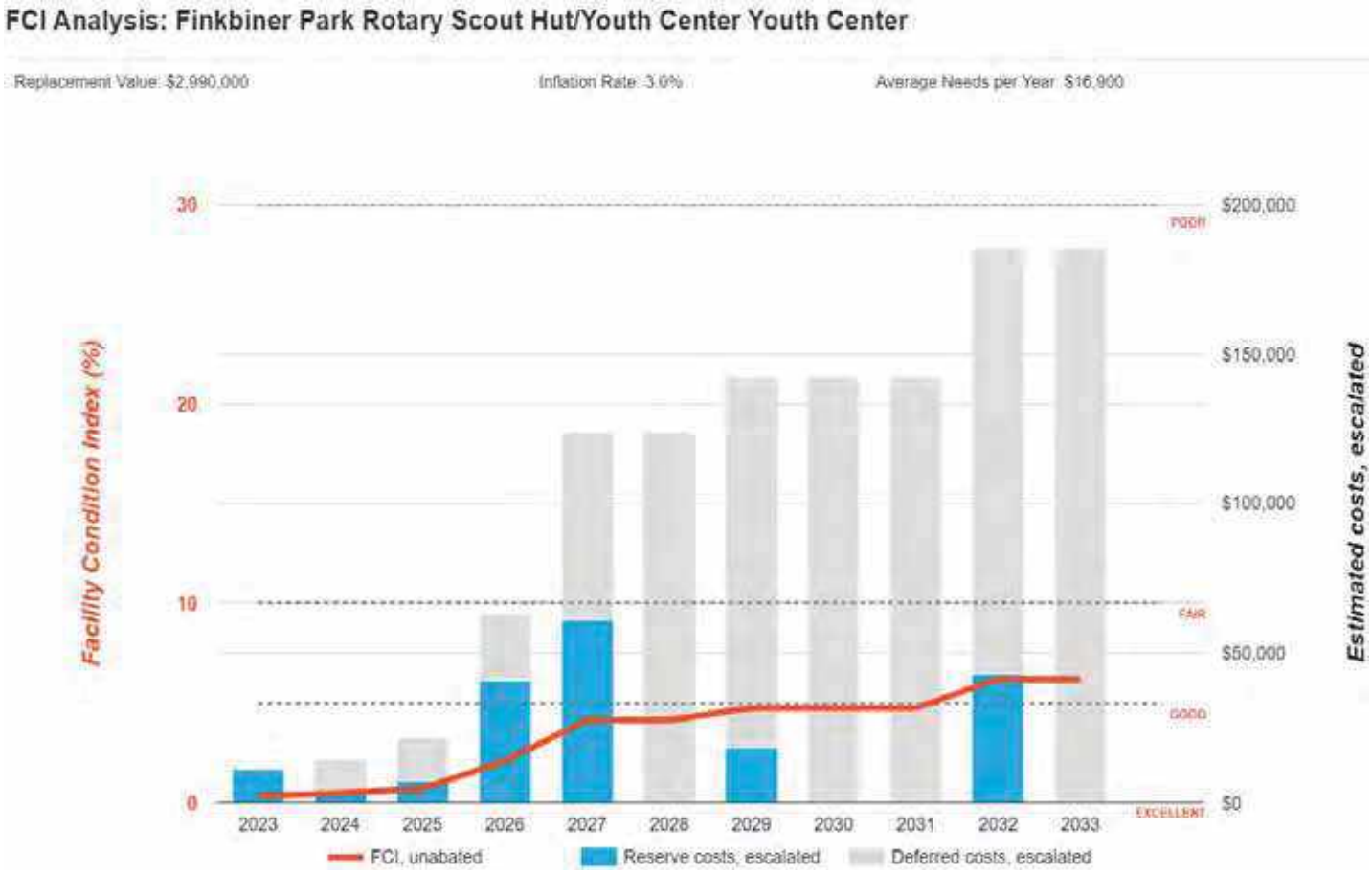
Youth Center: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$1,800	-	-	$28,400	$30,200
Roofing	-	$1,700	$35,100	-	-	$36,800
Interiors	-	$2,800	-	$59,100	$134,700	$196,600
Plumbing	-	-	$20,900	$2,300	$61,600	$84,900
HVAC	-	$4,600	$45,800	-	$70,000	$120,400
Electrical	-	-	-	-	$25,700	$25,700
Equipment & Furnishings	-	-	-	-	$12,400	$12,400
Site Utilities	-	-	-	-	$2,500	$2,500
Accessibility	$11,200	-	-	-	-	$11,200
TOTALS (3% inflation)	**$11,200**	**$10,800**	**$101,900**	**$61,500**	**$335,200**	**$520,600**

*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



4. Site Summary





Site Information

Lot Size	0.56 acres (estimated)	
Parking Spaces	57 total spaces all in open lots; one of which is accessible	
S ste	*escription*	*Con ition*
Pavement/Flatwork	Asphalt lots with areas of concrete and concrete sidewalks and curbs	Fair
Site Development	Building mounted signage	Fair
Landscaping and Topography	Moderate landscaping features Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Good
Site Lighting	Pole-mounted: LED Building-mounted: LED	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
Key Issues and Findings	Issues addressed in Finkbiner Park Facilities report (158691.23R000-014.379)	

Note: Site assets collected as part of Finkbiner Park Facilities report (158691.23R000-014.379)

5. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries and the exterior of the property.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

6. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "public facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the checklists that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are not included in the dataset
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance

The facility was originally constructed in 1965. The facility has not since been substantially renovated.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues were reported.

A detailed follow-up accessibility study is included as a recommendation because potential moderate to major issues were observed at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

7. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

8. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *S eans C itestone* and *ars all Swift* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safet* or *Perfor ance ntegrit* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effecti e age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

9. Energy Audit

The purpose of this Energy Audit is to provide Finkbiner Park Rotary Scout Hut/Youth Center with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation and special use areas. Where we anticipated significant losses, we utilized infrared thermographs to analyze heat loss across the envelope.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

10. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

The baseline utility consumption data for the proper has been developed by aggregating the consumption from two electric meters, two gas meters, and two water meters.

Data Limitation:
No assumptions were made in tabulation of the utility data for the purposes of the audit.

The cost associated with the utility consumption at the building was not made available to Bureau Veritas at the time of report compilation. As a result, Bureau Veritas has modeled the approximate rate based on the utility company published tariff for commercial institutions. Bureau Veritas will update the report on receipt of the actual data from the client.

Utilities Metering at Glance	
Number of electric meters observed	Two
Number of gas meters observed	Two
Number of domestic water meter observed	Two

Average Utility Rates		
Electricity	Natural Gas	Water & Sewer
$0.30/kWh	$2.24/therm	$8.36/CCF

Electricity

Note: No utility data was received by Bureau Veritas from the housing authority at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the housing authority.

Natural Gas

Note: No utility data was received by Bureau Veritas from the housing authority at the time of report compilation. As a result, Bureau Veritas has used the natural gas rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the housing authority.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

End Use Energy Distribution

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete end use energy distribution on receipt of the actual data from the client.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete energy benchmarking on receipt of the actual data from the client.

11. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Finkbiner Park Rotary Scout Hut/Youth Center. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated five Energy Conservation Measures (ECMs) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

The following table summarizes the recommended ECMs in terms of description, investment cost, energy consumption reduction, and cost savings.

Recommended Non-Renewable Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$33,235 *n Current ollars*
Estimated Annual Cost Savings Related to ECMs	$6,854 *n Current ollars*
Net Effective ECM Payback	4.85 years

Key Metrics to Benchmark the Subject Property's Energy Usage Profile

- Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.
- Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.
- Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.
- Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

Energy Conservation Measures Screening:

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified five Energy Conservation Measures (ECMs) for this property.

List of Recommended Energy Conservation Measures For Finkbiner Park Rotary Scout Hut/Youth Center

		Description of ECM	Location	Labor Cost	Material Cost	Projected Initial Investment	Utility Company Incentive	Net Projected Initial Investment	Estimated Annual Energy & Water Savings				Total Energy Savings	Total Green House Gas Savings	Estimated Utility Cost Savings	Estimated Annual O&M Savings	Total Estimated Annual Cost Savings	Simple Payback	S.I.R.	Life Cycle Savings	Expected Useful Life (EUL)
						(a)	(b)	C=(a-b)	Natural Gas	Electricity	Demand Reduction	Water									
				($)	($)	($)	($)	($)	(Therms)	(kWh)	(KW)	(kGal)	(MMBtu)	(MtCO2e/Yr)	($)	($)	($)	(Yrs.)		($)	(Yrs.)
1	Title	Install Low Flow Faucet Aerators																			
	Attribute	Replace 1x 2GPM rated kitchen aerators with 1GPM WaterSense certified aerators Replace 2x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators	Location: Rotary Scout Hut	$23	$24	$47	$0	$47	28	0	0	6	3	0.15	$63	$0	$133	0.35	24.10	$1,697	10.00
2	Title	Install Low Flow Faucet Aerators																			
	Attribute	Replace 4x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators	Location: Youth Center	$31	$32	$63	$0	$63	35	0	0	7	3	0.15	$83	$0	$142	0.44	19.20	$1,145	10.00
3	Title	Upgrade Building Lighting to LED and Install Automatic Lighting Controls	Location: Building Interior and Exterior - Finkbiner Park Rotary Scout Hut/Youth Center	$863	$641	$1,504	$0	$1,504	0	9,377	3	0	0	0.58	$749	$57	$863	1.68	9.41	$6,668	15.00
	Attribute	Replace Linear Fluorescent (2Yd) ;																			
4	Title	Retrofit Flush Tank Toilets to Dual Flush	Location: Youth Center	$344	$72	$416	$0	$416	0	0	0	15	0	0.00	$0	$0	$167	2.49	5.97	$2,084	20.00
	Attribute	Retrofit 3x 1.6GPF toilets to dual-flush																			
5	Title	Install Low Flow Tankless Restroom Fixtures	Location: Rotary Scout Hut	$229	$160	$389	$0	$389	0	0	0	13	0	0.00	$0	$0	$168	2.67	4.47	$1,352	15.00
	Attribute	Retrofit 2x, 1.6 GPF toilets with dual-flush flush valve																			
6	Title	Replace Existing Air Conditioners with Energy Star Air Conditioners	Location: Rotary Scout Hut/Youth Center	$3,997	$22,424	$26,382	$0	$26,382	0	19,999	11	0	67	4.43	$5,674	$294	$6,167	4.24	2.19	$47,243	15.00
	Attribute	Replace 2x 48000Btuh Cooling Unit with 2x Split System 48000 Unit; 2x 60000Btuh Cooling Unit with 2x Split System 60000 Unit;																			
		Totals for Non-Low Cost Items		$827	$388	$915	$0	$915	35	0	0	0	41	0.30	$126	$0	$567	1.54			
		Total For Capital Cost		$4,520	$23,063	$27,995	$0	$27,995	0	22,261	12	12	0	5.01	$4,643	$351	$7,309	3.98			
		Interactive Savings Discount @ 10%							-5	-2,226	-1	-1	-1	-0.53	-$577	-$39	-$762				
		Total Contingency Expenses @ 10%				$4,359		$4,535													
Total for Improvements						$32,235	$0	$33,235	31	20,035	11	11	37	4.77	$4,060	$347	$6,854	4.85			

12. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property.

Building Envelope

- ✓ Ensure that the building envelope has proper caulking and weather stripping.
- ✓ Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
- ✓ Inspect building vents semiannually for bird infestation
- ✓ Inspect windows monthly for damaged panes and failed thermal seals
- ✗ Repair and adjust automatic door closing mechanisms as needed.

Heating and Cooling

- ✓ Pilots lights on furnaces and boilers be turned off in summer
- ✓ All preventive maintenance should be performed on all furnaces and boilers, which would include cleaning of burners and heat exchanger tubes.
- ✓ Ensure that the combustion vents exhaust outside the conditioned space and the vent dampers are functional
- ✓ Ensure that the control valves are functioning properly before start of every season
- ✗ Ensure steam traps are functional before start of each heating season
- ✗ Ensure use of chemical treatment for boiler make up water
- ✗ Ensure boiler outside temperature re-set is set to 55F
- ✗ Ensure use of chemical treatment for cooling tower water to prevent corrosion
- ✓ Ensure the duct work in unconditioned space is un-compromised and well insulated
- ✓ Duct cleaning is recommended every 10 years. This should include sealing of ducts using products similar to 'aero-seal'
- ✓ Ensure use of economizer mode is functional and used
- ✓ Ensure that the outside air dampers actuators are operating correctly
- ✓ Ensure air coils in the AHU and FCA's are pressure washed annually
- ✓ Return vents should remain un-obstructed and be located centrally
- ✓ Temperature settings reduced in unoccupied areas and set points seasonally adjusted.
- ✓ Evaporator coils and condenser coils should be regularly cleaned to improve heat transfer
- ✓ Refrigerant pipes should be insulated with a minimum of ¾" thick Elastomeric Rubber Pipe Insulation
- ✓ Ensure refrigerant pressure is maintained in the condensers
- ✓ Change air filters on return vents seasonally. Use only filters with 'Minimum Efficiency Rating Value'(MERV) of 8

Central Domestic Hot Water Heater

- ✓ Never place gas fired water heaters adjacent to return vents so as to prevent flame roll outs
- ✓ Ensure the circulation system is on timer to reduce the losses through re-circulation
- ✓ Ensure all hot water pipes are insulated with fiberglass insulation at all times
- ✓ Replacement water heater should have Energy Factor (EF)>0.9
- ✓ Tank-type water heaters flushed monthly

Lighting Improvements

- ✓ Utilize bi-level lighting controls in stairwells and hallways.
- ✓ Use LED replacement lamps
- ✓ Clean lighting fixture reflective surfaces and translucent covers.
- ✓ Ensure that timers and/or photocells are operating correctly on exterior lighting
- ✓ Use occupancy sensors for offices and other rooms with infrequent occupancy

Existing Equipment and Replacements

- ✓ Ensure that refrigerator and freezer doors close and seal correctly
- ✓ Ensure kitchen and bathroom exhaust outside the building and the internal damper operates properly
- ✓ Ensure that bathroom vents exhaust out
- ✓ Office/ computer equipment either in the “sleep” or “off” mode when not used

Key

x	Maintenance Measure is Not Applicable For the Given Facility
✓	Maintenance Measure is Applicable For the Given Facility

13. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Finkbiner Park Rotary Scout Hut/Youth Center, 435 and 437 East Dalton Avenue, Glendora, California 91741, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose an Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

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14. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Lighting System Schedule
Appendix J: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview



1 - ROTARY SCOUT HUT FRONT ELEVATION



2 - ROTARY SCOUT HUT LEFT ELEVATION



3 - ROTARY SCOUT HUT REAR ELEVATION



4 - ROTARY SCOUT HUT RIGHT ELEVATION



5 - YOUTH CENTER FRONT ELEVATION



6 - YOUTH CENTER LEFT ELEVATION

Photographic Overview



7 - YOUTH CENTER REAR ELEVATION



8 - YOUTH CENTER RIGHT ELEVATION



9 - YOUTH CENTER BUILDING STRUCTURE



10 - SLOPED ASPHALT SHINGLE ROOFING

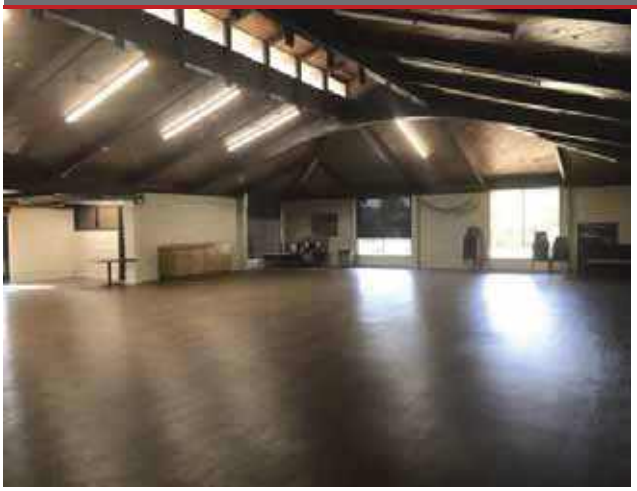


11 - SCOUT HUT COMMUNITY ROOM



12 - SCOUT HUT COMMON AREA KITCHEN

Photographic Overview



13 - YOUTH CENTER COMMUNITY ROOM



14 - YOUTH CENTER KITCHEN AREA



15 - YOUTH CENTER STORAGE ROOM



16 - SCOUT HUT COMMON RESTROOM



17 - YOUTH CENTER COMMON RESTROOM



18 - SCOUT HUT WATER HEATER

Photographic Overview



19 - YOUTH CENTER WATER HEATER



20 - SPLIT SYSTEM AIR CONDITIONER



21 - THRU-WALL AIR CONDITIONER



22 - HVAC CONTROLS PROGRAMMABLE THERMOSTAT



23 - SCOUT HUT DISTRIBUTION PANEL



24 - YOUTH CENTER DISTRIBUTION PANEL

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-034.379	Finkbiner Park Rotary Scout Hut/Youth Center
Source	**On-Site Date**
Google	December 14, 2023

BUREAU VERITAS

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Finkbiner Park Rotary Scout Hut/Youth Center
Name of person completing form:	Ryan Hacecky
Title / Association w/ property:	Facilities Maintenance Supervisor
Length of time associated w/ property:	2 years
Date Completed:	12/14/2023
Phone Number:	626.672.6306
Method of Completion:	INTERVIEW - verbally completed during interview

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

	Data Overview	Response		
1	Year(s) constructed	Constructed: 0	Renovated: 0	Youth Center built in 1965
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	HVAC is old in Youth Center		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				Leaks in Youth Center. Have since been repaired.
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?			X		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.			X		
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			



Signature of Assessor



Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Finkbiner Park Rotary Scout Hut/Youth Center

BV Project Number: 158691.23R000-034.379

Abbreviated Accessibility Checklist					
Facility History & Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.			X	
3	Has building management reported any accessibility-based complaints or litigation?		X		

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			
2	Does the required number of van-accessible designated spaces appear to be provided ?		X		
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?		X		Cracking at ADA space observed

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE RAMP



CURB CUT

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?	X			
4	Do curb ramps appear to have compliant slopes for all components ?	X			
5	Do ramp runs on an accessible route appear to have compliant slopes ?	X			
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?	X			

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?	X			
8	Do ramps and stairs on an accessible route appear to have compliant handrails?	X			
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			X	

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



DOOR HARDWARE

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			X	
3	Is signage provided indicating the location of alternate accessible entrances ?			X	
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	X			
5	Do doors at accessible entrances appear to have compliant hardware ?	X			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	X			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			X	
8	Do thresholds at accessible entrances appear to have a compliant height ?	X			

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?			X	
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	
6	Do ramps on accessible routes appear to have compliant handrails ?			X	

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?			X	
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?	X			
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	X			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?		X		No accessible toilets in Youth Center
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?		X		
5	Are grab bars provided at compliant locations around the toilet ?		X		Not in Youth Center
6	Do toilet stall doors appear to provide the minimum compliant clear width ?		X		Not in Youth Center

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?		X		Not in Youth Center
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?			X	
9	Do accessories and mirrors appear to be mounted at a compliant height ?	X			

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes



KITCHEN OVERVIEW



OVEN WITH CONTROLS

	Question	Yes	No	NA	Comments
1	Do kitchens/kitchenettes appear to have a minimum compliant path of travel or area of maneuverability ?	X			
2	Are the appliances centered for a parallel or forward approach with adequate clear floor space ?	X			
3	Is there an accessible countertop/preparation space of proper width and height ?	X			
4	Is there an accessible sink space of proper width and height ?	X			
5	Does the sink faucet have compliant handles ?	X			
6	Is the plumbing piping under the sink configured to protect against contact ?	X			

7	Are the cooktop/range controls front-mounted (or in a location that does not require reaching across the burners) ?	X			

Appendix E:
Component Condition Report

Component Condition Report | Finkbiner Park Rotary Scout Hut/Youth Center / Youth Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, Brick, Repair/Repoint	35 SF	1	7181081
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	6	16	7181094
B2020	Building Exterior	Fair	Window, Vinyl-Clad Double-Glazed, 16-25 SF	2	16	7181088
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	2	16	7181089
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	21	7181084
Roofing						
B3010	Roof	Poor	Roofing, any type, Repairs per Man-Day, Repair	1	1	7181066
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	5,520 SF	4	7181096
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	6	21	7181091
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,600 SF	14	7181097
C1070	Kitchen	Poor	Suspended Ceilings, Acoustical Tile (ACT)	500 SF	2	7181069
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	6,900 SF	6	7181072
C2030	Throughout building	Fair	Flooring, Vinyl Sheeting	3,000 SF	9	7181067
C2050	Throughout	Fair	Ceiling Finishes, Wood Paneling	3,000 SF	15	7203642
Plumbing						
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	9	7181075
D2010	Restrooms	Fair	Urinal, Standard	1	16	7181079
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	4,600 SF	21	7181073
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	11	7181093
D2010	Restrooms	Fair	Toilet, Residential Water Closet	3	16	7181090
D2010	Utility closet	Fair	Water Heater, Gas, High-Efficiency Condensing Style	1	4	7181071
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	11	7181087
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	4	16	7181082
HVAC						
D3030	Building exterior	Fair	Air Conditioner, Window/Thru-Wall	1	4	7181068
D3030	Throughout building	Fair	Split System, Condensing Unit/Heat Pump, 5 TON	1	3	7181077
D3030	Building exterior	Poor	Air Conditioner, Window/Thru-Wall	1	2	7181095
D3030	Throughout building	Fair	Split System, Condensing Unit/Heat Pump, 5 TON	1	3	7181076
D3050	Throughout building	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON	1	3	7181085
D3050	Throughout	Fair	HVAC System, Ductwork, Low Density	4,600 SF	15	7202252
Electrical						
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	4,600 SF	21	7181070
D5020	Electrical room	Fair	Distribution Panel, 120/240 V, Residential Style	1	16	7181083

Component Condition Report | Finkbiner Park Rotary Scout Hut/Youth Center / Youth Center

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout building	Good	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	4,600 SF	16	7181080
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	20 LF	11	7181098
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	11	7181074
Accessibility						
Y1090	Youth Center	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	0	7203644

Component Condition Report | Finkbiner Park Rotary Scout Hut/Youth Center / Rotary Scout Hut

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	4	16	7181047
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	5	21	7181052
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	3,547 SF	11	7181055
Interiors						
C1030	Throughout building	Fair	Interior Door, Steel, Standard	12	21	7181057
C1070	Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,956 SF	14	7181051
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	4,434 SF	6	7181050
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT)	2,956 SF	9	7181049
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	16	7181053
D2010	Kitchen	Good	Water Heater, Gas, High-Efficiency Condensing Style	1	11	7181056
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	2,956 SF	20	7202248
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	16	7181060
D2010	Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	16	7181059
HVAC						
D3020	Above ceiling	Fair	Furnace, Gas, 41 to 50 MBH	1	3	7203703
D3020	Above ceiling	Fair	Furnace, Gas, 41 to 50 MBH	1	3	7203702
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	3	7181048
D3030	Building exterior	Fair	Split System, Condensing Unit/Heat Pump	1	3	7181058
D3050	Throughout	Fair	HVAC System, Ductwork, Low Density	2,956 SF	15	7202249
Electrical						
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	2,956 SF	20	7202250
D5020	Main Room Right	Fair	Distribution Panel, 120/240 V	1	16	7181063
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	2,956 SF	10	7202251

Component Condition Report | Finkbiner Park Rotary Scout Hut/Youth Center / Rotary Scout Hut

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	20 LF	11	7181054

Appendix F:
Replacement Reserves

Replacement Reserves Report



2/16/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Finkbiner Park Rotary Scout Hut/Youth Center	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Finkbiner Park Rotary Scout Hut/Youth Center / Rotary Scout Hut	$0	$0	$0	$25,685	$0	$0	$11,815	$0	$0	$28,690	$12,411	$65,854	$0	$0	$23,281	$13,703	$50,972	$0	$26,340	$0	$142,967	**$401,718**
Finkbiner Park Rotary Scout Hut/Youth Center / Youth Center	$11,158	$3,455	$7,339	$40,966	$60,909	$0	$18,386	$0	$0	$43,093	$0	$19,975	$6,151	$0	$19,127	$118,671	$102,679	$0	$35,964	$32,609	$0	**$520,482**
Grand Total	**$11,158**	**$3,455**	**$7,339**	**$66,652**	**$60,909**	**$0**	**$30,200**	**$0**	**$0**	**$71,782**	**$12,411**	**$85,830**	**$6,151**	**$0**	**$42,409**	**$132,374**	**$153,650**	**$0**	**$62,305**	**$32,609**	**$142,967**	**$922,201**

Finkbiner Park Rotary Scout Hut/Youth Center

Finkbiner Park Rotary Scout Hut/Youth Center / Rotary Scout Hut

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2020	Building Exterior	7181047	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	14	16	4	EA	$1,250.00	$1,859.63	$7,439																	$7,439					**$7,439**
B3010	Roof	7181055	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	9	11	3547	SF	$3.80	$5.65	$20,052												$20,052										**$20,052**
C1070	Throughout building	7181051	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	11	14	2956	SF	$3.50	$5.21	$15,392															$15,392							**$15,392**
C2010	Throughout building	7181050	Wall Finishes, any surface, Prep & Paint	10	4	6	4434	SF	$1.50	$2.23	$9,895							$9,895										$9,895					**$19,789**
C2030	Throughout building	7181049	Flooring, Vinyl Tile (VCT), Replace	15	6	9	2956	SF	$5.00	$7.44	$21,988										$21,988												**$21,988**
D2010	Kitchen	7181056	Water Heater, Gas, High-Efficiency Condensing Style, Replace	15	4	11	1	EA	$12,500.00	$18,596.25	$18,596												$18,596										**$18,596**
D2010	Throughout	7202248	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	20	20	2956	SF	$5.00	$7.44	$21,988																					$21,988	**$21,988**
D2010	Kitchen	7181059	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	14	16	1	EA	$1,200.00	$1,785.24	$1,785																	$1,785					**$1,785**
D2010	Restrooms	7181053	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	14	16	2	EA	$1,700.00	$2,529.09	$5,058																	$5,058					**$5,058**
D2010	Restrooms	7181060	Toilet, Commercial Water Closet, Replace	30	14	16	2	EA	$1,300.00	$1,934.01	$3,868																	$3,868					**$3,868**
D3020	Above ceiling	7203702	Furnace, Gas, 41 to 50 MBH, Replace	20	17	3	1	EA	$2,700.00	$4,016.79	$4,017				$4,017																		**$4,017**
D3020	Above ceiling	7203703	Furnace, Gas, 41 to 50 MBH, Replace	20	17	3	1	EA	$2,700.00	$4,016.79	$4,017				$4,017																		**$4,017**
D3030	Building exterior	7181058	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$5,200.00	$7,736.04	$7,736				$7,736															$7,736			**$15,472**
D3030	Building exterior	7181048	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$5,200.00	$7,736.04	$7,736				$7,736															$7,736			**$15,472**
D3050	Throughout	7202249	HVAC System, Ductwork, Low Density, Replace	30	15	15	2956	SF	$2.00	$2.98	$8,795																$8,795						**$8,795**
D5020	Main Room Right	7181063	Distribution Panel, 120/240 V, Replace	30	14	16	1	EA	$2,500.00	$3,719.25	$3,719																	$3,719					**$3,719**
D5020	Throughout	7202250	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	20	20	2956	SF	$13.00	$19.34	$57,169																					$57,169	**$57,169**
D5040	Throughout	7202251	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	2956	SF	$2.10	$3.12	$9,235											$9,235										**$9,235**
E2010	Throughout building	7181054	Casework, Cabinetry, Hardwood Standard, Replace	20	9	11	20	LF	$300.00	$446.31	$8,926												$8,926										**$8,926**
Totals, Unescalated												**$0**	**$0**	**$0**	**$23,506**	**$0**	**$0**	**$9,895**	**$0**	**$0**	**$21,988**	**$9,235**	**$47,575**	**$0**	**$0**	**$15,392**	**$8,795**	**$31,764**	**$0**	**$15,472**	**$0**	**$79,158**	**$262,779**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$25,685**	**$0**	**$0**	**$11,815**	**$0**	**$0**	**$28,690**	**$12,411**	**$65,854**	**$0**	**$0**	**$23,281**	**$13,703**	**$50,972**	**$0**	**$26,340**	**$0**	**$142,967**	**$401,718**

Finkbiner Park Rotary Scout Hut/Youth Center / Youth Center

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building Exterior	7181081	Exterior Walls, Brick, Repair/Repoint	0	-1	1	35	SF	$33.00	$49.09	$1,718		$1,718																				**$1,718**
B2020	Building Exterior	7181094	Window, Aluminum Double-Glazed, 28-40 SF, Replace	30	14	16	6	EA	$1,250.00	$1,859.63	$11,158																		$11,158					**$11,158**
B2020	Building Exterior	7181088	Window, Vinyl-Clad Double-Glazed, 16-25 SF, Replace	30	14	16	2	EA	$900.00	$1,338.93	$2,678																		$2,678					**$2,678**
B2050	Building Exterior	7181089	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	14	16	2	EA	$1,300.00	$1,934.01	$3,868																		$3,868					**$3,868**
B3010	Roof	7181096	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	16	4	5520	SF	$3.80	$5.65	$31,206					$31,206																		**$31,206**
B3010	Roof	7181066	Roofing, any type, Repairs per Man-Day, Repair	0	-1	1	1	EA	$1,100.00	$1,636.47	$1,636		$1,636																					**$1,636**
C1070	Kitchen	7181069	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	23	2	500	SF	$3.50	$5.21	$2,603			$2,603																				**$2,603**
C1070	Throughout building	7181097	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	11	14	1600	SF	$3.50	$5.21	$8,331																$8,331							**$8,331**
C2010	Throughout building	7181072	Wall Finishes, any surface, Prep & Paint	10	4	6	6900	SF	$1.50	$2.23	$15,398							$15,398										$15,398					**$30,795**
C2030	Throughout building	7181067	Flooring, Vinyl Sheeting, Replace	15	6	9	3000	SF	$7.00	$10.41	$31,242										$31,242												**$31,242**
C2050	Throughout	7203642	Ceiling Finishes, Wood Paneling, Replace	30	15	15	3000	SF	$14.00	$20.83	$62,483																$62,483						**$62,483**
D2010	Utility closet	7181071	Water Heater, Gas, High-Efficiency Condensing Style, Replace	15	11	4	1	EA	$12,500.00	$18,596.25	$18,596					$18,596																$18,596		**$37,193**
D2010	Throughout building	7181075	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	6	9	1	EA	$1,200.00	$1,785.24	$1,785											$1,785												**$1,785**
D2010	Utility closet	7181087	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	24	11	1	EA	$1,400.00	$2,082.78	$2,083												$2,083											**$2,083**
D2010	Kitchen	7181093	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	19	11	1	EA	$1,100.00	$1,636.47	$1,636												$1,636											**$1,636**
D2010	Restrooms	7181079	Urinal, Standard, Replace	30	14	16	1	EA	$1,100.00	$1,636.47	$1,636																	$1,636					**$1,636**
D2010	Restrooms	7181090	Toilet, Residential Water Closet, Replace	30	14	16	3	EA	$700.00	$1,041.39	$3,124																	$3,124					**$3,124**
D2010	Restrooms	7181082	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	14	16	4	EA	$1,700.00	$2,529.09	$10,116																	$10,116					**$10,116**

Replacement Reserves Report



2/16/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D3030	Building exterior	7181095	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	1	EA	$2,900.00	$4,314.33	$4,314			$4,314									$4,314											**$8,629**
D3030	Throughout building	7181077	Split System, Condensing Unit/Heat Pump, 5 TON, Replace	15	12	3	1	EA	$7,100.00	$10,562.67	$10,563				$10,563															$10,563			**$21,125**
D3030	Throughout building	7181076	Split System, Condensing Unit/Heat Pump, 5 TON, Replace	15	12	3	1	EA	$7,100.00	$10,562.67	$10,563				$10,563															$10,563			**$21,125**
D3030	Building exterior	7181068	Air Conditioner, Window/Thru-Wall, Replace	10	6	4	1	EA	$2,900.00	$4,314.33	$4,314					$4,314									$4,314								**$8,629**
D3050	Throughout building	7181085	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace	20	17	3	1	EA	$11,000.00	$16,364.70	$16,365				$16,365																		**$16,365**
D3050	Throughout	7202252	HVAC System, Ductwork, Low Density, Replace	30	15	15	4600	SF	$2.00	$2.98	$13,687																$13,687						**$13,687**
D5020	Electrical room	7181083	Distribution Panel, 120/240 V, Residential Style, Replace	30	14	16	1	EA	$1,100.00	$1,636.47	$1,636																	$1,636						**$1,636**
D5040	Throughout building	7181080	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	4	16	4600	SF	$2.10	$3.12	$14,371																	$14,371						**$14,371**
E2010	Throughout building	7181098	Casework, Cabinetry, Hardwood Standard, Replace	20	9	11	20	LF	$300.00	$446.31	$8,926												$8,926											**$8,926**
G4050	Building exterior	7181074	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	9	11	2	EA	$600.00	$892.62	$1,785												$1,785											**$1,785**
Y1090	Youth Center	7203644	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	0	0	1	EA	$7,500.00	$11,157.75	$11,158	$11,158																						
Totals, Unescalated												**$11,158**	**$3,355**	**$6,918**	**$37,490**	**$54,117**	**$0**	**$15,398**	**$0**	**$0**	**$33,027**	**$0**	**$14,431**	**$4,314**	**$0**	**$12,645**	**$76,170**	**$63,986**	**$0**	**$21,125**	**$18,596**	**$0**	**$372,730**
Totals, Escalated (3.0% inflation, compounded annually)												**$11,158**	**$3,455**	**$7,339**	**$40,966**	**$60,909**	**$0**	**$18,386**	**$0**	**$0**	**$43,093**	**$0**	**$19,975**	**$6,151**	**$0**	**$19,127**	**$118,671**	**$102,679**	**$0**	**$35,964**	**$32,609**	**$0**	**$520,482**

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7181071	D2010	**Water Heater**	Gas, High-Efficiency Condensing Style	30 GAL	Finkbiner Park Rotary Scout Hut/Youth Center / Youth Center	Utility closet	Rheem	GG30T6XA	GELN 1101278874	2001	000115	
2	7181056	D2010	**Water Heater**	Gas, High-Efficiency Condensing Style	30 GAL	Finkbiner Park Rotary Scout Hut/Youth Center / Rotary Scout Hut	Kitchen	Bradford White	MI30T6EN10	SH2679577	2018	000041	

D30 HVAC

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7203703	D3020	**Furnace**	Gas, 41 to 50 MBH	Inaccessible	Finkbiner Park Rotary Scout Hut/Youth Center / Rotary Scout Hut	Above ceiling	Inaccessible	Inaccessible	Inaccessible			
2	7203702	D3020	**Furnace**	Gas, 41 to 50 MBH	Inaccessible	Finkbiner Park Rotary Scout Hut/Youth Center / Rotary Scout Hut	Above ceiling	Inaccessible	Inaccessible	Inaccessible			
3	7181068	D3030	**Air Conditioner**	Window/Thru-Wall	No dataplate TON	Finkbiner Park Rotary Scout Hut/Youth Center / Youth Center	Building exterior	Kenmore	No dataplate	No dataplate		000089	
4	7181095	D3030	**Air Conditioner**	Window/Thru-Wall	No dataplate TON	Finkbiner Park Rotary Scout Hut/Youth Center / Youth Center	Building exterior	No dataplate	No dataplate	No dataplate		002122	
5	7181048	D3030	**Split System**	Condensing Unit/Heat Pump	4 TON	Finkbiner Park Rotary Scout Hut/Youth Center / Rotary Scout Hut	Building exterior	Tempstar	CA3848UKA1	L903711578	1990	000072	
6	7181058	D3030	**Split System**	Condensing Unit/Heat Pump	4 TON	Finkbiner Park Rotary Scout Hut/Youth Center / Rotary Scout Hut	Building exterior	Tempstar	CA3848UKA1	Illegible		002103	
7	7181077	D3030	**Split System**	Condensing Unit/Heat Pump, 5 TON	Inaccessible TON	Finkbiner Park Rotary Scout Hut/Youth Center / Youth Center	Throughout building	Inaccessible	Inaccessible	Inaccessible			
8	7181076	D3030	**Split System**	Condensing Unit/Heat Pump, 5 TON	Inaccessible TON	Finkbiner Park Rotary Scout Hut/Youth Center / Youth Center	Throughout building	Inaccessible	Inaccessible	Inaccessible			
9	7181085	D3050	**Packaged Unit**	RTU, Pad or Roof-Mounted, 5 TON	Inaccessible TON	Finkbiner Park Rotary Scout Hut/Youth Center / Youth Center	Throughout building	Inaccessible	Inaccessible	Inaccessible			

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7181063	D5020	**Distribution Panel**	120/240 V	100 AMP	Finkbiner Park Rotary Scout Hut/Youth Center / Rotary Scout Hut	Main Room Right	Challenger	No dataplate	No dataplate		000011	
2	7181083	D5020	**Distribution Panel**	120/240 V, Residential Style	125 AMP	Finkbiner Park Rotary Scout Hut/Youth Center / Youth Center	Electrical room	General Electric	No dataplate	No dataplate		000133	

Appendix H:
Energy Conservation Measures Calculations

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UIC	Install Low Flow Faucet Aerators
EAP2-b	**Location**: Rotary Scout Hut
Attributes:	Replace 1x 2GPM rated kitchen aerators with 1GPM WaterSense certified aerators Replace 2x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators

Property Type:	Commercial	Estimated No. of Operational Weeks	52
		Number of Occupied Days/Week (Max 7)	7

KITCHEN FAUCETS			BATHROOM FAUCETS		
Number of Occupants Affected By Retrofit	20		Number of Occupants Affected by Retrofit	20	
Do You Want To Replace Kitchen Faucets Aerators	Yes	*(Select)*	Do You Want To Replace Bathroom Faucets Aerators	Yes	*(Select)*
Total Number of Faucet Aerators To Be Replaced	1		Total Number of Faucet Aerators To Be Replaced	2	
Total Number of Faucets To Be Replaced:	0		Total Number of Faucets To Be Replaced:	0	
GPM of Existing Faucet Aerators	2	GPM	GPM of Existing Faucet Aerators	1.5	GPM
GPM of Proposed Faucet Aerator	1	GPM	GPM of Proposed Faucet Aerator	0.5	GPM
Estimated Number of Uses Per Day	4		Estimated Number of Uses Per Day	5	

Annual Water Savings From Installing Low Flow Aerators: 6.29 kGal

WATER & ENERGY SAVING CALCULATION			COST SAVING CALCULATION		
Select Type of Water Heater Fuel:	Natural Gas	(Select)	Property Location in United States	Southern Localities	
Energy Factor of Domestic Hot Water Heater:	0.59	EF	Heating Fuel Tariff	$2.24	$/Therm
Hot Water Discharge Temperature at Faucet	107.00	°F	Water Tariff ($/1000 Gal)	$11.18	$/kGal
Equivalent Heating Fuel Savings:	28	Therms	Annual Cost Savings In Form of Water	$70	$
Savings Discounted by 15% to Account For Cold Water Use					
Annual Water Savings	6.29	kGal	Annual Energy Savings From Water Heater	$63	$

COST BENEFIT ANALYSIS					
Estimated Material Cost	$24		Estiamted Labor Cost	$23	
Estimated Total Annual Cost Savings	$133	$$	Estimated Total Installation Cost	$47	$$
Simple Payback Period	0.35	Years	*Type of Recommendation*	No/Low Cost ECM Recommendation	

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ECM EXPLANATION:

By reducing the flow of water coming from the restroom faucets, aerators can generate energy savings at low cost and with easy installation. The savings generated would be in the form of reduced water and sewer costs and at the same time aerators would save energy by reducing the demand for hot water. The average faucet has a flow rate of about 2 to 4 GPM. Adding a screw-in faucet aerator reduces the flow to 0.5 to 1.5 GPM in the bathroom and 2.2 GPM in the kitchen. In addition to saving energy and water, the "foamier" water that comes from faucet aerators wets objects better than water from a faucet with no aerator, which tends to bounce off the object rather than thoroughly wetting it.

BV recommends replacing the proposed faucet aerators with new low flow aerators as mentioned above. The proposed ECM shall also result in an annual energy saving in form of reduction in water heating bills.

Summary:

Initial Investment: $47 Estimated Annual Cost Savings: $133 Simple Payback Period (Yrs): 0.35

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UIC	Install Low Flow Faucet Aerators
EAP2	**Location**: Youth Center
Attributes:	Replace 4x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators

Property Type:	Commercial	Estimated No. of Operational Weeks	52
		Number of Occupied Days/Week (Max 7)	7

KITCHEN FAUCETS			BATHROOM FAUCETS		
Number of Occupants Affected By Retrofit	100		Number of Occupants Affected by Retrofit	40	
Do You Want To Replace Kitchen Faucets Aerators	No	*(Select)*	Do You Want To Replace Bathroom Faucets Aerators	Yes	*(Select)*
Total Number of Faucet Aerators To Be Replaced	0		Total Number of Faucet Aerators To Be Replaced	4	
Total Number of Faucets To Be Replaced:	0		Total Number of Faucets To Be Replaced:	0	
GPM of Existing Faucet Aerators	2	GPM	GPM of Existing Faucet Aerators	1.5	GPM
GPM of Proposed Faucet Aerator	1	GPM	GPM of Proposed Faucet Aerator	0.5	GPM
Estimated Number of Uses Per Day	5		Estimated Number of Uses Per Day	5	

Annual Water Savings From Installing Low Flow Aerators: 6.99 kGal

WATER & ENERGY SAVING CALCULATION			COST SAVING CALCULATION		
Select Type of Water Heater Fuel:	Natural Gas	(Select)	Property Location in United States	Southern Localities	
Energy Factor of Domestic Hot Water Heater:	0.56	EF	Heating Fuel Tariff	$2.24	$/Therm
Hot Water Discharge Temperature at Faucet	102.00	°F	Water Tariff ($/1000 Gal)	$11.18	$/kGal
Equivalent Heating Fuel Savings:	28	Therms	Annual Cost Savings In Form of Water	$78	$
Savings Discounted by 15% to Account For Cold Water Use					
Annual Water Savings	6.99	kGal	Annual Energy Savings From Water Heater	$63	$

COST BENEFIT ANALYSIS					
Estimated Material Cost	$32		Estiamted Labor Cost	$31	
Estimated Total Annual Cost Savings	$142	$$	Estimated Total Installation Cost	$63	$$
Simple Payback Period	0.44	Years	*Type of Recommendation*	No/Low Cost ECM Recommendation	

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ECM EXPLANATION:

By reducing the flow of water coming from the restroom faucets, aerators can generate energy savings at low cost and with easy installation. The savings generated would be in the form of reduced water and sewer costs and at the same time aerators would save energy by reducing the demand for hot water. The average faucet has a flow rate of about 2 to 4 GPM. Adding a screw-in faucet aerator reduces the flow to 0.5 to 1.5 GPM in the bathroom and 2.2 GPM in the kitchen. In addition to saving energy and water, the "foamier" water that comes from faucet aerators wets objects better than water from a faucet with no aerator, which tends to bounce off the object rather than thoroughly wetting it.

BV recommends replacing the proposed faucet aerators with new low flow aerators as mentioned above. The proposed ECM shall also result in an annual energy saving in form of reduction in water heating bills.

Summary:

Initial Investment: $63 Estimated Annual Cost Savings: $142 Simple Payback Period (Yrs): 0.44

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UIC	**Upgrade Building Lighting to LED and Install Automatic Lighting Controls**
EAL10	**Location: Building Interior and Exterior - Finkbiner Park Rotary Scout Hut/Youth Center**
Attributes:	**Replace Linear Fluorescent (27x) ;**

	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
Upgrade Lighting to LED	4	27	54	2,577	$773.14	$91.52

Existing Technology	**Sub-Technology**	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
CFL	CFL - 2 Pin	0	0	0	0	$0	$0
CFL	CFL - 4 Pin	0	0	0	0	$0	$0
CFL	CFL - Screw-in	0	0	0	0	$0	$0
Circiline	T9	0	0	0	0	$0	$0
Incan/H/MR	H	0	0	0	0	$0	$0
Incan/H/MR	Incan	0	0	0	0	$0	$0
Incan/H/MR	MR	0	0	0	0	$0	$0
HID	HPS	0	0	0	0	$0	$0
HID	MH	0	0	0	0	$0	$0
HID	MV	0	0	0	0	$0	$0
HID	QL	0	0	0	0	$0	$0
Linear Fluorescent	T8	3	11	11	880	$264	$34
Linear Fluorescent	T12	1	16	16	1,697	$509	$58
Linear Fluorescent	T8 U	0	0	0	0	$0	$0
Linear Fluorescent	T12 U	0	0	0	0	$0	$0
Linear Fluorescent	T5	0	0	0	0	$0	$0
Linear Fluorescent	T6	0	0	0	0	$0	$0
Linear Fluorescent	T10	0	0	0	0	$0	$0

Proposed Controls	**No. of Controls**		**No. of Controls**
Photo Sensor	0	Ceiling Mounted	3
Wall Mounted	0		

Initial Investment			**Equipment Rentals**	
Material Cost	$641.00		Scissor Lift 26' - Interior Spaces	$0.00
Labor Cost	$962.59		Bucket Truck - Exterior Spaces	$0.00
Local Electric Rate:	$0.30	$/kWh	Estimated Annual Energy Savings:	2,577
			Estimated Demand Savings:	2
Hourly Labor Rate For Electrician:	$72.05		Estimated Annual Energy Cost Savings:	$773
Budgeted Initial Investment:	$1,604		Estimated Annual O&M Cost Savings:	$92
Estimated Return on Investment: *(Including O&M Savings)*	1.85	Years	Estimated Annual Cost Savings:	$865

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UIC	Retrofit Flush Tank Toilets to Dual Flush
EAP3	Location: Youth Center
Attribute:	Retrofit 3x 1.6GPF toilets to dual-flush

EXISTING CONDITION

Total Occupants:	40	
Number of Water Closets To Be Replaced	3	
Number of Occupied Days Per Week (Max 7)	7	
Number of Occupied Weeks/Year (Max 52)	52	
Estimated Restroom Usage/Individual/Day *5.05 flushes/person/day@American Water Works Association (AWWA)*	4	(Select)

PROPOSED RETROFIT/REPLACEMENT

Existing Gallons Per Flush Ratings For Water Closet Flushes	1.60	GPF
Replace or Retrofit Toilets With Dual Flush Toilets	Retrofit	
Replace		
Proposed Toilet	-	
GPF of Proposed New Low Flow Water Closet Fixture*	-	GPF
Retrofit		
Dual Flush - Retrofit Setup Valve for Flush Tank Toilet **(Federal Law Requires All Flushes Not To Exceed 1.6 GPF)*	*Solid Waste (20%)* 1.60 *Liquid Waste (80%)* 1.28	GPF GPF

Water & Cost Saving Calculations

Water Savings By The Use of Low Flow Water Closet Flush Valves/Day			40.96	gal
Total Annual Water Savings in gallons			14.91	kgal
Cost Savings Calculations				
Enter Water Tariff Rate ($/1000Gal)			$11.18	$
Estimated Cost Savings From Water			$167	$
Estimated Cost of Retrofit				
Estimated Total Cost For Retrofit	*Material* $72 *Labor* $344	Total	$416	$
Simple Pay Back Period			2.49	Yrs
Type of Recommendation	No/Low Cost ECM Recommendation			

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ECM EXPLANATION:

The highest water utilization at any home/office occurs in the restrooms. It is estimated that on an average a normal human being uses the restroom at least four times a day. Keeping with the global water conservation objectives, federal law prohibits use of any new water closet flushes over 1.6 GPF.

Existing toilets can be retrofitted with pressure-assisted flush technology to reduce the flush rate to 1.0 GPF or less. Though water efficient these toilets make considerable amount of noise as this involves release of pressurized air during the course of flushing. Thus making them unpopular among residential properties.

Thus BV recommends replacing the existing high flow toilets with new low flow 1.28GPF rated flush tank toilets, which are comparatively more water efficient at the same time considerably quiter as compared to the pressure assisted technology retrofitted toilets.

Summary:

Initial Investment:	$416			
		Simple Payback:	2.49	Years
Annual Cost Savings:	$167			

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UIC	Install Low Flow Tankless Restroom Fixtures
EAP4	Location: Rotary Scout Hut
Attribute:	Retrofit 2x; 1.6 GPF toilets with dual-flush flush vales

ECM FOR DETERMINING WATER SAVINGS IN COMMERCIAL PROPERTIES

Number of Males	10	
Number of Females	10	
Number of Occupied Days Per Week (Max 7)	7	
Number of Occupied Weeks/Year (Max 52)	52	
Number of Urinals To Be Retrofitted	0	
Number of Water Closets To Be Retrofitted	2	
No. of Water Closets With Separate Flush Tank *(Typical Residential Type)*	0	
Estimated Restroom Usage/Individual/Day *Default is 4 Uses/Day For Residential/Office*	2	(Select)

Urinal Water Savings

Do you want to make any changes to the Urinals?	No	
Estimated Existing Use of Urinal/Day/Man	80%	
Existing Gallons Per Flush Ratings For Urinal Flushes		GPF
Proposed Urinal	-	
GPF of Proposed Urinal Flush Valve**	0.000	GPF

***(1992 EpACT Energy Act Mandates 1.0GPF Max on Urinals)*

Water Closet Water Savings

Tankless Water Closets

Do you want to make any changes to the Water Closets?	Yes		
Existing Gallons Per Flush Ratings For Water Closet Flushes	1.60		GPF
Are The Existing Water Closet Being Replaced? *(If No; Then Only The Flush Valve Would Be Replaced With Dual Flush Retrofit Kit)*	No		
No. of Tankless Water Closets	2		
GPF of Proposed Dual Flush- Water Closet Valve*	1.60	*Solid Waste (20%)*	GPF
**(Federal Law Requires All Flushes Not To Exceed 1.6 GPF)*	0.48	*Liquid Waste (80%)*	GPF
Estimated Annual Water Savings From Male Users	6.52		kGal
Estimated Annual Water Savings From Female Users	6.52		kGal

Water & Cost Saving Calculations

Water Savings Calculation

Water Savings By The Use of Low Flow Water Closet Flush Valves/Yr	13.05	kgal
Water Savings By The Use of Low Flow Urinal Flush Valves/ Yr	0.00	kgal
Total Annual Water Savings in kgal	13.05	kgal

Cost Savings Calculations

Enter Water Tariff Rate ($/1000Gal)	$11.18
Estimated Cost Savings From Water	$146

Estimated Cost of Retrofit

Material Cost for Low Flow Urinal(s)	$0
Labor Cost for Installing New Urinal(s)	$0
Material Cost For Replacing Existing Flush Valves With Low Flow - Dual Flush Valves	$160
Labor Cost For Water Closet *(Up For Liquid Waste And Down For Solid Waste)*	$229
Estimated Total Cost For Retrofit	$389
Simple Pay Back Period	2.67 Yrs
Type of Recommendation	No/Low Cost ECM Recommendation

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ECM EXPLANATION:

The highest water utilization at any home/office occurs in the restrooms. It is estimated that on an average a normal human being uses the restroom at least four times a day. Keeping with the global water conservation objectives, federal law prohibits use of any new water closet flushes over 1.6 GPF. At the same time the '1992 EpACT' mandates all new Urinals to have a maximum 1.0 GPF flush valves on urinals.

BV recommends replacing all urinals above 1.0 GPF with a new 0.5 GPF or lesser urinals. At the same time BV also recommends replacing all the water closets having a GPF rating of 1.6 and over with low flow water closet fixtures equipped with dual flush valves.

In case the property doesn't wish to replace the entire water closet fixtures, BV recommends retrofitting all the tankless water closet flush fixtures with new dual flush fixtures that would result in a 30% water savings per flush for liquid wastes, while retaining the same flush rate for solid wastes.

SUMMARY:

Initial Investment:	$389	Simple Payback Period:	2.67 Yrs
Annual Cost Savings:	$146		

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UIC	Replace Existing Air Conditioners with Energy Star Air Conditioners
EAH3	Location: Rotary Scout Hut/Youth Center
Attributes:	Replace 2x 48000Btuh Cooling Unit with 2x Split System-48000 Unit; 2x 60000Btuh Cooling Unit with 2x Split System-60000 Unit;

Electric Rate: $0.30 $/kWh

	Rotary Scout Hut		*Youth Center*					
Number of Existing Air Conditioners	2	Qty	2	Qty		Qty		Qty
Insert Cooling Capacity of Existing Air-Conditioner	48,000	Btuh	60,000	Btuh		Btuh		Btuh
Please Input The Existing EER of The Air-Conditioner:	7.90	EER	7.90	EER		EER		EER
Estimated Annual Operating Hours:	1,530	Hrs	1,530	Hrs		Hrs		Hrs
Select Proposed Air Conditioner Type:	Split System-48000		Split System-60000		-		-	
Estimated New Annual Operating Hours:	1,530	Hrs	1,530	Hrs		Hrs		Hrs
Please Input The Btu/Hr of The New Air-Conditioner:	48,000	Btuh	60,000	Btuh	-	Btuh	-	Btuh
EER of Proposed Air-Conditioning System:	14.00	EER	15.75	EER	-	EER	-	EER
Total Energy Consumption For Existing Air conditioner:	18,592	kWh	23,241	kWh	0	kWh	0	kWh
Total Energy Consumption For Proposed Air conditioner:	10,491	kWh	11,657	kWh	0	kWh	0	kWh
Annual kWh savings for all Air conditioner:	8,101	kWh	11,583	kWh	0	kWh	0	kWh
Estimated Annual Energy Cost Savings:	$2,417		$3,456		$0		$0	
Estimated Annual O&M Savings:	$121		$173		$0		$0	
Total Annual Cost Savings:	$2,538		$3,629		$0		$0	
Estimated Installed Cost For All Air conditioner:	$11,504		$14,878		$0		$0	

Total Initial Investment:	$26,382	Total Annual Electric Savings:	19,684	kWh
Total Annual Cost Savings:	$6,167	Simple Payback:	4.28	Yrs
Type of Recommendation	Capital Cost ECM Recommendation			

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ECM DESCRIPTION:

Advances in compressor and condenser technology have allowed for the development of more efficient air conditioning systems. As a result cooling can be provided at the same rate, with a lower energy input. Energy efficiency ratio (EER) is the ratio of cooling output to power input. Seasonal energy efficiency ratio (SEER) is an adjusted figure based on the length of the cooling season. A higher EER or SEER indicates a more efficient unit which can provide the same cooling capacity while consuming less energy. The minimum standard for air conditioner performance in most areas is currently 13 SEER as required

BV recommends replacing all the identified air conditioners with the new proposed high efficiency air conditioners as mentioned above.

Summary:

Initial Investment: $26,382 Simple Payback: 4.28 Yrs

Energy Cost Savings: $6,167

Appendix I:
Lighting System Schedule

Lighting Schedule - Existing

							Lamp Details				Fixture Details						Existing Consumption	
Line No.	Interior/ Exterior	Space Type	Room No.	LUX	Control Quantity	Existing Control	Technology	Sub-Technology	Lamp Type	Total Lamps	Fixture Type	Linear Fluorescent Fixture Lens	Fixture Mounting	Fixture Quantity	24x7 Fixture Count	Fixture Height	Annual Hours	Existing Annual kWh
1	Interior	Auditorium	Main Room	-	2	Light Switch	Linear Fluorescent	T12	4' 34W T12	32	Troffer - Surface Mounted Direct 1'x4'	None	Surface Mount	16	No	10-15	3,120	3,395
2	Interior	Circulation-Hallway	Hallway	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	6	Troffer - Surface Mounted Direct 1'x4'	Clear Acrylic	Surface Mount	3	No	10-15	3,120	599
3			Youth Center	-	2	Light Switch	Linear Fluorescent	T8	4' 32W T8	8	Troffer - Surface Mounted Indirect 1'x4'	Prism	Surface Mount	4	No	≥ 9	3,120	799
4			Youth Center	-	2	Light Switch	Linear Fluorescent	T8	2' 17W T8	8	Troffer - Surface Mounted Indirect 2'x2'	Prism	Surface Mount	4	No	≥ 9	3,120	424
										54				27			12,480	5,217

Lighting Solutions - Proposed

							Fixture Details						Existing Consumption					Proposed- Post Retrofit				
Line No.	Building Name	Interior/ Exterior	Space Type	Room No.	Existing Control	Control Quantity	Technology	Sub-Technology	Lamp-Fixture	Fixture Quantity	Total Lamps	Fixture Height	Annual Hours	Existing Annual kWh	KW Reduction	ECM	ECM Type	Recommended Sensor	LED Lamp Retrofit	Annual Hours of Operation	Proposed Annual kWh	Annual Savings From LED Retrofit
																						kWh
1	Park Rotary Scout Hut/You	Interior	Auditorium	Main Room	Light Switch	2	Linear Fluorescent	T12	4' 34W T12; Troffer - Surface Mounted D	16	32	10-15	3,120	3,395	1.09	ECM	RB - Replace Bulb	Ceiling Mounted	4' 17W LED T8	3,120	1,697	1,697
2	Park Rotary Scout Hut/You	Interior	Circulation-Hallway	Hallway	Light Switch	1	Linear Fluorescent	T8	I150-Flood; Can - Recessed Vertical 8"	3	6	10-15	3,120	599	0.19	ECM	RB - Replace Bulb	Ceiling Mounted	4' 17W LED T8	3,120	318	281
3	Park Rotary Scout Hut/You			Youth Center	Light Switch	2	Linear Fluorescent	T8	4' 32W T8; Troffer - Surface Mounted Ins	4	8	≥ 9	3,120	799	0.26	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	3,120	424	374
4	Park Rotary Scout Hut/You			Youth Center	Light Switch	2	Linear Fluorescent	T8	2' 17W T8; Troffer - Surface Mounted Ins	4	8	≥ 9	3,120	424	0.14	ECM	RB - Replace Bulb	Retain Existing Controls	2' 8W LED T8	3,120	200	225
	Totals										54				2						2,840	2,577

Appendix J:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) **I**nvestment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepare for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd



Corporate Yard Office/Garage/Locker Building
440 South Loraine Avenue
Glendora, California 91741

PREPARED BY:
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Progra anager

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BV PROJECT #:

DATE OF REPORT:
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ON SITE DATE:
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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Maintenance Yard
Number of Buildings	Two
Main Address	440 South Loraine Avenue, Glendora, California 91741
Site Developed	1965
Current Occupants	City of Glendora
Date(s) of Visit	November 7, 2023
Management Point of Contact	City of Glendora, Ryan Hacecky, Facilities Maintenance Supervisor 626.672.6306 rhacecky@cityofglendora.org
On-site Point of Contact (POC)	Same as above
Assessment and Report Prepared By	Carl Alejandro
Reviewed By	Usama Anwar Technical Reviewer For Mary Venable Program Manager mary.venable@bureauveritas.com 800.733.0660 x7292719
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Corporate Yard Office/Garage/Locker Building property was originally constructed in 1965.

Architectural

The roof on the Locker Building appears to be in overall fair condition with no reported roof leaks. Little to no areas of exterior wall cracking were observed on the Locker Building. The roof on the Office/Garage Building appears to be quite aged and deteriorated. Roof replacement is expected during the reserve term. Exterior wall paint chipping and cracking were observed in isolated locations around the building. According to the point of contact, there have been no issues with building movement or settlement. However, due to the age of the buildings, routine maintenance checks on the foundation are recommended.

The interior finishes are replaced on an as needed basis. A few small areas of interior wall cracking were observed in the garage and are recommended for repair. Typical lifecycle based interior and exterior finish replacements are recommended during the reserve term.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Heating is provided in the Locker Building by a wall mounted furnace and in the Office/Garage Building by suspended unit heaters and. Cooling is provided by thru wall air conditioners. The HVAC components appear to be in adequate working condition. The electrical systems are controlled by main distribution panels. The panel in the Locker Building was replaced in 2020. Lighting was upgraded in the garage with LED fixtures. Domestic hot water is supplied only in the Locker Building by a storage tank water heater. The water heater was replaced in 2018. Fire suppression consists of individual fire extinguishers.

Site

The asphalt pavement has significant areas of alligator cracking. There is also a linear crack on the concrete pavement between the Office/Garage Building and the Locker Building. Repair/replacement of the pavement is recommended. Site lighting appears to be adequate for the facility’s needs.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

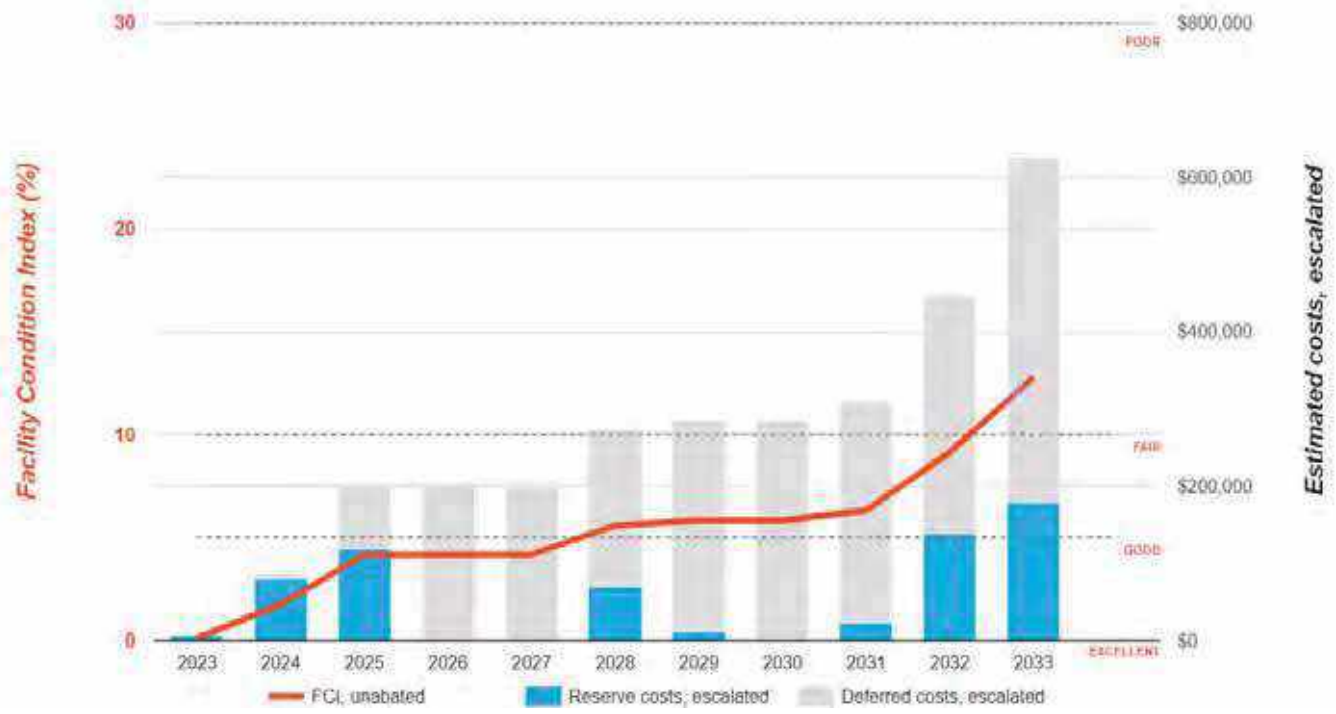
Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Corporate Yard Office/Garage/Locker Building / Locker Building	$700	1,500	$1,050,000	0.0%	0.0%	2.4%	11.6%
Corporate Yard Office/Garage/Locker Building / Office/Garage	$700	5,500	$3,850,000	0.1%	3.2%	4.3%	10.1%

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Corporate Yard Office/Garage/Locker Building

Replacement Value: $4,900,000 Inflation Rate: 3.0% Average Needs per Year: $57,000



Immediate Needs

Facility/Building	Total Items	Total Cost
Corporate Yard Office/Garage/Locker Building / Office/Garage	1	$4,500
Corporate Yard Office/Garage/Locker Building / Site	1	$1,500
Total	**2**	**$6,000**

Office/Garage

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7040746	Corporate Yard Office/Garage/Locker Building / Office/Garage		C1010	Interior Wall, Concrete, Repair	Poor	Performance/Integrity	$4,500
Total (1 items)							**$4,500**

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7040696	Corporate Yard Office/Garage/Locker Building / Site	Site	G2020	Parking Lots, Pavement, Concrete, Repair	Poor	Performance/Integrity	$1,500
Total (1 items)							**$1,500**

Key Findings



Roofing in Poor condition.

Metal
Office/Garage Corporate Yard
Office/Garage/Locker Building Roof

Uniformat Code: B3010
Recommendation: **Replace in 2025**

Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: $106,400

$$$$

Roof appears to be weathered and deteriorated - AssetCALC ID: 7147585



Exterior Walls in Poor condition.

Insulated Finishing System (EIFS)
Office/Garage Corporate Yard
Office/Garage/Locker Building Building Exterior

Uniformat Code: B2010
Recommendation: **Replace in 2025**

Priority Score: **89.7**

Plan Type:
Performance/Integrity

Cost Estimate: $3,400

**$$**$$

Wall damaged in isolated locations - AssetCALC ID: 7040738



Exterior Walls in Poor condition.

any painted surface
Office/Garage Corporate Yard
Office/Garage/Locker Building Building Exterior

Uniformat Code: B2010
Recommendation: **Prep & Paint in 2025**

Priority Score: **89.6**

Plan Type:
Performance/Integrity

Cost Estimate: $1,600

**$$**$$

Paint chipping on the exposed soffits - AssetCALC ID: 7040742



Parking Lots in Poor condition.

Pavement, Concrete
Site Corporate Yard Office/Garage/Locker Building Site

Uniformat Code: G2020
Recommendation: **Repair in 2023**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: $1,500

**$$**$$

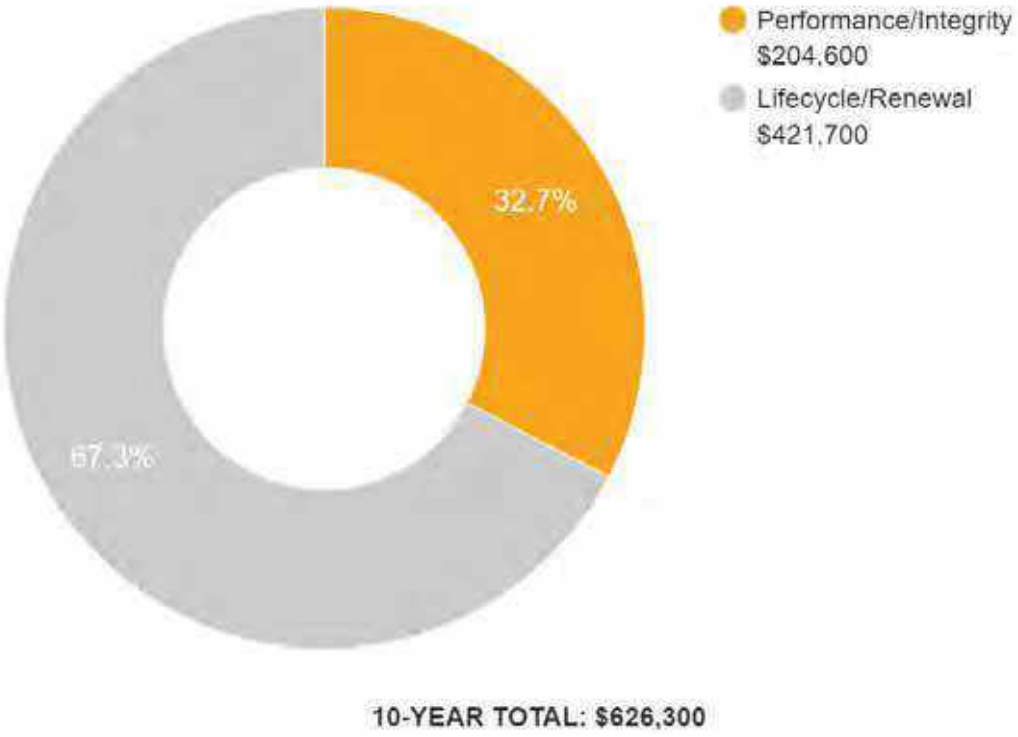
Concrete pavement cracking between office and garage - AssetCALC ID: 7040696

Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions		
Safety		An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity		Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility		Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental		Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation		Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal		Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Locker Building





Locker Building: Systems Summary		
Address	440 South Loraine Avenue; Glendora, California	
Constructed/Renovated	1965	
Building Size	1,500 SF	
Number of Stories	One	
S ste	*escription*	*Con ition*
Structure	Masonry bearing walls with metal framed roof	Good
Façade	Painted CMU with vinyl windows	Fair
Roof	Gable construction with metal finish	Fair
Interiors	Walls: Painted drywall Floors: Vinyl sheeting, ceramic tile Ceilings: Painted drywall, wood paneling and ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste and venting Gas water heater Toilets, urinals, and sinks in the restrooms	Fair
HVAC	Individual thru wall air conditioners and furnace	Fair

Locker Building: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Fed from Paint & Sign Shop with copper wiring Interior Lighting: T-8, T-12 Emergency: none	Fair
Fire Alarm	Smoke detectors	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	No key issues observed	

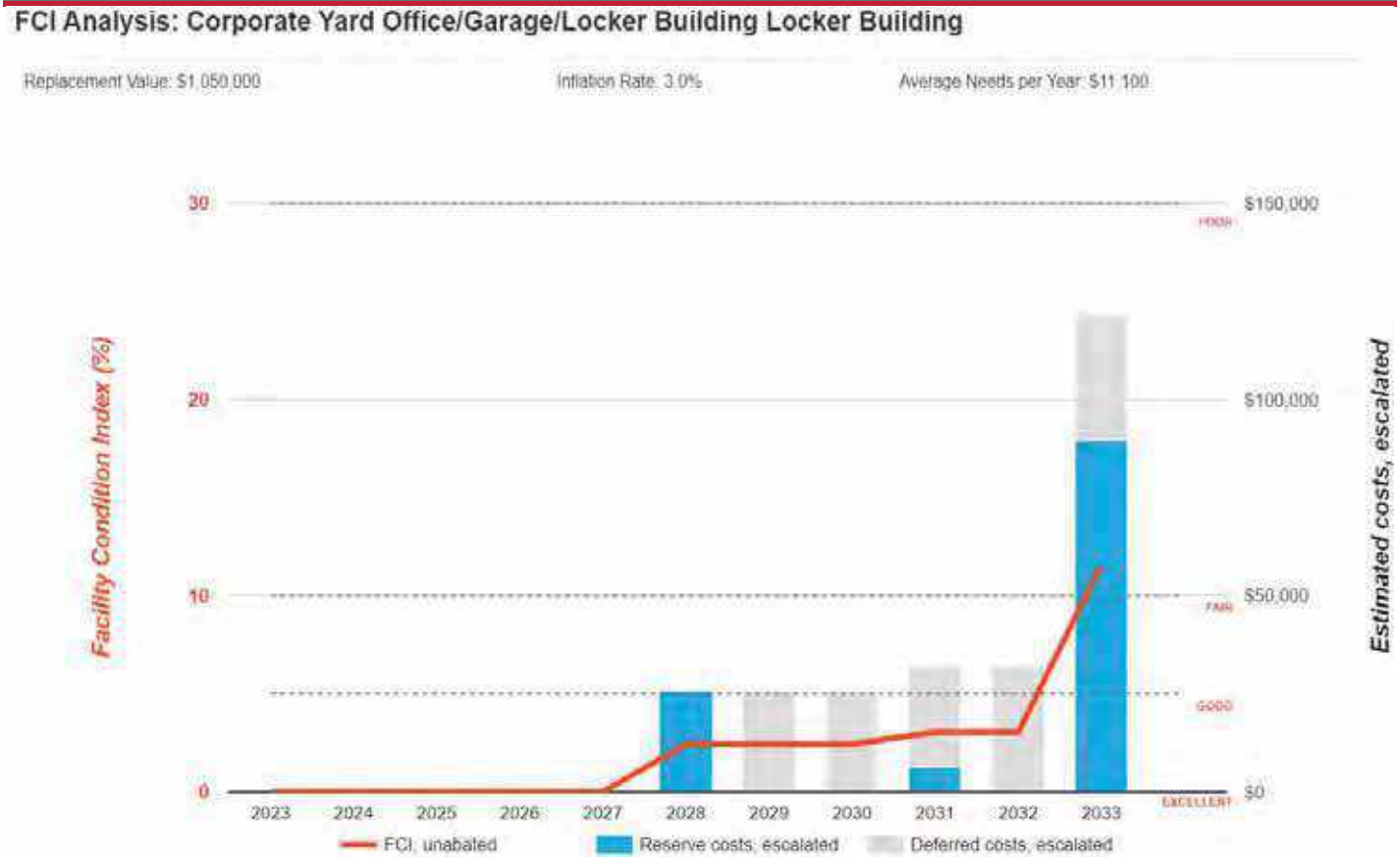
Locker Building: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$7,800	-	$17,300	$25,100
Roofing	-	-	-	$39,000	-	$39,000
Interiors	-	-	$6,400	$16,000	$95,900	$118,300
Plumbing	-	-	-	$16,900	$47,800	$64,800
HVAC	-	-	$11,400	$7,000	$15,300	$33,700
Electrical	-	-	-	$6,300	$52,400	$58,700
Equipment & Furnishings	-	-	-	$6,000	-	$6,000
Site Utilities	-	-	-	$4,800	-	$4,800
TOTALS (3% inflation)	-	-	**$25,600**	**$96,000**	**$228,800**	**$350,400**

*Totals have been rounded to the nearest $100.

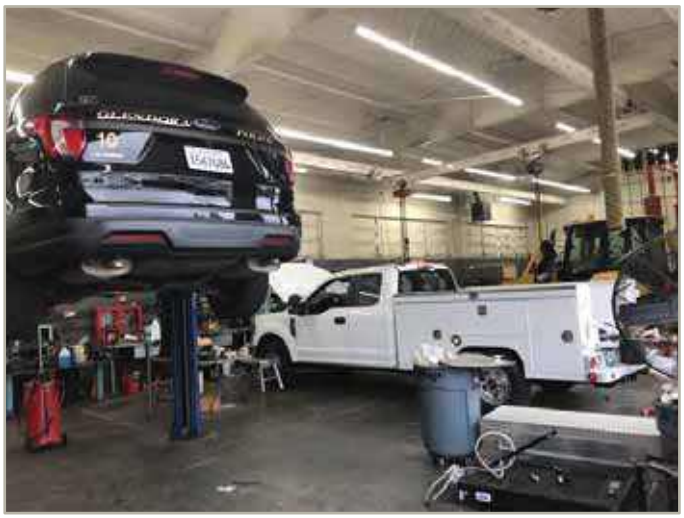
The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



3. Office/Garage





Office/Garage: Systems Summary

Address	440 South Loraine Avenue; Glendora, California	
Constructed/Renovated	1965	
Building Size	5,500 SF	
Number of Stories	One	
S ste	*escription*	*Con ition*
Structure	Steel frame and masonry bearing walls with metal framed roof	Good
Façade	Exposed CMU	Fair
Roof	Primary: Flat construction with metal finish	Poor
Interiors	Walls: Painted CMU Floors: Unfinished Ceilings: Painted wood	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste and venting No hot water Service sink	Fair
HVAC	Individual thru wall air conditioners and suspended unit heaters	Fair

Office/Garage: Systems Summary

Fire Suppression	Fire extinguishers	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T-8, LED Emergency: none	Fair
Fire Alarm	Smoke detectors only	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Deteriorated and damaged roofing, exterior paint chipping, exterior wall cracking, interior wall cracking	

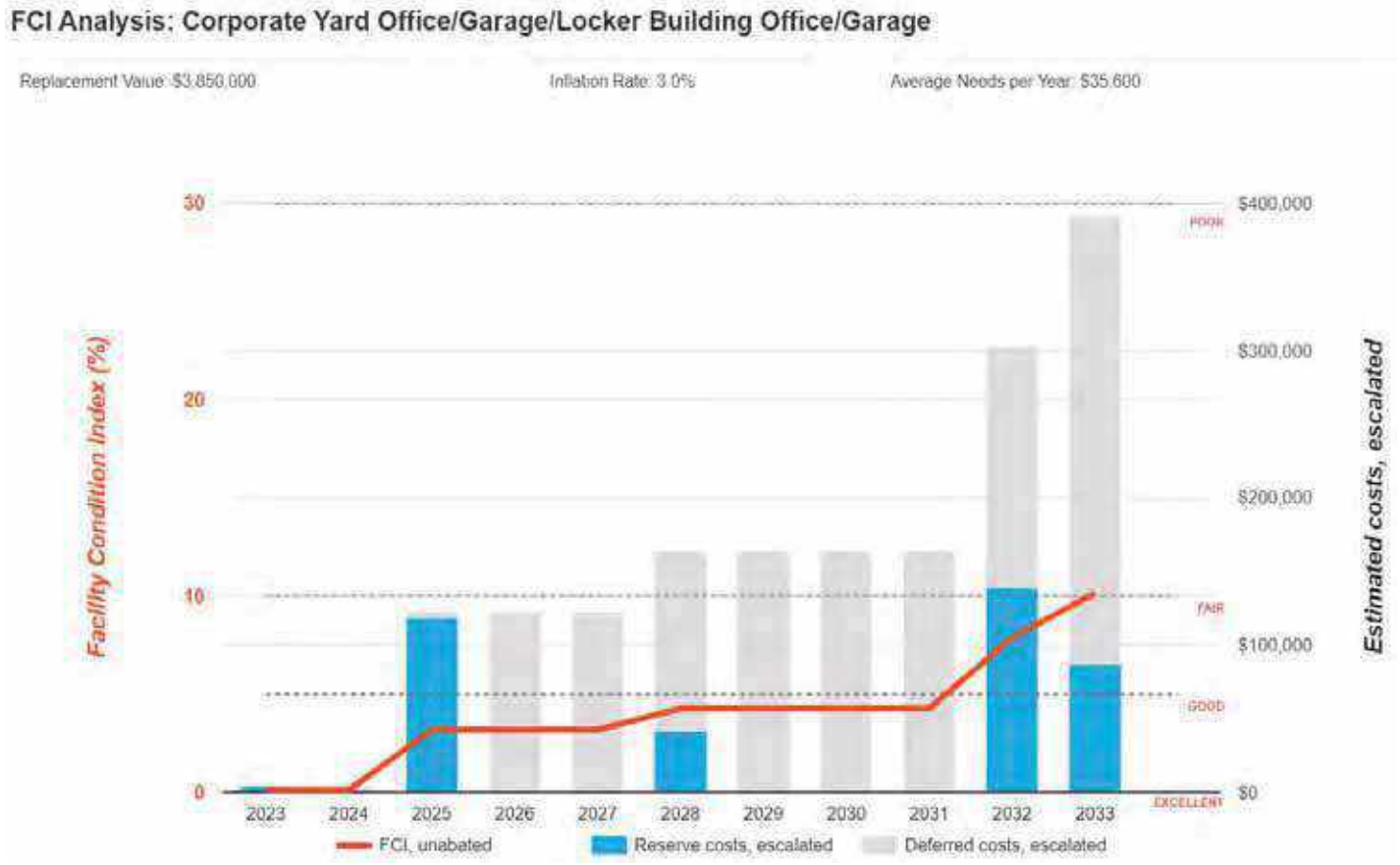
Office/Garage: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$5,300	-	$23,000	$115,300	$143,600
Roofing	-	$112,600	-	-	-	$112,600
Interiors	$4,500	-	$36,100	-	$57,200	$97,700
Plumbing	-	-	-	-	$6,200	$6,200
HVAC	-	-	$3,800	$37,600	$5,100	$46,500
Electrical	-	-	$1,900	$161,900	-	$163,800
Site Utilities	-	-	-	$2,400	-	$2,400
Site Development	-	-	-	$1,200	-	$1,200
TOTALS (3% inflation)	**$4,500**	**$118,200**	**$41,800**	**$226,100**	**$183,700**	**$574,300**

*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



4. Site Summary





Site Information

Lot Size	3.40 acres (estimated)	
Parking Spaces	35 total spaces all in open lots; one of which is accessible	
S ste	*escription*	*Con ition*
Pavement/Flatwork	Asphalt lots with areas of concrete	Poor
Site Development	Building-mounted signage, CMU wall fencing	Fair
Landscaping and Topography	No significant landscaping features Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Good
Site Lighting	Building-mounted: LED	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
Key Issues and Findings	Severe asphalt alligator cracking, concrete pavement cracking	

Site: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Fire Alarm & Electronic Systems	-	-	-	$17,000	-	$17,000
Site Development	-	-	$2,100	$1,200	-	$3,300
Site Pavement	$1,500	$80,400	-	$12,000	$30,000	$123,900
TOTALS (3% inflation)	**$1,500**	**$80,400**	**$2,100**	**$30,100**	**$30,000**	**$144,100**

*Totals have been rounded to the nearest $100.

5. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries and the exterior of the property.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

6. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "public facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e., city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities.
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the checklists that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are not included in the dataset
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance

The facility was originally constructed in 1965. The facility has not since been substantially renovated.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues was reported.

No costs or detailed follow-up study are currently recommended since this facility is not accessible to the general public, and all workers presently employed at the facility are required to possess a degree of physical ability that makes full compliance infeasible and currently unnecessary. Accessibility accommodations will reportedly be made when and if specific needs arise. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

7. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include a review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

8. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *S eans C itestone* and *ars all Swift* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safet* or *Perfor ance ntegrit* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning the system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effecti e age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

9. Energy Audit

The purpose of this Energy Audit is to provide Corporate Yard Office/Garage/Locker Building with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation and special use areas. Where we anticipated significant losses, we utilized infrared thermographs to analyze heat loss across the envelope.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

10. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

The baseline utility consumption data for the proper has been developed by aggregating the consumption from one electric meter and one water meter.

Data Limitation:
No assumptions were made in tabulation of the utility data for the purposes of the audit.

The cost associated with the utility consumption at the building was not made available to Bureau Veritas at the time of report compilation. As a result, Bureau Veritas has modeled the approximate rate based on the utility company published tariff for commercial institutions. Bureau Veritas will update the report on receipt of the actual data from the client.

Utilities Metering at Glance	
Number of electric meters observed	One
Number of gas meters observed	-
Number of central steam meters observed	-
Number of domestic water meter observed	One

Average Utility Rates		
Electricity	Natural Gas	Water & Sewer
$0.30/kWh	$2.24/therm	$8.36/CCF

Electricity

Note: No utility data was received by Bureau Veritas from the housing authority at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the housing authority.

Natural Gas

Note: No utility data was received by Bureau Veritas from the housing authority at the time of report compilation. As a result, Bureau Veritas has used the natural gas rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

End Use Energy Distribution

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete end use energy distribution on receipt of the actual data from the client.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete energy benchmarking on receipt of the actual data from the client.

11. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Corporate Yard Office/Garage/Locker Building. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated three Energy Conservation Measures (ECMs) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

The following table summarizes the recommended ECMs in terms of description, investment cost, energy consumption reduction, and cost savings.

Recommended Non-Renewable Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$1,350 *n Current ollars*
Estimated Annual Cost Savings Related to ECMs	$1,151 *n Current ollars*
Net Effective ECM Payback	1.17 years

Key Metrics to Benchmark the Subject Property's Energy Usage Profile

- Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.
- Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.
- Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.
- Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

Energy Conservation Measures Screening:

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified three Energy Conservation Measures (ECMs) for this property.

List of Recommended Energy Conservation Measures For CORPORATE YARD OFFICE/GARAGE/LOCKER Building

		Description of ECM	Location	Labor Cost	Material Cost	Projected Initial Investment	Utility Company Incentive	Net Projected Initial Investment	Estimated Annual Energy & Water Savings				Total Energy Savings	Total Green House Gas Savings	Estimated Utility Cost Savings	Estimated Annual O&M Savings	Total Estimated Annual Cost Savings	Simple Payback	S.I.R.	Life Cycle Savings	Expected Useful Life (EUL)
						(a)	(b)	C=(a-b)	Natural Gas	Electricity	Demand Reduction	Water									
				($)	($)	($)	($)	($)	(Therms)	(kWh)	(KW)	(kGal)	(Mmbtu)	($)	($)	($)	($)	(Yrs.)		($)	(Yrs.)
1	Title:	Upgrade Building Lighting to LED and Install Automatic Lighting Controls	Location: Building Interior and Exterior - Corporate Yard Office/Garage/Locker Building	$403	$334	$738	$0	$738	0	3,694	2	0	13	0.83	$1,102	$41	$1,143	0.65	18.50	$12,912	15.00
	Attribute:	Replace Linear Fluorescent (24x) ;																			
2	Title:	Install Low Flow Faucet Aerators	Location: Restrooms and common rooms	$23	$24	$47	$0	$47	12	0	0	3	1	0.06	$26	$0	$48	0.98	8.67	$361	10.00
	Attribute:	Replace 3 x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators																			
3	Title:	Install Low Flow Tankless Restroom Fixtures	Location: Locker Building Restroom	$229	$160	$389	$0	$389	0	0	0	10	0	0.00	$0	$0	$88	4.44	2.69	$657	15.00
	Attribute:	Retrofit 2x; 1.6 GPF toilets with dual-flush flush valves																			
Totals for No/Low Cost Items				**$656**	**$518**	**$1,174**	**$0**	**$1,174**	**12**	**3,694**	**0**	**0**	**13**	**0.89**	**$1,128**	**$41**	**$1,279**	**0.92**			
Total For Capital Cost				**$0**	**$0**	**$0**	**$0**	**$0**	**0**	**0**	**0**	**0**	**0**	**0.00**	**$0**	**$0**	**$0**	**0.00**			
		nteracti e Sa ings iscount							-1	-369	0	0	-1	-0.09	-$113	-$4	-$128				
		otal Contingenc penses				$176		$176													
Total for Improvements						**$1,350**	**$0**	**$1,350**	**10**	**3,325**	**0**	**0**	**12**	**0.80**	**$1,015**	**$37**	**$1,151**	**1.17**			

12. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property.

Building Envelope

- ✓ Ensure that the building envelope has proper caulking and weather stripping.
- ✓ Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
- ✓ Inspect building vents semiannually for bird infestation
- ✓ Inspect windows monthly for damaged panes and failed thermal seals
- ✗ Repair and adjust automatic door closing mechanisms as needed.

Heating and Cooling

- ✗ Pilots lights on furnaces and boilers be turned off in summer
- ✗ All preventive maintenance should be performed on all furnaces and boilers, which would include cleaning of burners and heat exchanger tubes.
- ✗ Ensure that the combustion vents exhaust outside the conditioned space and the vent dampers are functional
- ✗ Ensure that the control valves are functioning properly before start of every season
- ✗ Ensure steam traps are functional before start of each heating season
- ✗ Ensure use of chemical treatment for boiler make up water
- ✗ Ensure boiler outside temperature re-set is set to 55F
- ✗ Ensure use of chemical treatment for Colling tower water to prevent corrosion
- ✗ Ensure the duct work in unconditioned space is un-compromised and well insulated
- ✗ Duct cleaning is recommended every 10 years. This should include sealing of ducts using products similar to 'aero-seal'
- ✗ Ensure use of economizer mode is functional and used
- ✗ Ensure that the outside air dampers actuators are operating correctly
- ✗ Ensure air coils in the AHU and FCA's are pressure washed annually
- ✗ Return vents should remain un-obstructed and be located centrally
- ✓ Temperature settings reduced in unoccupied areas and set points seasonally adjusted.
- ✓ Evaporator coils and condenser coils should be regularly cleaned to improve heat transfer
- ✓ Refrigerant pipes should be insulated with a minimum of ¾" thick Elastomeric Rubber Pipe Insulation
- ✓ Ensure refrigerant pressure is maintained in the condensers
- ✓ Change air filters on return vents seasonally. Use only filters with 'Minimum Efficiency Rating Value'(MERV) of 8

Central Domestic Hot Water Heater

- ✓ Never place gas fired water heaters adjacent to return vents so as to prevent flame roll outs
- ✓ Ensure the circulation system is on timer to reduce the losses through re-circulation
- ✓ Ensure all hot water pipes are insulated with fiberglass insulation at all times
- ✓ Replacement water heater should have Energy Factor (EF)>0.9
- ✓ Tank-type water heaters flushed annually.

Lighting Improvements

- ✓ Utilize bi-level lighting controls in stairwells and hallways.
- ✓ Use LED replacement lamps
- ✓ Clean lighting fixture reflective surfaces and translucent covers.
- ✓ Ensure that timers and/or photocells are operating correctly on exterior lighting
- ✓ Use occupancy sensors for offices and other rooms with infrequent occupancy

Existing Equipment and Replacements

- ✓ Ensure that refrigerator and freezer doors close and seal correctly
- ✓ Ensure kitchen and bathroom exhaust outside the building and the internal damper operates properly
- ✓ Ensure that bathroom vents exhaust out
- ✓ Office/ computer equipment either in the “sleep” or “off” mode when not used

Key

x	Maintenance Measure is Not Applicable For the Given Facility
✓	Maintenance Measure is Applicable For the Given Facility

13. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Corporate Yard Office/Garage/Locker Building, 440 South Loraine Avenue, Glendora, California 91741, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

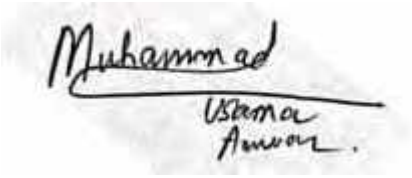
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose an Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

Prepared by: Carl Alejandro,
Project Manager

Reviewed by:



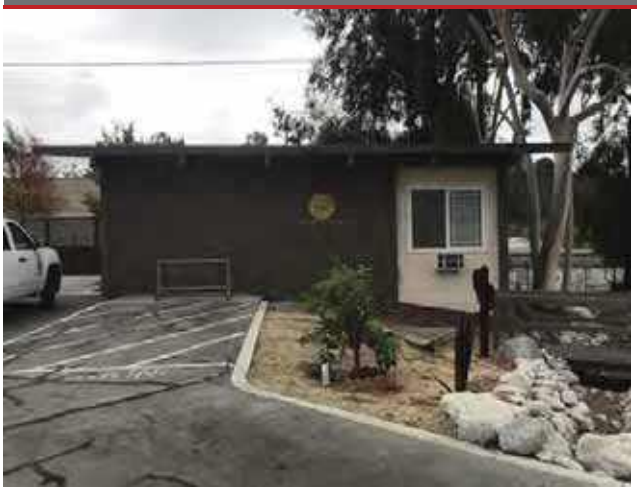
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14. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review & Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Lighting System Schedule
Appendix J: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview



1 - LOCKER BUILDING FRONT ELEVATION



2 - LOCKER BUILDING LEFT ELEVATION



3 - LOCKER BUILDING RIGHT ELEVATION



4 - OFFICE/GARAGE FRONT ELEVATION



5 - OFFICE/GARAGE LEFT ELEVATION



6 - OFFICE/GARAGE REAR ELEVATION

Photographic Overview



7 - OFFICE/GARAGE RIGHT ELEVATION



8 - LOCKER BUILDING LOCKER ROOM



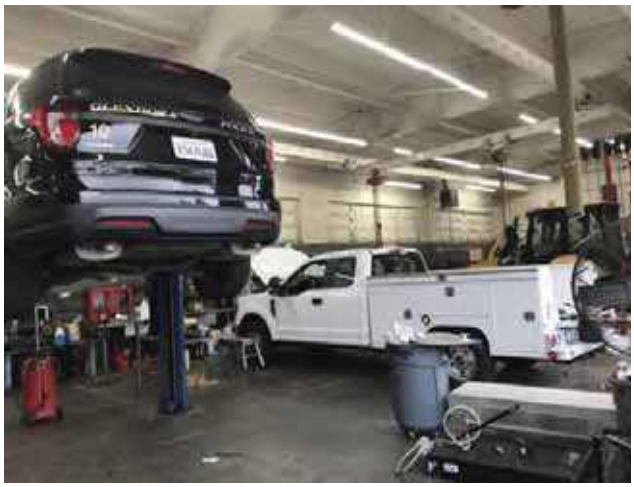
9 - LOCKER BUILDING OFFICE AREA



10 - LOCKER BUILDING BREAK ROOM



11 - LOCKER BUILDING COMMON RESTROOM



12 - OFFICE/GARAGE INTERIOR GARAGE

Photographic Overview



13 - OFFICE/GARAGE OFFICE AREA



14 - OFFICE/GARAGE STORAGE ROOM



15 - STORAGE TANK WATER HEATER



16 - HVAC WALL MOUNTED FURNACE



17 - THRU WALL AIR CONDITIONER



18 - SUSPENDED GAS UNIT HEATER

Photographic Overview



19 - MAIN ELECTRICAL DISTRIBUTION PANEL



20 - ASPHALT PAVED PARKING LOT



21 - AUTOMATIC GATE WITH CONTROLLER



22 - OUTDOOR PICNIC TABLE AREA



23 - BUILDING MOUNTED EXTERIOR LIGHT



24 - OUTDOOR METAL BIKE RACK

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-035.379	Corporate Yard Office/Garage/Locker Building
Source	**On-Site Date**
Google	November 7, 2023

BUREAU VERITAS

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Corporate Yard Office/Garage/Locker Building

Name of person completing form: Ryan Hacecky

Title / Association w/ property: Facilities Maintenance Supervisor

Length of time associated w/ property:

Date Completed: 11/5/2023

Phone Number: 626.672.6306

Method of Completion: INTERVIEW - verbally completed during interview

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

Data Overview		Response		
1	Year(s) constructed	Constructed: 1965	Renovated:	
2	Building size in SF	10,467 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Facility shop expected to be torn down but no official plans yet.		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	X				
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			



Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Corporate Yard Office/Garage/Locker Building

BV Project Number: 158691.23R000-035.379

Abbreviated Accessibility Checklist					
Facility History & Interview					
	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	This property is not accessible to the general public.
2	Have any ADA improvements been made to the property since original construction? Describe.		X		
3	Has building management reported any accessibility-based complaints or litigation?		X		

Abbreviated Accessibility Checklist

Parking



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			
2	Does the required number of van-accessible designated spaces appear to be provided ?		X		
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Appendix E:
Component Condition Report

Component Condition Report | Corporate Yard Office/Garage/Locker Building / Locker Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,500 SF	5	7147605
B2020	Building Exterior	Fair	Window, Vinyl-Clad Double-Glazed, 16-25 SF	1	15	7040776
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	20	7040773
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,500 SF	10	7147586
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	2	20	7040774
C1070	Office	Fair	Suspended Ceilings, Acoustical Tile (ACT)	1,100 SF	13	7040755
C1090	Locker Room	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	14	10	7040761
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	1,950 SF	5	7040760
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	300 SF	15	7040752
C2030	Break Room	Fair	Flooring, Ceramic Tile	950 SF	20	7040751
C2030	Locker Room	Fair	Flooring, Vinyl Sheeting	150 SF	8	7040768
C2030	Restrooms	Fair	Flooring, Ceramic Tile	400 SF	15	7040775
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	400 SF	5	7040758
Plumbing						
D2010	Locker Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,500 SF	20	7040724
D2010	Locker Building	Fair	Water Heater, Gas, Residential	1	10	7040699
D2010	Locker Building	Fair	Sink/Lavatory, Service Sink, Floor	1	12	7040703
D2010	Restrooms	Fair	Urinal, Standard	2	15	7040767
D2010	Restrooms	Fair	Shower, Ceramic Tile	2	10	7040769
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	15	7040765
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	3	15	7040777
D2010	Building exterior	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	1	8	7040753
D2010	Break Room	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	18	7040756
HVAC						
D3020	Break Room	Fair	Furnace, Electric	1	10	7040770
D3030	Break Room	Fair	Air Conditioner, Window/Thru-Wall	1	5	7040764
D3030	Office	Fair	Air Conditioner, Window/Thru-Wall	1	5	7040759
D3030	Restrooms	Fair	Air Conditioner, Window/Thru-Wall	1	5	7040772
Electrical						
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	1,500 SF	20	7146142
D5020	Break Room	Good	Distribution Panel, 120/240 V	1	27	7040754

Component Condition Report | Corporate Yard Office/Garage/Locker Building / Locker Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	1,500 SF	10	7146143
Equipment & Furnishings						
E2010	Break Room	Fair	Casework, Cabinetry, Hardwood Standard	10 LF	10	7040762
Sitework						
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	4	10	7040771

Component Condition Report | Corporate Yard Office/Garage/Locker Building / Office/Garage

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	360 SF	2	7040742
B2010	Building Exterior	Poor	Exterior Walls, Insulated Finishing System (EIFS)	100 SF	2	7040738
B2020	Building Exterior	Fair	Window, Vinyl-Clad Double-Glazed, 16-25 SF	1	15	7040749
B2020	Building Exterior	Fair	Window, Steel, 28-40 SF	5	10	7040748
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 20'x20' (400 SF)	5	12	7040745
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	20	7040732
Roofing						
B3010	Roof	Poor	Roofing, Metal	5,500 SF	2	7147585
Interiors						
C1010		Poor	Interior Wall, Concrete, Repair	100 SF	0	7040746
C1030	Office	Fair	Interior Door, Wood, Solid-Core	2	20	7040734
C1030	Garage	Fair	Interior Door, Steel, Standard	3	20	7040743
C2010		Fair	Wall Finishes, any surface, Prep & Paint	8,250 SF	5	7040736
C2030	Office	Fair	Flooring, Quarry Tile	300 SF	25	7040729
C2030	Garage	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	4,850 SF	5	7040737
C2050	Office	Fair	Ceiling Finishes, any flat surface, Prep & Paint	650 SF	5	7040747
Plumbing						
D2010	Garage	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	1,000 SF	20	7146217
D2010	Garage	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	18	7040739
HVAC						
D3020	Garage	Fair	Unit Heater, Natural Gas	1	10	7040740
D3020	Garage	Fair	Unit Heater, Natural Gas	1	10	7040733
D3020	Garage	Fair	Unit Heater, Natural Gas	1	10	7040730
D3020	Garage	Fair	Unit Heater, Natural Gas	1	10	7040750
D3030	Office	Fair	Air Conditioner, Window/Thru-Wall	1	5	7040735
Electrical						

Component Condition Report | Corporate Yard Office/Garage/Locker Building / Office/Garage

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	5,500 SF	9	7146216
D5020	Garage	Fair	Distribution Panel, 120/240 V, Residential Style	1	5	7040731
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	5,500 SF	10	7146215
Sitework						
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	10	7040744
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	10	7040741

Component Condition Report | Corporate Yard Office/Garage/Locker Building / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D7010	Site	Fair	Vehicular Access Devices, Gate w/ Controller	1	8	7040717
Pedestrian Plazas & Walkways						
G2020	In front of Paint & Sign	NA	Parking Lots, Pavement, Asphalt, Seal & Stripe	15,000 SF	5	7138206
G2020	Site	Poor	Parking Lots, Pavement, Concrete, Repair	50 SF	0	7040696
G2020	In front of Paint & Sign	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	15,000 SF	1	7138207
Sitework						
G2060	Site	Fair	Bike Rack, Fixed 1-5 Bikes	1	10	7040712
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	2	5	7040692

Appendix F:
Replacement Reserves

Replacement Reserves Report



12/28/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Corporate Yard Office/Garage/Locker Building	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Corporate Yard Office/Garage/Locker Building / Locker Building	$0	$0	$0	$0	$0	$25,568	$0	$0	$6,313	$0	$89,671	$0	$1,697	$8,411	$0	$88,597	$0	$0	$3,039	$0	$127,093	**$350,390**
Corporate Yard Office/Garage/Locker Building / Office/Garage	$4,463	$0	$118,183	$0	$0	$41,823	$0	$0	$0	$138,789	$87,271	$0	$108,346	$0	$0	$55,743	$0	$0	$3,546	$0	$16,122	**$574,286**
Corporate Yard Office/Garage/Locker Building / Site	$1,488	$80,447	$0	$0	$0	$2,070	$11,991	$0	$16,961	$0	$1,200	$13,900	$0	$0	$0	$0	$16,114	$0	$0	$0	$0	**$144,171**
Grand Total	**$5,951**	**$80,447**	**$118,183**	**$0**	**$0**	**$69,460**	**$11,991**	**$0**	**$23,274**	**$138,789**	**$178,142**	**$13,900**	**$110,043**	**$8,411**	**$0**	**$144,340**	**$16,114**	**$0**	**$6,585**	**$0**	**$143,215**	**$1,068,847**

Corporate Yard Office/Garage/Locker Building

Corporate Yard Office/Garage/Locker Building / Locker Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building exterior	7147605	Exterior Walls, any painted surface, Prep & Paint	10	5	5	1500	SF	$3.00	$4.46	$6,695						$6,695										$6,695						**$13,389**
B2020	Building Exterior	7040776	Window, Vinyl-Clad Double-Glazed, 16-25 SF, Replace	30	15	15	1	EA	$900.00	$1,338.93	$1,339																$1,339						**$1,339**
B2050	Building Exterior	7040773	Exterior Door, Steel, Standard, Replace	40	20	20	3	EA	$600.00	$892.62	$2,678																					$2,678	**$2,678**
B3010	Roof	7147586	Roofing, Metal, Replace	40	30	10	1500	SF	$13.00	$19.34	$29,010											$29,010											**$29,010**
C1030	Throughout building	7040774	Interior Door, Wood, Solid-Core, Replace	40	20	20	2	EA	$700.00	$1,041.39	$2,083																					$2,083	**$2,083**
C1070	Office	7040755	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	12	13	1100	SF	$3.50	$5.21	$5,728														$5,728								**$5,728**
C1090	Locker Room	7040761	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	10	10	14	EA	$500.00	$743.85	$10,414											$10,414											**$10,414**
C2010	Restrooms	7040752	Wall Finishes, Ceramic Tile, Replace	40	25	15	300	SF	$18.00	$26.78	$8,034																$8,034						**$8,034**
C2010	Throughout building	7040760	Wall Finishes, any surface, Prep & Paint	10	5	5	1950	SF	$1.50	$2.23	$4,352						$4,352										$4,352						**$8,703**
C2030	Restrooms	7040775	Flooring, Ceramic Tile, Replace	40	25	15	400	SF	$18.00	$26.78	$10,711																$10,711						**$10,711**
C2030	Break Room	7040751	Flooring, Ceramic Tile, Replace	40	20	20	950	SF	$18.00	$26.78	$25,440																					$25,440	**$25,440**
C2030	Locker Room	7040768	Flooring, Vinyl Sheeting, Replace	15	7	8	150	SF	$7.00	$10.41	$1,562									$1,562													**$1,562**
C2050	Throughout building	7040758	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	400	SF	$2.00	$2.98	$1,190						$1,190										$1,190						**$2,380**
D2010	Locker Building	7040699	Water Heater, Gas, Residential, Replace	15	5	10	1	EA	$1,300.00	$1,934.01	$1,934											$1,934											**$1,934**
D2010	Locker Building	7040724	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	20	20	1500	SF	$5.00	$7.44	$11,158																					$11,158	**$11,158**
D2010	Building exterior	7040753	Emergency Plumbing Fixtures, Eye Wash & Shower Station, Replace	20	12	8	1	EA	$2,300.00	$3,421.71	$3,422										$3,422												**$3,422**
D2010	Restrooms	7040769	Shower, Ceramic Tile, Replace	30	20	10	2	EA	$2,500.00	$3,719.25	$7,439											$7,439											**$7,439**
D2010	Locker Building	7040703	Sink/Lavatory, Service Sink, Floor, Replace	35	23	12	1	EA	$800.00	$1,190.16	$1,190													$1,190									**$1,190**
D2010	Restrooms	7040777	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	15	15	3	EA	$1,700.00	$2,529.09	$7,587																$7,587						**$7,587**
D2010	Restrooms	7040765	Toilet, Commercial Water Closet, Replace	30	15	15	2	EA	$1,300.00	$1,934.01	$3,868																$3,868						**$3,868**
D2010	Restrooms	7040767	Urinal, Standard, Replace	30	15	15	2	EA	$1,100.00	$1,636.47	$3,273																$3,273						**$3,273**
D2010	Break Room	7040756	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	12	18	1	EA	$1,200.00	$1,785.24	$1,785																			$1,785			**$1,785**
D3020	Break Room	7040770	Furnace, Electric, Replace	20	10	10	1	EA	$3,500.00	$5,206.95	$5,207											$5,207											**$5,207**
D3030	Restrooms	7040772	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	$2,200.00	$3,272.94	$3,273						$3,273										$3,273						**$6,546**
D3030	Office	7040759	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	$2,200.00	$3,272.94	$3,273						$3,273										$3,273						**$6,546**
D3030	Break Room	7040764	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	$2,200.00	$3,272.94	$3,273						$3,273										$3,273						**$6,546**
D5020	Throughout	7146142	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	20	20	1500	SF	$13.00	$19.34	$29,010																					$29,010	**$29,010**
D5040	Throughout	7146143	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	1500	SF	$2.10	$3.12	$4,686											$4,686											**$4,686**
E2010	Break Room	7040762	Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	10	LF	$300.00	$446.31	$4,463											$4,463											**$4,463**
G4050	Building exterior	7040771	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	4	EA	$600.00	$892.62	$3,570											$3,570											**$3,570**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$22,055**	**$0**	**$0**	**$4,984**	**$0**	**$66,723**	**$0**	**$1,190**	**$5,728**	**$0**	**$56,867**	**$0**	**$0**	**$1,785**	**$0**	**$70,368**	**$229,701**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$25,568**	**$0**	**$0**	**$6,313**	**$0**	**$89,671**	**$0**	**$1,697**	**$8,411**	**$0**	**$88,597**	**$0**	**$0**	**$3,039**	**$0**	**$127,093**	**$350,390**

Corporate Yard Office/Garage/Locker Building / Office/Garage

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building Exterior	7040742	Exterior Walls, any painted surface, Prep & Paint	10	8	2	360	SF	$3.00	$4.46	$1,607			$1,607										$1,607									**$3,213**
B2010	Building Exterior	7040738	Exterior Walls, Insulated Finishing System (EIFS), Replace	30	28	2	100	SF	$23.00	$34.22	$3,422			$3,422																			**$3,422**
B2020	Building Exterior	7040748	Window, Steel, 28-40 SF, Replace	30	20	10	5	EA	$2,300.00	$3,421.71	$17,109											$17,109											**$17,109**
B2020	Building Exterior	7040749	Window, Vinyl-Clad Double-Glazed, 16-25 SF, Replace	30	15	15	1	EA	$900.00	$1,338.93	$1,339																	$1,339						**$1,339**

Replacement Reserves Report



12/28/2023

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2050	Building Exterior	7040732	Exterior Door, Steel, Standard, Replace	40	20	20	3	EA	$600.00	$892.62	$2,678																					$2,678	**$2,678**
B2050	Building Exterior	7040745	Overhead/Dock Door, Aluminum, 20'x20' (400 SF), Replace	30	18	12	5	EA	$10,000.00	$14,877.00	$74,385													$74,385									**$74,385**
B3010	Roof	7147585	Roofing, Metal, Replace	40	38	2	5500	SF	$13.00	$19.34	$106,371			$106,371																			**$106,371**
C1010	Office/Garage	7040746	Interior Wall, Concrete, Repair	0	0	0	100	SF	$30.00	$44.63	$4,463	$4,463																					**$4,463**
C1030	Garage	7040743	Interior Door, Steel, Standard, Replace	40	20	20	3	EA	$600.00	$892.62	$2,678																					$2,678	**$2,678**
C1030	Office	7040734	Interior Door, Wood, Solid-Core, Replace	40	20	20	2	EA	$700.00	$1,041.39	$2,083																					$2,083	**$2,083**
C2010	Office/Garage	7040736	Wall Finishes, any surface, Prep & Paint	10	5	5	8250	SF	$1.50	$2.23	$18,410						$18,410										$18,410						**$36,821**
C2030	Garage	7040737	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	5	5	4850	SF	$1.50	$2.23	$10,823						$10,823										$10,823						**$21,646**
C2050	Office	7040747	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	650	SF	$2.00	$2.98	$1,934						$1,934										$1,934						**$3,868**
D2010	Garage	7146217	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures), Replace	40	20	20	1000	SF	$1.00	$1.49	$1,488																					$1,488	**$1,488**
D2010	Garage	7040739	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	17	18	1	EA	$1,400.00	$2,082.78	$2,083																				$2,083			**$2,083**
D3020	Garage	7040750	Unit Heater, Natural Gas, Replace	20	10	10	1	EA	$4,700.00	$6,992.19	$6,992											$6,992											**$6,992**
D3020	Garage	7040730	Unit Heater, Natural Gas, Replace	20	10	10	1	EA	$4,700.00	$6,992.19	$6,992											$6,992											**$6,992**
D3020	Garage	7040740	Unit Heater, Natural Gas, Replace	20	10	10	1	EA	$4,700.00	$6,992.19	$6,992											$6,992											**$6,992**
D3020	Garage	7040733	Unit Heater, Natural Gas, Replace	20	10	10	1	EA	$4,700.00	$6,992.19	$6,992											$6,992											**$6,992**
D3030	Office	7040735	Air Conditioner, Window/Thru-Wall, Replace	10	5	5	1	EA	$2,200.00	$3,272.94	$3,273						$3,273										$3,273						**$6,546**
D5020	Garage	7040731	Distribution Panel, 120/240 V, Residential Style, Replace	30	25	5	1	EA	$1,100.00	$1,636.47	$1,636						$1,636																**$1,636**
D5020	Throughout	7146216	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	31	9	5500	SF	$13.00	$19.34	$106,371										$106,371												**$106,371**
D5040	Throughout	7146215	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	5500	SF	$2.10	$3.12	$17,183											$17,183											**$17,183**
G2060	Site	7040744	Picnic Table, Wood/Composite/Fiberglass, Replace	20	10	10	1	EA	$600.00	$892.62	$893											$893											**$893**
G4050	Building exterior	7040741	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	2	EA	$600.00	$892.62	$1,785											$1,785											**$1,785**
Totals, Unescalated												**$4,463**	**$0**	**$111,399**	**$0**	**$0**	**$36,077**	**$0**	**$0**	**$0**	**$106,371**	**$64,938**	**$0**	**$75,992**	**$0**	**$0**	**$35,779**	**$0**	**$0**	**$2,083**	**$0**	**$8,926**	**$446,027**
Totals, Escalated (3.0% inflation, compounded annually)												**$4,463**	**$0**	**$118,183**	**$0**	**$0**	**$41,823**	**$0**	**$0**	**$0**	**$138,789**	**$87,271**	**$0**	**$108,346**	**$0**	**$0**	**$55,743**	**$0**	**$0**	**$3,546**	**$0**	**$16,122**	**$574,286**

Corporate Yard Office/Garage/Locker Building / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D7010	Site	7040717	Vehicular Access Devices, Gate w/ Controller, Replace	15	7	8	1	EA	$9,000.00	$13,389.30	$13,389									$13,389													**$13,389**
G2020	Site	7040696	Parking Lots, Pavement, Concrete, Repair	0	3	0	50	SF	$20.00	$29.75	$1,488	$1,488																					**$1,488**
G2020	In front of Paint & Sign	7138207	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	24	1	15000	SF	$3.50	$5.21	$78,104		$78,104																				**$78,104**
G2020	In front of Paint & Sign	7138206	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	0	* 5	15000	SF	$0.45	$0.67	$10,042							$10,042				$10,042					$10,042						**$30,126**
G2060	Site	7040692	Park Bench, Wood/Composite/Fiberglass, Replace	20	15	5	2	EA	$600.00	$892.62	$1,785						$1,785																**$1,785**
G2060	Site	7040712	Bike Rack, Fixed 1-5 Bikes, Replace	20	10	10	1	EA	$600.00	$892.62	$893											$893											**$893**
Totals, Unescalated												**$1,488**	**$78,104**	**$0**	**$0**	**$0**	**$1,785**	**$10,042**	**$0**	**$13,389**	**$0**	**$893**	**$10,042**	**$0**	**$0**	**$0**	**$0**	**$10,042**	**$0**	**$0**	**$0**	**$0**	**$125,785**
Totals, Escalated (3.0% inflation, compounded annually)												**$1,488**	**$80,447**	**$0**	**$0**	**$0**	**$2,070**	**$11,991**	**$0**	**$16,961**	**$0**	**$1,200**	**$13,900**	**$0**	**$0**	**$0**	**$0**	**$16,114**	**$0**	**$0**	**$0**	**$0**	**$144,171**

Appendix G:
Equipment Inventory List

Mechanical Inventory - Corporate Yard Office/Garage/Locker Building								
Equipment Location	Equipment	Capacity	Quantity	Asset Tag	Year	Make	Model	Serial
Rheem	Water Heater	50 GAL	1	No tag found	2018	Rheem	XG50T12HN38U1	M031810276
Williams	Furnace	No data plate KV	1	No tag found	Unknwon	Williams	No dataplate	No dataplate
Sterling	Unit Heater	Inaccessible MB	1	No tag found	Unknwon	Sterling	Inaccessible	Inaccessible
Sterling	Unit Heater	Inaccessible	1	No tag found	Unknwon	Sterling	Inaccessible	Inaccessible
Sterling	Unit Heater	Inaccessible MB	1	No tag found	Unknwon	Sterling	Inaccessible	Inaccessible
Sterling	Unit Heater	Inaccessible MB	1	No tag found	Unknwon	Sterling	Inaccessible	Inaccessible
No dataplate	Air Conditioner	No data plate TC	1	No tag found	Unknwon	No dataplate	No dataplate	No dataplate
LG	Air Conditioner	7500 BTUH	1	No tag found	Unknwon	LG	LW8021HRSM	012HAVN8J295
Garrison	Air Conditioner	8000 BTUH	1	No tag found	Unknwon	Garrison	2477811	No dataplate
LG	Air Conditioner	7500 BTUH	1	No tag found	Unknwon	LG	LW8016HRY7	No dataplate

Appendix H:
Energy Conservation Measures Calculations

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UIC	**Upgrade Building Lighting to LED and Install Automatic Lighting Controls**
EAL10	**Location: Building Interior and Exterior - Corporate Yard Office/Garage/Locker Building**
Attributes:	**Replace Linear Fluorescent (24x) ;**

	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
Upgrade Lighting to LED	6	24	48	3,694	$1,108.22	$41.11

Existing Technology	**Sub-Technology**	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O & M Savings
CFL	CFL - 2 Pin	0	0	0	0	$0	$0
CFL	CFL - 4 Pin	0	0	0	0	$0	$0
CFL	CFL - Screw-in	0	0	0	0	$0	$0
Circiline	T9	0	0	0	0	$0	$0
Incan/H/MR	H	0	0	0	0	$0	$0
Incan/H/MR	Incan	0	0	0	0	$0	$0
Incan/H/MR	MR	0	0	0	0	$0	$0
HID	HPS	0	0	0	0	$0	$0
HID	MH	0	0	0	0	$0	$0
HID	MV	0	0	0	0	$0	$0
HID	QL	0	0	0	0	$0	$0
Linear Fluorescent	T8	4	20	20	2,022	$607	$35
Linear Fluorescent	T12	2	4	4	1,672	$502	$6
Linear Fluorescent	T8 U	0	0	0	0	$0	$0
Linear Fluorescent	T12 U	0	0	0	0	$0	$0
Linear Fluorescent	T5	0	0	0	0	$0	$0
Linear Fluorescent	T6	0	0	0	0	$0	$0
Linear Fluorescent	T10	0	0	0	0	$0	$0

Proposed Controls	**No. of Controls**		**No. of Controls**
Photo Sensor	0	Ceiling Mounted	0
Wall Mounted	0		

Initial Investment			**Equipment Rentals**	
Material Cost	$334.40		Scissor Lift 26' - Interior Spaces	$0.00
Labor Cost	$403.48		Bucket Truck - Exterior Spaces	$0.00
Local Electric Rate:	$0.30	$/kWh	Estimated Annual Energy Savings:	3,694
			Estimated Demand Savings:	2
Hourly Labor Rate For Electrician:	$72.05		Estimated Annual Energy Cost Savings:	$1,108
Budgeted Initial Investment:	$738		Estimated Annual O&M Cost Savings:	$41
Estimated Return on Investment: *(Including O&M Savings)*	0.64	Years	Estimated Annual Cost Savings:	$1,149

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UIC	Install Low Flow Faucet Aerators
EAP2-b	**Location**: Restrooms and common rooms
Attributes:	Replace 3x 1.5GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators

Property Type:	Commercial	Estimated No. of Operational Weeks	52
		Number of Occupied Days/Week (Max 7)	7

KITCHEN FAUCETS			BATHROOM FAUCETS		
Number of Occupants Affected By Retrofit	15		Number of Occupants Affected by Retrofit	15	
Do You Want To Replace Kitchen Faucets Aerators	No	*(Select)*	Do You Want To Replace Bathroom Faucets Aerators	Yes	*(Select)*
Total Number of Faucet Aerators To Be Replaced	0		Total Number of Faucet Aerators To Be Replaced	3	
Total Number of Faucets To Be Replaced:	0		Total Number of Faucets To Be Replaced:	0	
GPM of Existing Faucet Aerators	2	GPM	GPM of Existing Faucet Aerators	1.5	GPM
GPM of Proposed Faucet Aerator	1	GPM	GPM of Proposed Faucet Aerator	0.5	GPM
Estimated Number of Uses Per Day	4		Estimated Number of Uses Per Day	5	

Annual Water Savings From Installing Low Flow Aerators: 2.62 kGal

WATER & ENERGY SAVING CALCULATION			COST SAVING CALCULATION		
Select Type of Water Heater Fuel:	Natural Gas	(Select)	Property Location in United States	Southern Localities	
Energy Factor of Domestic Hot Water Heater:	0.61	EF	Heating Fuel Tariff	$2.24	$/Therm
Hot Water Discharge Temperature at Faucet	108.00	°F	Water Tariff ($/1000 Gal)	$8.36	$/kGal
Equivalent Heating Fuel Savings:	12	Therms	Annual Cost Savings In Form of Water	$22	$
Savings Discounted by 15% to Account For Cold Water Use					
Annual Water Savings	2.62	kGal	Annual Energy Savings From Water Heater	$26	$

COST BENEFIT ANALYSIS					
Estimated Material Cost	$24		Estiamted Labor Cost	$23	
Estimated Total Annual Cost Savings	$48	$$	Estimated Total Installation Cost	$47	$$
Simple Payback Period	0.98	Years	*Type of Recommendation*	No/Low Cost ECM Recommendation	

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ECM EXPLANATION:

By reducing the flow of water coming from the restroom faucets, aerators can generate energy savings at low cost and with easy installation. The savings generated would be in the form of reduced water and sewer costs and at the same time aerators would save energy by reducing the demand for hot water. The average faucet has a flow rate of about 2 to 4 GPM. Adding a screw-in faucet aerator reduces the flow to 0.5 to 1.5 GPM in the bathroom and 2.2 GPM in the kitchen. In addition to saving energy and water, the "foamier" water that comes from faucet aerators wets objects better than water from a faucet with no aerator, which tends to bounce off the object rather than thoroughly wetting it.

BV recommends replacing the proposed faucet aerators with new low flow aerators as mentioned above. The proposed ECM shall also result in an annual energy saving in form of reduction in water heating bills.

Summary:

Initial Investment: $47 Estimated Annual Cost Savings: $48 Simple Payback Period (Yrs): 0.98

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UIC	Install Low Flow Tankless Restroom Fixtures
EAP4	Location: Locker Building Restroom
Attribute:	Retrofit 2x; 1.6 GPF toilets with dual-flush flush vales

ECM FOR DETERMINING WATER SAVINGS IN COMMERCIAL PROPERTIES

Number of Males	10	
Number of Females	5	
Number of Occupied Days Per Week (Max 7)	5	
Number of Occupied Weeks/Year (Max 52)	52	
Number of Urinals To Be Retrofitted	2	
Number of Water Closets To Be Retrofitted	2	
No. of Water Closets With Separate Flush Tank *(Typical Residential Type)*	0	
Estimated Restroom Usage/Individual/Day *Default is 4 Uses/Day For Residential/Office*	3	(Select)

Urinal Water Savings

Do you want to make any changes to the Urinals?	No	
Estimated Existing Use of Urinal/Day/Man	80%	
Existing Gallons Per Flush Ratings For Urinal Flushes	1.00	GPF
Proposed Urinal	0.125 GPF -Wall Mount	
GPF of Proposed Urinal Flush Valve** ***(1992 EpACT Energy Act Mandates 1.0GPF Max on Urinals)*	0.125	GPF

Water Closet Water Savings

Tankless Water Closets

Do you want to make any changes to the Water Closets?	Yes	
Existing Gallons Per Flush Ratings For Water Closet Flushes	1.60	GPF
Are The Existing Water Closet Being Replaced? *(If No; Then Only The Flush Valve Would Be Replaced With Dual Flush Retrofit Kit)*	No	
No. of Tankless Water Closets	2	
GPF of Proposed Dual Flush- Water Closet Valve* **(Federal Law Requires All Flushes Not To Exceed 1.6 GPF)*	*Solid Waste (20%)* 1.60	GPF
	Liquid Waste (80%) 0.48	GPF
Estimated Annual Water Savings From Male Users	6.99	kGal
Estimated Annual Water Savings From Female Users	3.49	kGal

Water & Cost Saving Calculations

Water Savings Calculation

Water Savings By The Use of Low Flow Water Closet Flush Valves/Yr	10.48	kgal
Water Savings By The Use of Low Flow Urinal Flush Valves/ Yr	0.00	kgal
Total Annual Water Savings in kgal	10.48	kgal

Cost Savings Calculations

Enter Water Tariff Rate ($/1000Gal)	$8.36
Estimated Cost Savings From Water	$88

Estimated Cost of Retrofit

Material Cost for Low Flow Urinal(s)	$0
Labor Cost for Installing New Urinal(s)	$0
Material Cost For Replacing Existing Flush Valves With Low Flow - Dual Flush Valves	$160
Labor Cost For Water Closet *(Up For Liquid Waste And Down For Solid Waste)*	$229
Estimated Total Cost For Retrofit	$389
Simple Pay Back Period	4.44 Yrs
Type of Recommendation	No/Low Cost ECM Recommendation

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ECM EXPLANATION:

The highest water utilization at any home/office occurs in the restrooms. It is estimated that on an average a normal human being uses the restroom at least four times a day. Keeping with the global water conservation objectives, federal law prohibits use of any new water closet flushes over 1.6 GPF. At the same time the '1992 EpACT' mandates all new Urinals to have a maximum 1.0 GPF flush valves on urinals.

BV recommends replacing all urinals above 1.0 GPF with a new 0.5 GPF or lesser urinals. At the same time BV also recommends replacing all the water closets having a GPF rating of 1.6 and over with low flow water closet fixtures equipped with dual flush valves.

In case the property doesn't wish to replace the entire water closet fixtures, BV recommends retrofitting all the tankless water closet flush fixtures with new dual flush fixtures that would result in a 30% water savings per flush for liquid wastes, while retaining the same flush rate for solid wastes.

SUMMARY:

Initial Investment: $389 Simple Payback Period: 4.44 Yrs

Annual Cost Savings: $88

Appendix I:
Lighting System Schedule

Lighting Schedule - Existing

							Lamp Details				Fixture Details						Existing Consumption	
Line No.	Interior/ Exterior	Space Type	Room No.	LUX	Control Quantity	Existing Control	Technology	Sub-Technology	Lamp Type	Total Lamps	Fixture Type	Linear Fluorescent Fixture Lens	Fixture Mounting	Fixture Quantity	24x7 Fixture Count	Fixture Height	Annual Hours	Existing Annual kWh
1	Interior	Restroom - Male	Restroom	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	4	Troffer - Surface Mounted Indirect	Prism	Surface Mount	2	No	≥ 9	4,368	559
2	Interior	Office- Support Staff	Locker room and office	-	3	Light Switch	Linear Fluorescent	T8	4' 32W T8	16	Troffer - Surface Mounted Indirect	Prism	Surface Mount	8	No	10-15	3,120	1,597
3	Interior	Office- Support Staff	Locker room and office	-	3	Light Switch	Linear Fluorescent	T12	8' 110W T12	4	Strip 8'	None		2	No	10-15	3,120	1,373
4	Interior	Restroom - Male	Restroom	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	4	Troffer - Surface Mounted Indirect	Prism	Surface Mount	2	No	≥ 9	4,368	559
5	Interior	Office- Support Staff	Locker room and office	-	3	Light Switch	Linear Fluorescent	T8	4' 32W T8	16	Troffer - Surface Mounted Indirect	Prism	Surface Mount	8	No	10-15	3,120	1,597
6	Interior	Office- Support Staff	Locker room and office	-	3	Light Switch	Linear Fluorescent	T12	8' 110W T12	4	Strip 8'	None		2	No	10-15	3,120	1,373
										48				24			21,216	7,059

Lighting Solutions - Proposed

							Fixture Details						Existing Consumption					Proposed- Post Retrofit				
Line No.	Building Name	Interior/ Exterior	Space Type	Room No.	Existing Control	Control Quantity	Technology	Sub-Technology	Lamp- Fixture	Fixture Quantity	Total Lamps	Fixture Height	Annual Hours	Existing Annual kWh	KW Reduction	ECM	ECM Type	Recommended Sensor	LED Lamp Retrofit	Annual Hours of Operation	Proposed Annual kWh	Annual Savings From LED Retrofit
																						kWh
1	e Yard Office/Garage/Locke	Interior	Restroom - Male	Restroom	Light Switch	1	Linear Fluorescent	T8	4' 32WT8; Troffer - Surface Mounted In	2	4	≥ 9	4,368	559	0.13	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	4,368	297	262
2	e Yard Office/Garage/Locke	Interior	Office- Support Staff	ocker room and offic	Light Switch	3	Linear Fluorescent	T8	I150-Flood; Can - Recessed Vertical 8"	8	16	10-15	3,120	1,597	0.51	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	3,120	849	749
3	e Yard Office/Garage/Locke	Interior	Office- Support Staff	ocker room and offic	Light Switch	3	Linear Fluorescent	T12	8' 110WT12; Strip 8'	2	4	10-15	3,120	1,373	0.44	ECM	RB - Replace Bulb	Retain Existing Controls	8' 43W LED T8	3,120	537	836
4	e Yard Office/Garage/Locke	Interior	Restroom - Male	Restroom	Light Switch	1	Linear Fluorescent	T8	4' 32WT8; Troffer - Surface Mounted In	2	4	≥ 9	4,368	559	0.13	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	4,368	297	262
5	e Yard Office/Garage/Locke	Interior	Office- Support Staff	ocker room and offic	Light Switch	3	Linear Fluorescent	T8	4' 32WT8; Troffer - Surface Mounted In	8	16	10-15	3,120	1,597	0.51	ECM	RB - Replace Bulb	Retain Existing Controls	4' 17W LED T8	3,120	849	749
6	e Yard Office/Garage/Locke	Interior	Office- Support Staff	ocker room and offic	Light Switch	3	Linear Fluorescent	T12	8' 110WT12; Strip 8'	2	4	10-15	3,120	1,373	0.44	ECM	RB - Replace Bulb	Retain Existing Controls	8' 43W LED T8	3,120	537	836
	Totals										48				2						3,365	3,694

Appendix J:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) **I**nvestment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

ATTACHMENT E

CITY FACILITY MAINTENANCE NEEDS

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepared for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd



Willow Springs Park
515 North Willow Springs Lane
Glendora, California 91741

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BV PROJECT #:
158691.23R000-038.379

DATE OF REPORT:
February 14, 2024

ON SITE DATE:
December 20, 2023

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A. Park Executive Summary

A-1. Park Overview and Assessment Details

General Information	
Park Type	Mini park
Main Address	515 North Willow Springs Lane, Glendora, California 91741
Site Developed	Unknown
Site Area	1.25 acres (estimated)
Outside Occupants/Leased Spaces	None
Ancillary Structure	Storage Shed
Date(s) of Visit	December 20, 2023
Management Point of Contact	City of Glendora, Mr. Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Hugo Soltero 626.672.6311
Assessment and Report Prepared By	Usama Anwar
Reviewed By	Carl Alejandro Technical Reviewer carl.alejandro@bureauveritas.com 800.733.0660 x7296236
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

A-2. Park Findings and Deficiencies

Historical Summary

Willow Springs Park is located on the corner of Willow Springs Place and Willow Springs Lane. The date of development of the park was not provided or documented during the inspection.

Amenities and General Site

The amenities at Willow Springs Park include a rentable picnic site, a children's playground, and a small walking trail for the community. The ancillary structure at the park consists of an equipment storage building. The park features moderate landscaping with an on-site irrigation system ensuring proper watering for the planted areas. Other assets identified on the site comprise a drinking fountain, concrete sidewalks, and a monument sign marking the park entrance. In general, every site element is well maintained, and each asset is budgeted for replacement over the reserve term.

Architectural

There are no architectural assets identified on the site.

Mechanical, Electrical, Plumbing and Fire (MEPF)

There are no MEPF assets identified on the site.

Recommended Additional Studies

No additional studies recommended at this time.

B. Amenities and General Site

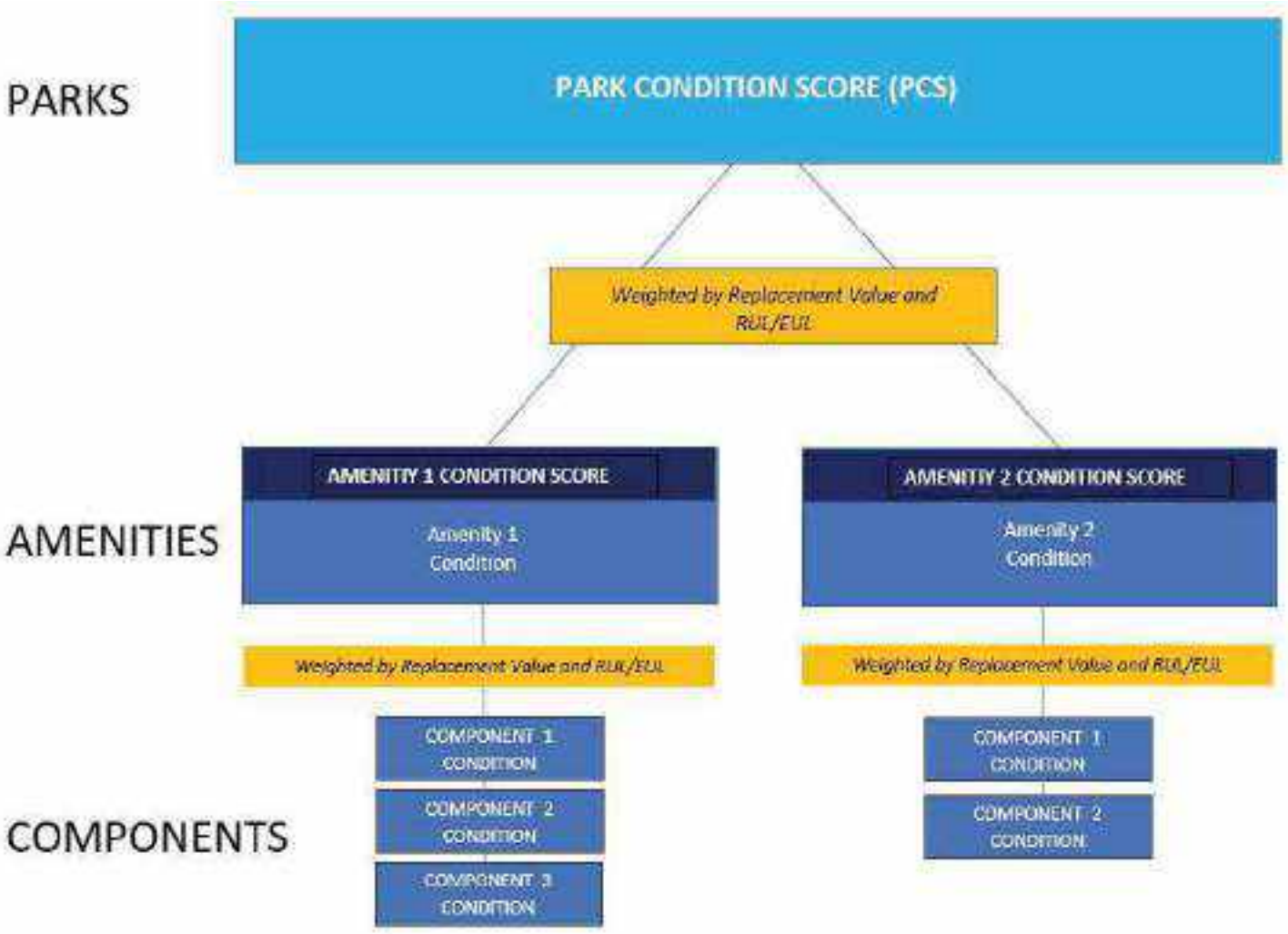
B-1. Prioritization Methodology

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

To assist in the overall prioritization effort, the following terms are used at the Component and Amenity level:

- **Component:** individual elements of the amenity or park that are evaluated and assigned conditions and GPS coordinates. Examples of components include benches, trash receptacles, tennis nets, playground surfaces, or split-rail fencing.
- **Amenity:** defined as a group of components that constitute a major feature of the park, logically grouped together by purpose and/or proximity. Examples of an amenity include a basketball court, a softball field, a dog park, picnic area, or playground.
- **Current Renewal Value (CRV):** the cost in today's dollars of the major constituent parts that make up the whole:
  - for Parks: CRV = renewal cost of all **developed** amenities within it (land value is excluded)
  - for Amenities: CRV = renewal cost of all significant components within it



The Amenity Condition Score (ACS) is a score calculated from an algorithm comprising a weighted average of the conditions of all the components within it.

AMENITY CONDITION SCORE (ACS) FORMULA = SUM [Remaining Value / Renewal Value (RenV) of combined components]

Remaining value = RenV multiplied by RUL/EUL

The Park Condition Score (PCS) is the total score for a single park property calculated from the sum of the Amenity Condition Scores (ACSs) for each amenity within the park.

PARK CONDITION SCORE FORMULA = SUM [Remaining Value]/ SUM [Renewal Value]

B-2. Park Prioritization Metrics

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

The PCS and ACS metrics have been developed so that the higher the score, the less the park or amenity needs short term financial attention, due to its relative condition. The lower the score, the more attention is needed. An increasingly low score indicates an increased need to address deficiencies, provide replacements or make essential repairs. The lower the score, the more the amenity or park requires renewal or replacement. Both PCS and ACS scores range from 0 to 100.

The color coding reflects the score definition. Higher scores are assigned a sliding scale of green, with 100 assigned the deepest green. Yellow indicates a condition in the middle of the range, with yellow green in the high mid ranges, and yellow red in the low mid ranges. Scores in the low range are assigned a sliding scale of red, with 0 assigned the deepest red.



FAILED CONDITION - 0 _____ EXCELLENT CONDITION -100

The table on the following page shows the PCS condition score of this park, along with the ACS condition score of each amenity within the park:

Willow Springs Park	OVERALL CONDITION SCORE: 75	TOTAL ACRES: REPLACEMENT VALUE: $ 287,575 REMAINING VALUE: $ 217,073 SAFETY ISSUES: 0 FAILED COMPONENTS: 0
Playground	COND. SCORE: 81	REPLACEMENT VALUE: $ 64,475 REMAINING VALUE: $ 52,130
General Site	COND. SCORE: 74	REPLACEMENT VALUE: $ 223,100 REMAINING VALUE: $ 164,943

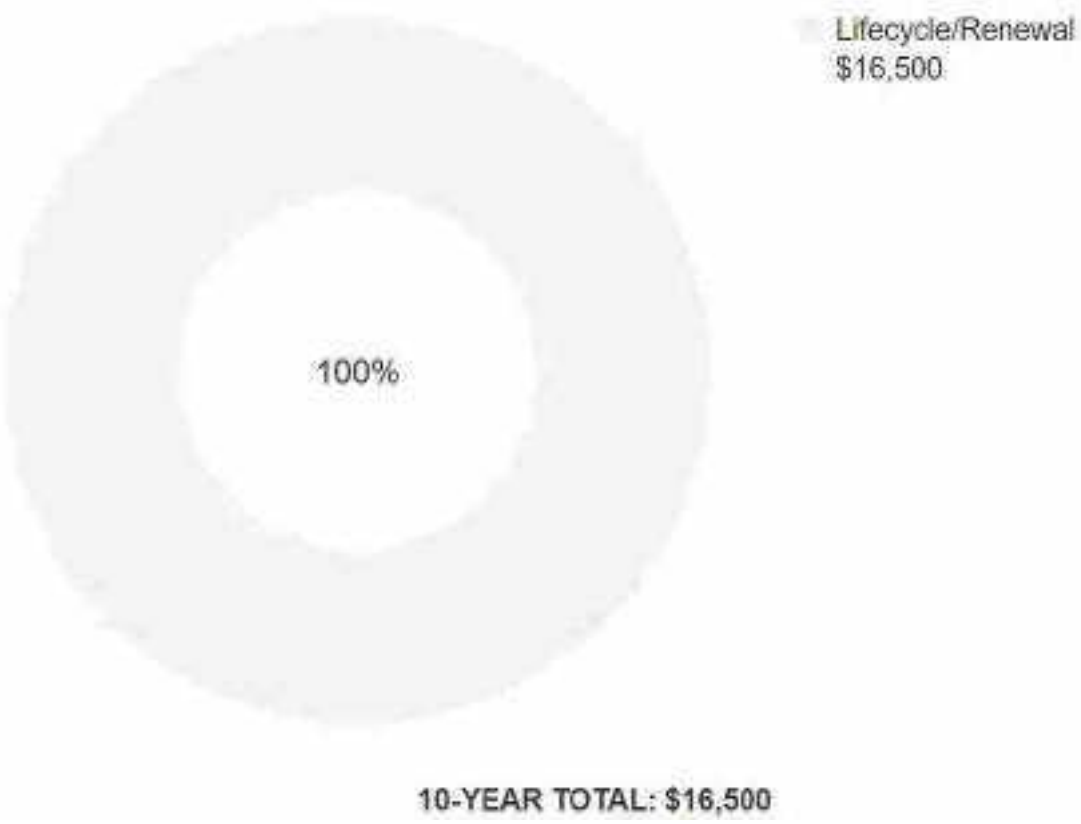
B-3. Plan Types (Amenities and General Site)

Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the best fit, typically the one with the greatest significance. See the *Purpose* description in the *Purpose and Scope* section for an explanation of Component Type.

Plan Type Descriptions

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental	■	Improvements to air, water, or soil quality, including removal of hazardous materials from the site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost) – Timeframe 10 Years



B-4. Immediate Needs (Amenities and General Site)

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

BV did not identify any immediate needs associated with the amenities or general park areas at this site.

B-5. Key Findings (Amenities and General Site)

Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

The numerical scoring of condition as shown in the Key Findings is based on a 0-100 scale, as illustrated below:

- 0 - Replacement has none or very low impact on park operations
- 33 – Replacement has low impact on park operations
- 66 - Replacement has medium impact on park operation
- 100 - Failing, safety or code requirement component with high impact on park operations

BV did not identify any key findings associated with the amenities or general park areas at this site.

B-6. Playground





Playground			
Asset Type	Playground		
Asset Location	Middle of park		
Overall Condition	Good		
Component	*Description*	*Quantity*	*Condition*
Play Structure	Swing Set, 4 Seats, Replace	1 EA	Fair
Play Structure	Multipurpose, Small, Replace	1 EA	Good
Playfield Surfaces	Chips Rubber, 3" Depth, Replace	2850 SF	Good
Play Structure	Multipurpose, Large, Replace	1 EA	Good
Pole Light Fixture with Lamps	any type 30' High, with LED Replacement, Replace/Install	1 EA	Good
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.		
Key Issues and Findings	No key issues observed		

B-7. General Site





General Site			
Asset Type	General site		
Asset Location	Throughout park		
Overall Condition	Good		
Component	*Description*	*Quantity*	*Condition*
Picnic Table	Precast Concrete, Replace	3 EA	Good
Sidewalk	Masonry Pavers, Replace	2720 SF	Good
Irrigation System	Pop-Up Spray Heads, Commercial, Replace/Install	45990 SF	Good
Drinking Fountain	Exterior/Site, Metal Pedestal, Replace	1 EA	Good
Trash Receptacle	Medium-Duty Metal or Precast, Replace	1 EA	Fair
Picnic Table	Precast Concrete, Replace	1 EA	Fair
Campground Accessories	Grill, Pedestal-Style, Replace	1 EA	Good
Signage	Property, Monument, Replace/Install	1 EA	Good

General Site

Trash Receptacle	Medium-Duty Metal or Precast, Replace	1 EA	Good
Irrigation System	Control Panel, Replace	1 EA	Good
Sidewalk	Concrete, Small Areas/Sections, Replace	2750 SF	Good
Shed/Gazebo/Shade Structure	Wood or Metal-Framed, Basic/Minimal, Replace	550 SF	Good
Landscaping and Topography	Moderate landscaping features. Irrigation present Low to moderate site slopes throughout		
Storm Water Management	Surface drainage to developed and undeveloped surroundings		
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.		
Key Issues and Findings	No key issues observed		

C. Property Space Use and Observed Areas

Areas Observed

All the site areas were observed in order to gain a clear understanding of the facility's overall condition.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

D. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "public facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the checklists that are included in the Accessibility appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance.
- Only a representative sample of areas was observed.
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance.
- Itemized costs for individual non-compliant items are not / are included in the dataset.
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance.

The date of construction of the park is unspecified. It appeared that the park has not since been substantially renovated.

The following table summarizes the accessibility conditions of the exterior amenities in the park:

Park Name: Accessibility Summary

Facility	*Year Built/ Renovated*	*Prior Study Provided?*	*Major/Moderate Issues Observed?*
Playground	Unidentified	Unknown	No
General Site	Unidentified	Unknown	No

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues within the park were reported.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the park amenities and facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct, and manage the corrections.

E. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes construction systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of construction systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed, or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of existing systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe the exterior amenities of the property, including individual site elements. Building observations include interior areas, the significant mechanical, electrical and elevator equipment rooms, and roofs.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key facts about the portfolio.

F. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Amenities and General Site and Facilities sections of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

G. Energy Audit

The purpose of this Energy Audit is to provide Willow Springs Park with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation, and special use areas.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

H. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

Establishing the energy baseline begins with an analysis of the utility cost and consumption of the facility. Utilizing the historical energy data and local weather information, we evaluate the existing utility consumption and assign it to the various end-uses throughout the buildings. The Historical Data Analysis breaks down utilities by consumption, cost, and annual profile.

This data is analyzed, using standard engineering assumptions and practices. The analysis serves the following functions:

- Allows our engineers to benchmark the energy and water consumption of the facilities against consumption of efficient buildings of similar construction, use and occupancy.
- Generates the historical and current unit costs for energy and water
- Provides an indication of how well changes in energy consumption correlate to changes in weather.
- Reveals potential opportunities for energy consumption and/or cost reduction. For example, the analysis may indicate that there is excessive, simultaneous heating and cooling, which may mean that there is an opportunity to improve the control of the heating and cooling systems.

By performing this analysis and leveraging our experience, our engineers prioritize buildings and pinpoint systems for additional investigation during the site visit, thereby maximizing the benefit of their time spent on-site and minimizing time and effort by the customer's personnel.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the utility rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Estimated Utility Rates	
Electricity	Water and Sewer
$0.30/kWh	$8.36/CCF

The data analyzed provides the following information: 1) breakdown of utilities by consumption, 2) cost and annual profile, 3) baseline consumption in terms of energy/utility at the facility, 4) the Energy Use Index, or BTU/SF, and cost/SF. For multiple water meters, the utility data is combined to illustrate annual consumption for each utility type.

Electricity

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility. The billing for the water and sewer is monthly.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. Hence energy benchmarking for the facility cannot be evaluated at this time. Bureau Veritas will update the report on receipt of the actual data.

I. Energy Conservation Measures

There are no substantial electro-mechanical assets identified at the site, hence no energy conservation measure plans can be evaluated for the facility.

Bureau Veritas has identified no Energy Conservation Measures (ECMs) for this property.

J. Operations & Maintenance Plan

There are no substantial electro-mechanical assets identified at the site, hence no operations and maintenance plans can be devised for the facility.

K. Certification

City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Willow Springs Park, 515 North Willow Springs Lane, Glendora, California 91741, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling, or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

Prepared by: Usama Anwar,
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Reviewed by:



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L. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Observation GPS Map Links
Appendix H: Equipment Inventory
Appendix I: Energy Conservation Measures Calculations
Appendix J: Lighting System Schedule
Appendix K: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview



1 - OVERVIEW OF PARK



2 - CHILDREN PLAY AREA



3 - PLAY STRUCTURE



4 - STORAGE SHED



5 - PRECAST CONCRETE PICNIC TABLE



6 - SWING SET

Photographic Overview



7 - DRINKING FOUNTAIN



8 - GRILL



9 - TRASH RECEPTACLE



10 - POLE LIGHT



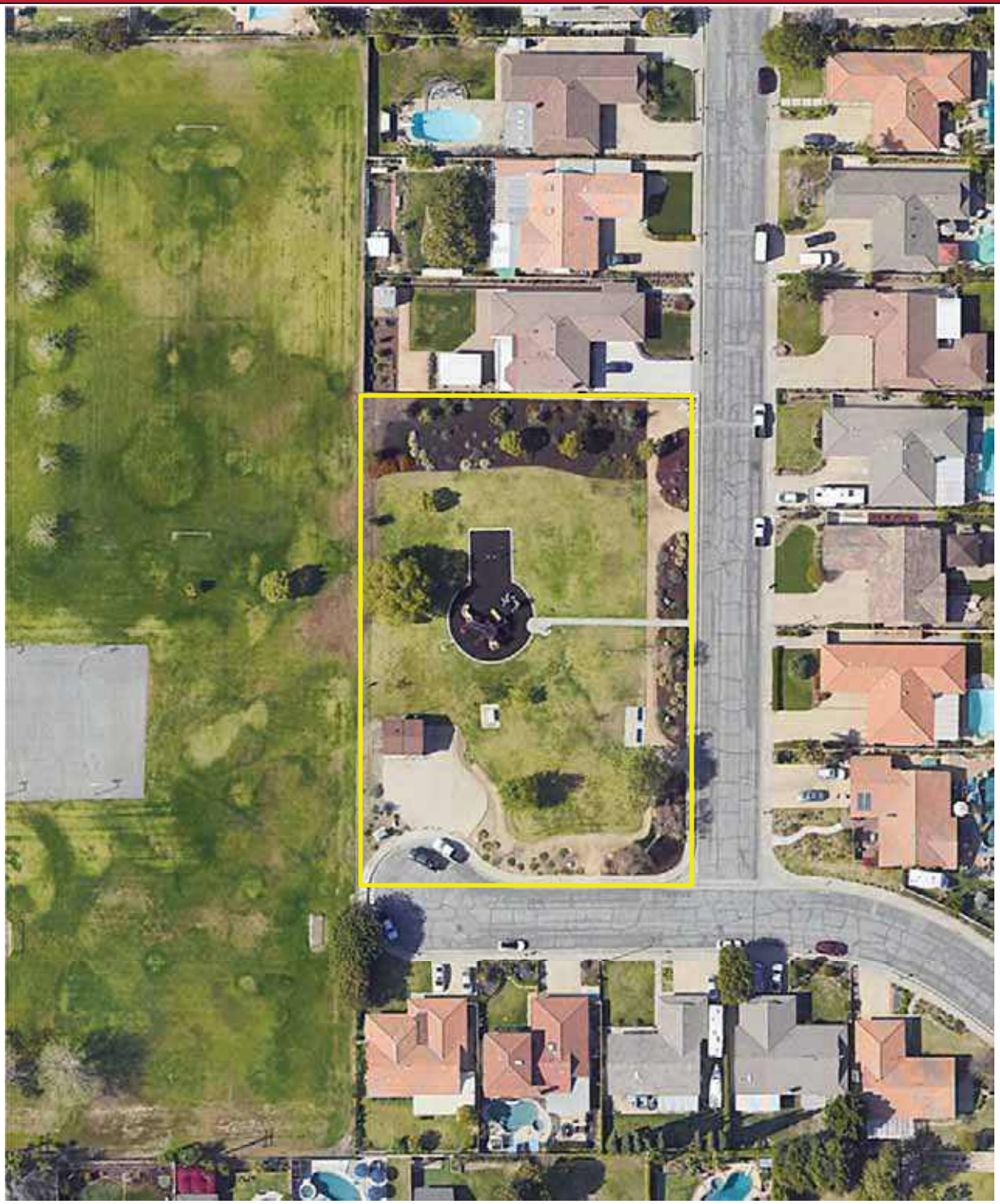
11 - CONCRETE SIDEWALK



12 - MASONRY PAVERS

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-038.379	Willow Springs Park
Source	**On-Site Date**
Google	December 20, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Willow Springs Park

Name of person completing form: Hugo Soltero

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: 11/6/2023

Phone Number:

Method of Completion:

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

	Data Overview	Response		
1	Year(s) constructed	Constructed	Renovated	Unknkwn
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	NA	
		Roof	NA	
		Interiors	NA	
		HVAC	NA	
		Electrical	Unknown	
		Site Pavement	Unknown	
		Accessibility	Unknown	
4	List other significant capital improvements (focus on recent years; provide approximate date).	Unknown		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Unknown		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Unknown		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?				X	
8	Are there any wall, window, basement or roof leaks?				X	
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?				X	
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?				X	
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?				X	
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?				X	
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.				X	
20	ADA: Has building management reported any accessibility-based complaints or litigation?				X	
21	Are any areas of the property leased to outside occupants?					



Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Willow Springs Park

BV Project Number: 158691.23R000-038.379

Abbreviated Accessibility Checklist					
Facility History & Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.			X	
3	Has building management reported any accessibility-based complaints or litigation?			X	

Abbreviated Accessibility Checklist

Playgrounds & Swimming Pools



ACCESSIBLE ROUTE TO PLAYGROUND



OVERVIEW OF PLAYGROUND

	Question	Yes	No	NA	Comments
1	Is there an accessible route to the play area / s?	X			
2	Has the play area been reviewed for accessibility ?	X			
3	Are publicly accessible swimming pools equipped with an entrance lift ?			X	

Appendix E:
Component Condition Report

Component Condition Report | Willow Springs Park

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Good	Drinking Fountain, Exterior/Site, Metal Pedestal	1	13	7179810
Special Construction & Demo						
F1020	Site	Good	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	550 SF	23	7179801
Pedestrian Plazas & Walkways						
G2030	Site	Good	Sidewalk, Masonry Pavers	2,720 SF	23	7179802
G2030	Site	Good	Sidewalk, Concrete, Small Areas/Sections	2,750 SF	37	7179799
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	1	8	7179813
G2050	Site	Fair	Campground Accessories, Grill, Pedestal-Style	1	6	7179812
G2050	Site	Good	Play Structure, Multipurpose, Small	1	17	7179803
G2050	Site	Good	Playfield Surfaces, Chips Rubber, 3" Depth	2,850 SF	12	7179800
G2050	Site	Good	Play Structure, Multipurpose, Large	1	17	7179797
Sitework						
G2060	Site	Good	Picnic Table, Precast Concrete	1	22	7179816
G2060	Site	Good	Picnic Table, Precast Concrete	1	22	7179814
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	11	7179809
G2060	Site	Good	Picnic Table, Precast Concrete	1	22	7179798
G2060	Site	Fair	Picnic Table, Precast Concrete	1	10	7179808
G2060	Site	Good	Signage, Property, Monument, Replace/Install	1	15	7179807
G2060	Site	Good	Trash Receptacle, Medium-Duty Metal or Precast	1	15	7179805
G2080	Site	Good	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	45,990 SF	14	7179815
G2080	Site	Good	Irrigation System, Control Panel [No tag found]	1	10	7179804

Component Condition Report | Willow Springs Park

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	14	7179806

Appendix F:
Replacement Reserves

Replacement Reserves Report

Willow Springs Park

2/14/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Willow Springs Park	$0	$0	$0	$0	$0	$0	$967	$0	$4,275	$0	$11,249	$1,308	$19,200	$2,974	$108,205	$7,782	$0	$100,410	$0	$0	$0	**$256,371**
Grand Total	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$967**	**$0**	**$4,275**	**$0**	**$11,249**	**$1,308**	**$19,200**	**$2,974**	**$108,205**	**$7,782**	**$0**	**$100,410**	**$0**	**$0**	**$0**	**$256,371**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Site	7179810	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	2	13	1	EA	$1,500.00	$2,025.00	$2,025														$2,025								**$2,025**
G2050	Site	7179812	Campground Accessories, Grill, Pedestal-Style, Replace	15	9	6	1	EA	$600.00	$810.00	$810							$810															**$810**
G2050	Site	7179813	Play Structure, Swing Set, 4 Seats, Replace	20	12	8	1	EA	$2,500.00	$3,375.00	$3,375									$3,375													**$3,375**
G2050	Site	7179800	Playfield Surfaces, Chips Rubber, 3" Depth, Replace	15	3	12	2850	SF	$3.50	$4.73	$13,466													$13,466									**$13,466**
G2050	Site	7179803	Play Structure, Multipurpose, Small, Replace	20	3	17	1	EA	$10,000.00	$13,500.00	$13,500																		$13,500				**$13,500**
G2050	Site	7179797	Play Structure, Multipurpose, Large, Replace	20	3	17	1	EA	$35,000.00	$47,250.00	$47,250																		$47,250				**$47,250**
G2060	Site	7179808	Picnic Table, Precast Concrete, Replace	25	15	10	1	EA	$1,200.00	$1,620.00	$1,620											$1,620											**$1,620**
G2060	Site	7179809	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	9	11	1	EA	$700.00	$945.00	$945												$945										**$945**
G2060	Site	7179805	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	5	15	1	EA	$700.00	$945.00	$945																$945						**$945**
G2060	Site	7179807	Signage, Property, Monument, Replace/Install	20	5	15	1	EA	$3,000.00	$4,050.00	$4,050																$4,050						**$4,050**
G2080	Site	7179804	Irrigation System, Control Panel, Replace	15	5	10	1	EA	$5,000.00	$6,750.00	$6,750											$6,750											**$6,750**
G2080	Site	7179815	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	6	14	45990	SF	$1.00	$1.35	$62,087															$62,087							**$62,087**
G4050	Site	7179806	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	6	14	1	EA	$7,000.00	$9,450.00	$9,450															$9,450							**$9,450**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$810**	**$0**	**$3,375**	**$0**	**$8,370**	**$945**	**$13,466**	**$2,025**	**$71,537**	**$4,995**	**$0**	**$60,750**	**$0**	**$0**	**$0**	**$166,273**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$967**	**$0**	**$4,275**	**$0**	**$11,249**	**$1,308**	**$19,200**	**$2,974**	**$108,205**	**$7,782**	**$0**	**$100,410**	**$0**	**$0**	**$0**	**$256,371**

Appendix G:
Observation GPS Map Links

Component Description	Attributes	Action Description	Location Description	Condition	Latitude	Longitude	GPS Map Link	Plan Type	Helper Label	Effective Age	Lifespan	RUL	Fiscal Year Observed	Quantity	Unit Cost	Total Cost	Barcode	Comments Public	Park Name	AssetCALCID
Play Structure	Multipurpose, Small	Replace	Site	Good	34.144275	-117.842947	https://www.google.com/maps?q=34.144275,-117.842947	Lifecycle/Renewal	Play Structure, Multipurpose, Small, Replace	3	20	17		1	10830	10830	002556		Willow Springs Park	7179803
Play Structure	Multipurpose, Large	Replace	Site	Good	34.144247	-117.842963	https://www.google.com/maps?q=34.144247,-117.842963	Lifecycle/Renewal	Play Structure, Multipurpose, Large, Replace	3	20	17		1	37905	37905			Willow Springs Park	7179797
Sidewalk	Concrete, Small Areas/Sections	Replace	Site	Good			https://www.google.com/maps?q=	Lifecycle/Renewal	Sidewalk, Concrete, Small Areas/Sections, Replace	13	50	37		2750	21.66	59565			Willow Springs Park	7179799
Signage	Property, Monument	Replace/Install	Site	Good	34.143870	-117.842665	https://www.google.com/maps?q=34.143870,-117.842665	Lifecycle/Renewal	Signage, Property, Monument, Replace/Install	5	20	15		1	3249	3249	002567		Willow Springs Park	7179807
Picnic Table	Precast Concrete	Replace	Site	Good	34.144047	-117.842688	https://www.google.com/maps?q=34.144047,-117.842688	Lifecycle/Renewal	Picnic Table, Precast Concrete, Replace	3	25	22		1	1299.6	1299.6	002566		Willow Springs Park	7179814
Drinking Fountain	Exterior/Site, Metal Pedesta	Replace	Site	Good	34.144223	-117.842875	https://www.google.com/maps?q=34.144223,-117.842875	Lifecycle/Renewal	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	2	15	13		1	3624.5	1624.5	002564		Willow Springs Park	7179810
Picnic Table	Precast Concrete	Replace	Site	Good	34.144305	-117.843124	https://www.google.com/maps?q=34.144305,-117.843124	Lifecycle/Renewal	Picnic Table, Precast Concrete, Replace	3	25	22		1	1299.6	1299.6	002580		Willow Springs Park	7179798
Picnic Table	Precast Concrete	Replace	Site	Fair	34.144102	-117.842986	https://www.google.com/maps?q=34.144102,-117.842986	Lifecycle/Renewal	Picnic Table, Precast Concrete, Replace	15	25	10		1	1299.6	1299.6	002514		Willow Springs Park	7179808
Trash Receptacle	Medium-Duty Metal or Precast	Replace	Site	Fair	34.144312	-117.843187	https://www.google.com/maps?q=34.144312,-117.843187	Lifecycle/Renewal	Trash Receptacle, Medium-Duty Metal or Precast, Replace	9	20	11		1	758.1	758.1	002572		Willow Springs Park	7179809
Shed/Gazebo/Shade Structure	Wood or Metal-Framed, Basic/Minimal	Replace	Site	Good			https://www.google.com/maps?q=	Lifecycle/Renewal	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	7	30	23		550	27.075	14888.25			Willow Springs Park	7179801
Sidewalk	Masonry Pavers	Replace	Site	Good			https://www.google.com/maps?q=	Lifecycle/Renewal	Sidewalk, Brick/Masonry Pavers, Replace	7	30	23		2720	35.739	97230.08			Willow Springs Park	7179802
Play Structure	Swing Set, 4 Seats	Replace	Site	Fair	34.144340	-117.842950	https://www.google.com/maps?q=34.144340,-117.842950	Lifecycle/Renewal	Play Structure, Swing Set, 4 Seats, Replace	12	20	8		1	2707.5	2707.5	002565		Willow Springs Park	7179813
Playfield Surfaces	Chips Rubber, 3" Depth	Replace	Site	Good			https://www.google.com/maps?q=	Lifecycle/Renewal	Playground Surfaces, Rubber, Chips, 3" Depth, Replace	3	15	12		2850	3.7905	10802.925			Willow Springs Park	7179800
Irrigation System	Control Panel	Replace	Site	Good	34.144081	-117.843107	https://www.google.com/maps?q=34.144081,-117.843107	Lifecycle/Renewal	Irrigation System, Control Panel, Replace	5	15	10		1	5415	5415	002535		Willow Springs Park	7179804
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Site	Good	34.144180	-117.843039	https://www.google.com/maps?q=34.144180,-117.843039	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 1000 W, Replace/Insta	6	20	14		1	7581	7581	002569		Willow Springs Park	7179806
Campground Accessories	Grill, Pedestal-Style	Replace	Site	Fair	34.144176	-117.843113	https://www.google.com/maps?q=34.144176,-117.843113	Lifecycle/Renewal	Camping/Picnic Accessories, Grill, Pedestal-Style, Replace	9	15	6		1	649.8	649.8	002571		Willow Springs Park	7179812
Irrigation System	Pop-Up Spray Heads, Commercial	Replace/Install	Site	Good			https://www.google.com/maps?q=	Lifecycle/Renewal	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	6	20	14		45990	1.083	49807.17			Willow Springs Park	7179815
Picnic Table	Precast Concrete	Replace	Site	Good	34.144086	-117.842607	https://www.google.com/maps?q=34.144086,-117.842607	Lifecycle/Renewal	Picnic Table, Precast Concrete, Replace	3	25	22		1	1299.6	1299.6			Willow Springs Park	7179816
Trash Receptacle	Medium-Duty Metal or Precast	Replace	Site	Good	34.144110	-117.843009	https://www.google.com/maps?q=34.144110,-117.843009	Lifecycle/Renewal	Trash Receptacle, Medium-Duty Metal or Precast, Replace	5	20	15		1	758.1	758.1	002518		Willow Springs Park	7179805
Site Light Pole	20' Height, w/o Base or Fixtures	Replace	Site	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Pole Post Top	29	40	11		1	2490.9	2490.9			Willow Springs Park	7179811

Appendix H:
Equipment Inventory

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Appendix I:
Energy Conservation Measures Calculations

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Appendix J:
Lighting System Schedule

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Appendix K:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) Investment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepare for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd



Gladstone Park Restrooms
600 East Gladstone Street
Glendora, California 91741

PREPARED BY:
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BV CONTACT:
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Progra anager

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BV PROJECT #:

DATE OF REPORT:
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ON SITE DATE:
No e ber

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Restroom Building
Main Address	600 East Gladstone Street, Glendora, California 91741
Site Developed	1965
Site Area	8.46 acres (estimated)
Parking Spaces	56 (estimated) total spaces all in open lots; two of which are accessible
Building Area	700 square feet
Number of Stories	One above grade
Outside Occupants/Leased Spaces	None
Date(s) of Visit	November 7, 2023
Management Point of Contact	City of Glendora, Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Hugo Soltero 626.672.6311
Assessment and Report Prepared By	Usama Anwar
Reviewed By	Carl Alejandro Technical Reviewer Carl.Alejandro@bureauveritas.com 800.733.0660 x7296236
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

Gladstone Park Restrooms building was originally built in 1965. It is located to the south of Gladstone Park. No major renovations were reported or observed during inspection.

Architectural

The small restroom building appeared to have slab on grade foundation. No structural deficiencies were observed. The pitched roof has layers of asphalt shingles that are free of any visible damage. The exterior façade is finished with glazed masonry units that showed no cracking and spalling issues due to water infiltration. The restroom floors and interior walls are finished with ceramic tiles. All the architectural assets are budgeted for replacement at the end of the expected useful life.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building is not equipped with any HVAC system. The plumbing fixtures are plumbed well with no reported issues of plumbing failures or leakages. No domestic hot water is supplied to the building. The electrical distribution network is satisfactory to meet the required demand load, and interior lighting fixtures consist of horizontally installed wall packs and surface mounted can-lights. Wall mounted fire extinguishers are mounted by the interior wall for fire protection.

Site

Site maintenance appears to be well-maintained, and site improvements and landscaping are generally in good condition. Sidewalks are free of cracks and heaving, and asphalt pavement has been regularly maintained.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

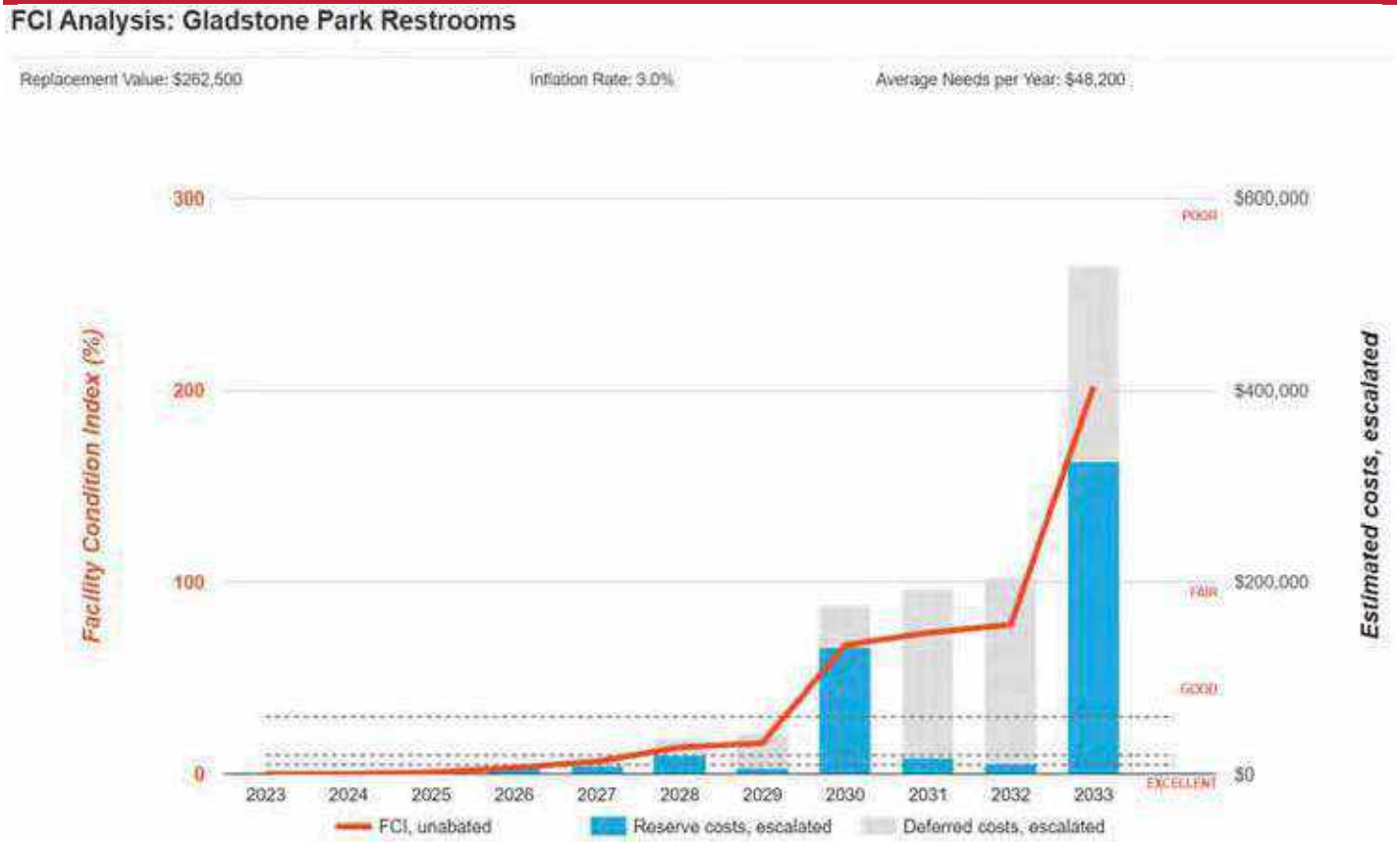
FCI Analysis | Gladstone Park Restrooms

Replacement Value	*Total SF*	*Cost/SF*
$ 262,500	*700*	*$ 375*

	Est Reserve Cost	FCI
Current	$ 0	**0.0 %**
3-Year	$ 9,100	3.4 %
5-Year	$ 37,400	14.2 %
10-Year	$ 530,200	202.0 %

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

BV did not identify any immediate needs with the property.

Key Findings



Supplemental Components in Poor Condition.

Hand Dryer, Restroom
Gladstone Park Restrooms

Uniformat Code: D3060
Recommendation: **Replace in 2025**

Priority Score: **85.7**

Plan Type:
Performance/Integrity

Cost Estimate: $2,200

**$$**$$

Not functional - AssetCALC ID: 7052027

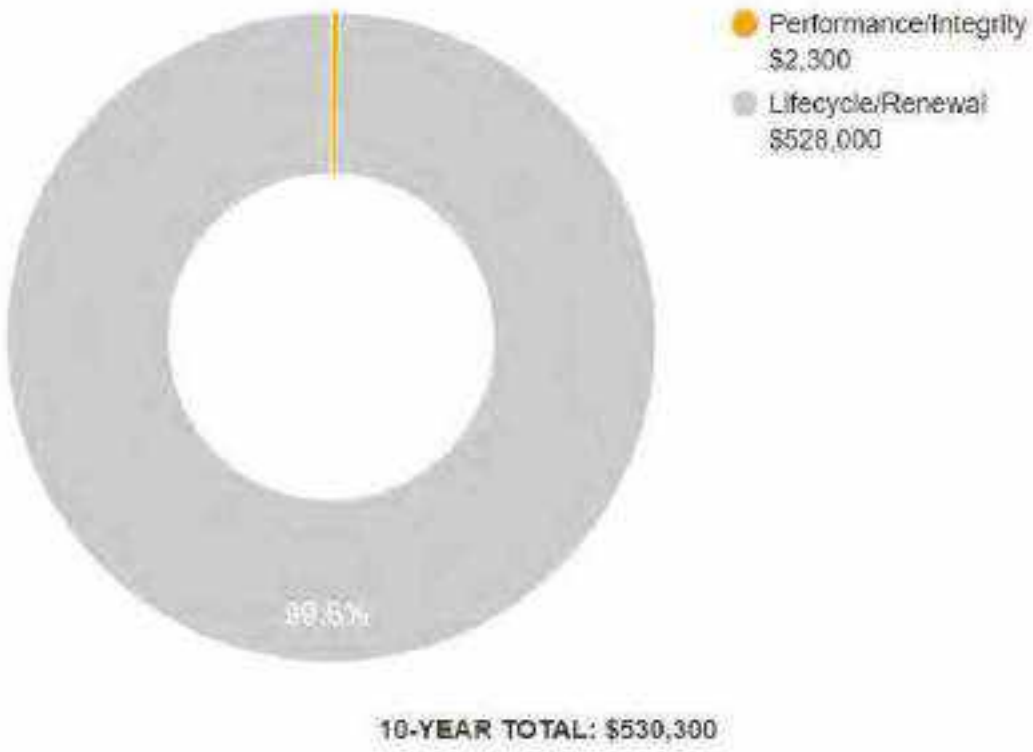
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Building and Site Information





Systems Summary

System	Description	Condition
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete slab foundation	Good
Façade	Primary Wall Finish: CMU Secondary Wall Finish: Wood siding	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted CMU, ceramic tile Floors: Ceramic tile Ceilings: Wood paneling	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in restrooms	Fair
HVAC	None	--
Fire Suppression	Fire extinguishers only	Fair

Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	None	--
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Excellent
Site Development	Property entrance signage Playgrounds and basketball field with site lights Moderately furnished park benches, picnic tables, and trash receptacles	Fair
Landscaping and Topography	Moderate landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	Non-operational hand dryer in the men’s restroom	

Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$8,500	-	$16,700	$25,200
Roofing	-	-	-	$5,900	-	$5,900
Interiors	-	-	$3,900	-	$45,500	$49,400
Plumbing	-	-	$2,300	$36,200	$23,900	$62,400
HVAC	-	$2,300	$2,500	-	$6,400	$11,200
Electrical	-	-	-	$4,500	$32,300	$36,800
Special Construction & Demo	-	-	-	-	$42,100	$42,100
Site Development	-	-	$14,900	$417,200	$66,000	$498,100
Site Pavement	-	-	$3,100	$3,600	$9,000	$15,700
Site Utilities	-	-	-	$25,400	-	$25,400
TOTALS (3% inflation)	**-**	**$2,300**	**$35,100**	**$492,800**	**$242,000**	**$772,200**

*Totals have been rounded to the nearest $100.

3. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries and the exterior of the property.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the checklists that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are not included in the dataset
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

The facility was originally constructed in 1965.The facility has not since been substantially renovated.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues were reported.

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed, or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *S eans C itestone* and *ars all Swift* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effecti e age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct, and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safet* or *Perfor ance ntegrit* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

7. Energy Audit

The purpose of this Energy Audit is to provide Gladstone Park Restrooms with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation, and special use areas. Where we anticipated significant losses, we utilized infrared thermographs to analyze heat loss across the envelope.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

8. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Gladstone Park Restrooms. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated one Energy Conservation Measures (ECM) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

Recommended Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$72 *n Current ollars*
Estimated Annual Cost Savings Related to ECMs	$57 *n Current ollars*
Net Effective ECM Payback	1.28 years

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

Bureau Veritas screens and categorizes all the ECM's as per the 24 CFR 905 regulation requirements based on their payback, but only those ECM's are recommended for implementation that have a Savings to Investment Ratio ≥1.0.

Financialy methodology used to determine the Savings to Investment Ratio is as follows:

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified one Energy Conservation Measures (ECM) for this property. The basis for an ECM recommendation is a payback of less than the remaining useful life of the system or component. Recommended energy efficiency improvements and the installed cost estimates for recommended energy efficiency measures are provided in the following table:

Energy Conservation Measures					
Priority	Brief Description	Initial Investment	Annual Savings	Payback Period *ears*	Component EUL *ears*
1	Install Low Flow Faucet Aerators	$63	$63	1.00	10

9. Utility Analysis

Establishing the energy baseline begins with an analysis of the utility cost and consumption of the facility. Utilizing the historical energy data and local weather information, we evaluate the existing utility consumption and assign it to the various end-uses throughout the buildings. The Historical Data Analysis breaks down utilities by consumption, cost, and annual profile.

This data is analyzed using standard engineering assumptions and practices. The analysis serves the following functions:

- Allows our engineers to benchmark the energy and water consumption of the facilities against consumption of efficient buildings of similar construction, use and occupancy.
- Generates the historical and current unit costs for energy and water
- Provides an indication of how well changes in energy consumption correlate to changes in weather.
- Reveals potential opportunities for energy consumption and/or cost reduction. For example, the analysis may indicate that there is excessive, simultaneous heating and cooling, which may mean that there is an opportunity to improve the control of the heating and cooling systems.

By performing this analysis and leveraging our experience, our engineers prioritize buildings and pinpoint systems for additional investigation during the site visit, thereby maximizing the benefit of their time spent on-site and minimizing time and effort by the customer's personnel.

Note: No electric utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the utility rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Estimated Utility Rates	
Electricity	Water and Sewer
$0.30/kWh	$8.36/CCF

The data analyzed provides the following information: 1) breakdown of utilities by consumption, 2) cost and annual profile, 3) baseline consumption in terms of energy/utility at the facility, 4) the Energy Use Index, or BTU/SF, and cost/SF. For multiple water meters, the utility data is combined to illustrate annual consumption for each utility type.

Electricity

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Water and Sewer

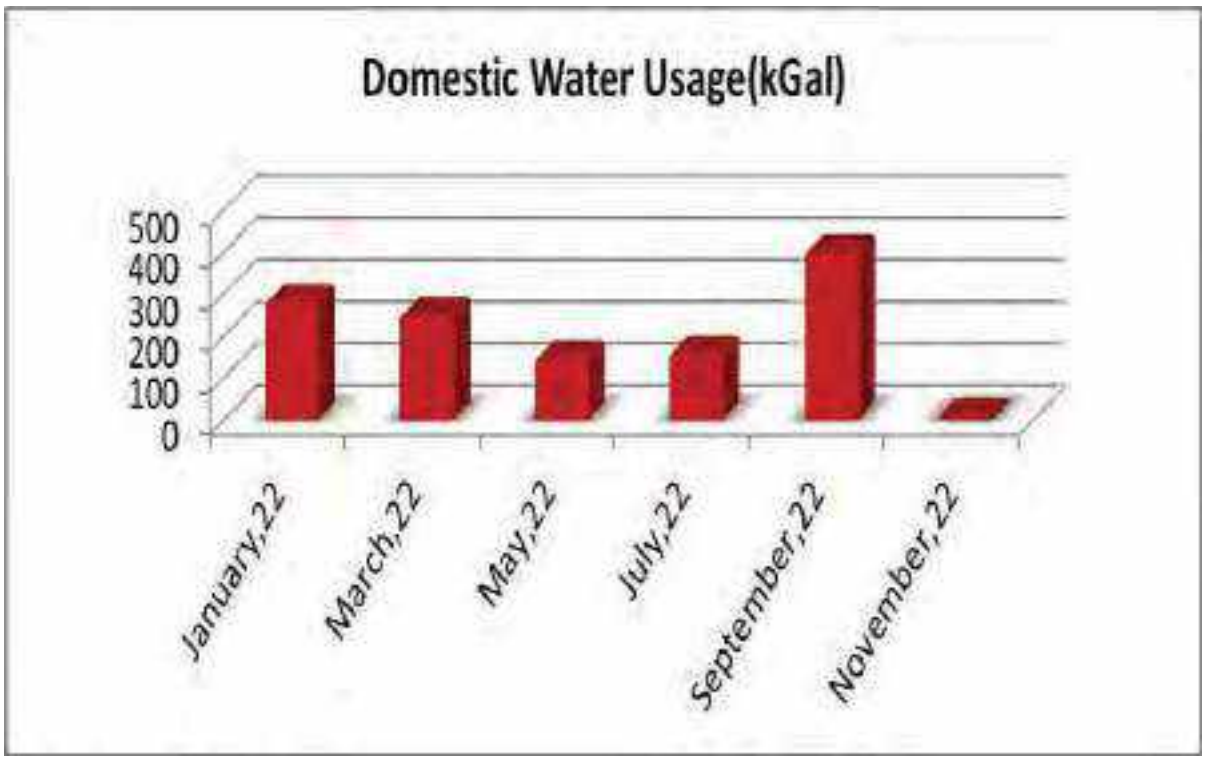
The City of Glendora satisfies the water and sewer requirements of the facility. The billing for the water is bi-monthly.

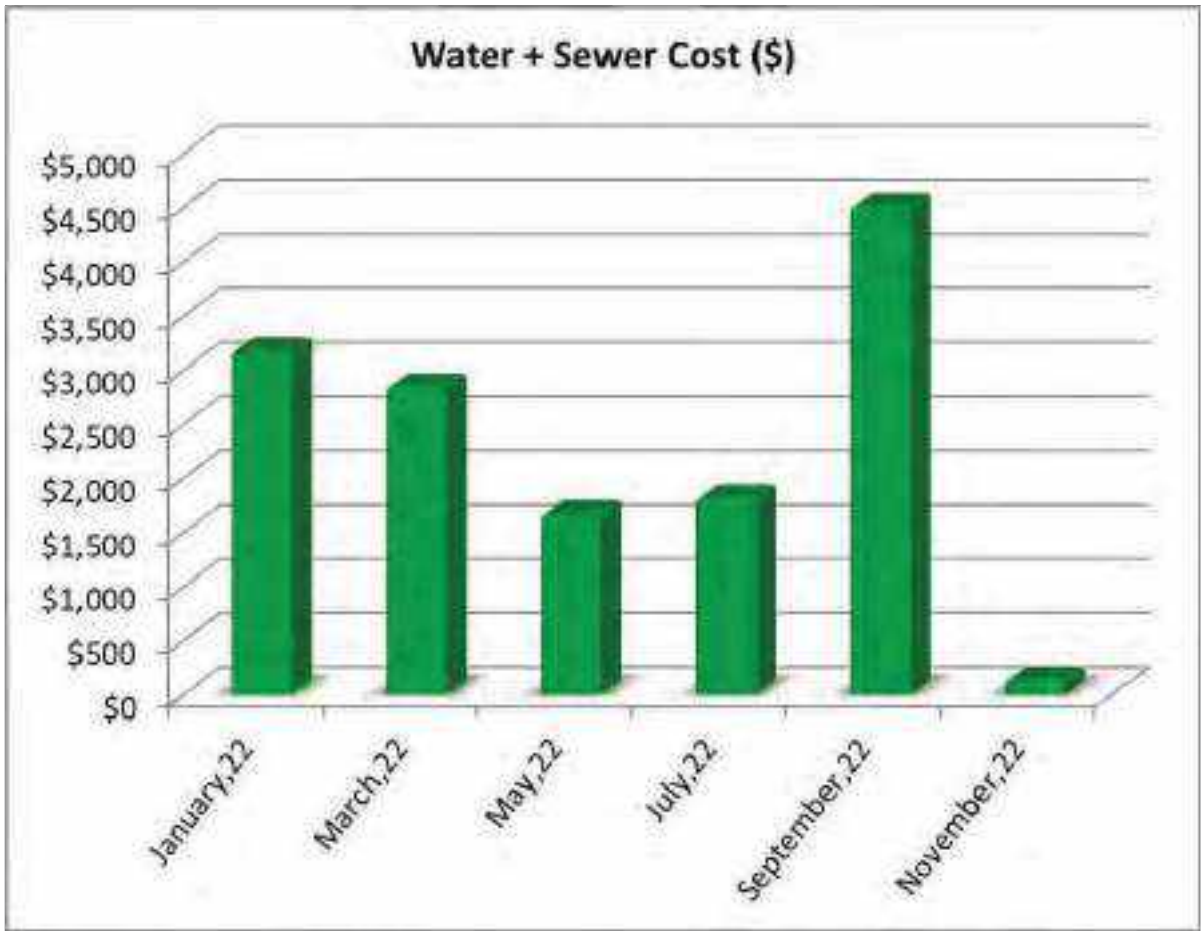
The water consumption pattern remains more or less flat over the 12-month period.

Based on the 2022 water usage and costs provided, the average blended price paid during the year was $11.18/kGal. The total annual consumption for the 12-month period analyzed is 1,266 kGal for a total cost of $14,145 kGal.

. Water and Sewer Consumption and Cost Data			
Billing Month	Consumption (kGal)	Unit Cost (per kGal)	Total Cost
January,22	284	$11.18	$3,177
March,22	254	$11.18	$2,842
May,22	150	$11.18	$1,672

. Water and Sewer Consumption and Cost Data			
July,22	162	$11.18	$1,814
September,22	403	$11.18	$4,506
November,22	12	$11.18	$134
TOTAL/AVERAGE	**1,266**	**$11.18**	**$14,145**


Domestic Water Usage(kGal)
500
400
300
200
100
0
January,22
March,22
May,22
July,22
September,22
November,22


Water + Sewer Cost ($)
$5,000
$4,500
$4,000
$3,500
$3,000
$2,500
$2,000
$1,500
$1,000
$500
$0
January,22
March,22
May,22
July,22
September,22
November,22

10. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property. These actions will ensure that the energy conservation measures identified in this report will remain effective. The following general recommendations should be continued or implemented.

Building Envelope

- Ensure that the building envelope has proper caulking and weather stripping.
- Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
- Inspect building vents semiannually for bird infestation

Lighting

- Use energy efficient replacement lamps (LEDs)
- Clean lighting fixture reflective surfaces and translucent covers.
- Ensure that timers and/or photocells are operating correctly on exterior lighting

11. Certification

City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Gladstone Park Restrooms, 600 East Gladstone Street, Glendora, California 91741, the “Property”. It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager’s walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling, or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose an Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property’s original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

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12. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Lighting System Schedule
Appendix J: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - RIGHT ELEVATION



4 - REAR ELEVATION



5 - UTILITY CLOSET



6 - RESTROOM OVERVIEW

Photographic Overview



7 - TOILETS



8 - SINKS



9 - URINALS



10 - DRINKING FOUNTAIN



11 - DISTRIBUTION PANEL



12 - IRRIGATION CONTROL PANEL

Photographic Overview



13 - BACKFLOW PREVENTER



14 - SIGNAGE



15 - PICNIC TABLE



16 - PLAY STRUCTURE



17 - BASKETBALL COURT



18 - PARKING LOT

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-039.379	Gladstone Park Restrooms
Source	**On-Site Date**
Google Earth	November 7, 2023

BUREAU VERITAS

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Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Gladstone Park Restrooms

Name of person completing form: Hugo Soltero

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: November 6, 2023

Phone Number: 626.676.6311

Method of Completion: DURING - verbally completed during assessment

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

	Data Overview	Response		
1	Year(s) constructed	Constructed	Renovated	YOC - 1965 SF - 365
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Unknown		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Unknown		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Unknown		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?			X		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.			X		
20	ADA: Has building management reported any accessibility-based complaints or litigation?			X		
21	Are any areas of the property leased to outside occupants?			X		



Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

No Documents Associated
With This Appendix

Appendix E:
Component Condition Report

Component Condition Report | Gladstone Park Restrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,800 SF	5	7177641
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	17	7052006
Roofing						
B3010	Roof- Restroom Building	Fair	Roofing, Asphalt Shingle, 20-Year Standard	933 SF	7	7051991
Interiors						
C1090	Restrooms building	Fair	Toilet Partitions, Metal	6	11	7051994
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	500 SF	5	7177638
C2010	Restrooms building	Good	Wall Finishes, Ceramic Tile	1,200 SF	28	7052019
C2030	Restrooms building	Fair	Flooring, Ceramic Tile	700 SF	20	7052011
C2050	Restrooms building	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	700 SF	5	7177639
Plumbing						
D2010	Site- Playarea	Fair	Backflow Preventer, Domestic Water	1	10	7052036
D2010	Restrooms- W	Fair	Toilet, Commercial Water Closet	4	7	7052035
D2010	Building exterior	Fair	Backflow Preventer, Domestic Water	1	9	7051997
D2010	Restrooms building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	4	7052002
D2010	Restrooms- M	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	15	7051998
D2010	Restrooms building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	700 SF	17	7177637
D2010	Utility closet	Fair	Sink/Lavatory, Service Sink, Floor	1	18	7052038
D2010	Restrooms- M	Fair	Urinal, Standard	2	10	7051988
D2010	Restrooms- W	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	15	7052001
HVAC						
D3060	Restrooms- M	Poor	Supplemental Components, Hand Dryer, Restroom	1	2	7052027
D3060	Restrooms- W	Fair	Supplemental Components, Hand Dryer, Restroom	1	5	7052003

Component Condition Report | Gladstone Park Restrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5020	Utility closet	Fair	Supplemental Components, Load Center, Single Phase Residential 120/240 V, 100 AMP	1	15	7177640
D5020	Restrooms building	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	700 SF	17	7051999
D5040	Restrooms building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	700 SF	10	7177636
D5040	Building exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 250 W	4	10	7177692
Pedestrian Plazas & Walkways						
G2020	Parking lot	Excellent	Parking Lots, Pavement, Asphalt, Mill & Overlay	16,490 SF	25	7052017
G2020	Site	Excellent	Parking Lots, Pavement, Asphalt, Seal & Stripe	4,400 SF	5	7052034
G2030	Site	Good	Sidewalk, Concrete, Small Areas/Sections	2,800 SF	37	7051995
Athletic, Recreational & Playfield Areas						
G2050	Site- Playarea 2	Fair	Play Structure, Multipurpose, Large	1	7	7052024
G2050	Site	Fair	Campground Accessories, Grill, Pedestal-Style	1	3	7052016
G2050	Site- Basketball court	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	12	7052009
G2050	Site	Fair	Play Structure, Swing Set, 4 Seats	2	8	7052008
G2050	Site- Playarea	Fair	Playfield Surfaces, Chips Rubber, 3" Depth	450 SF	3	7052030
G2050	Site- Playarea 2	Fair	Campground Accessories, Grill, Pedestal-Style	1	3	7052040
G2050	Site- Playarea	Fair	Play Structure, Multipurpose, Large	1	7	7052020
G2050	Site- Basketball court	Fair	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement	780 SF	12	7052015
Sitework						
G2060	Site- Playarea 2	Fair	Park Bench, Wood/Composite/Fiberglass	1	3	7052031
G2060	Site	Fair	Picnic Table, Precast Concrete	1	12	7052042
G2060	Site- Playarea 2	Fair	Park Bench, Wood/Composite/Fiberglass	1	3	7052023
G2060	Site- Playarea	Fair	Park Bench, Precast Concrete	1	10	7052004
G2060	Site	Fair	Picnic Table, Precast Concrete	1	12	7052018
G2060	Site- Basketball court	Fair	Park Bench, Metal Powder-Coated	1	7	7052013

Component Condition Report | Gladstone Park Restrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site- Playarea	Fair	Park Bench, Precast Concrete	1	10	7051990
G2060	Site	Fair	Picnic Table, Precast Concrete	1	12	7052029
G2060	Site- Trees Covered Seating	Good	Picnic Table, Precast Concrete	1	17	7052010
G2060	Site- Trees Covered Seating	Good	Picnic Table, Precast Concrete	1	17	7051987
G2060	Site- Playarea	Good	Picnic Table, Precast Concrete	1	19	7052032
G2060	Site- Playarea 2	Fair	Picnic Table, Metal Powder-Coated	1	5	7052007
G2060	Site- Basketball court	Fair	Park Bench, Metal Powder-Coated	1	7	7052005
G2060	Site- Trees Covered Seating	Good	Picnic Table, Precast Concrete	1	17	7052041
G2060	Site	Fair	Picnic Table, Precast Concrete	1	12	7052039
G2060	Site- Playarea	Good	Picnic Table, Precast Concrete	1	19	7052037
G2060	Site- Trees Covered Seating	Fair	Signage, Property, Monument, Replace/Install	1	4	7052000
G2060	Site- Playarea 2	Fair	Picnic Table, Wood/Composite/Fiberglass	1	5	7051996
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	6	7052022
G2060	Site- Trees Covered Seating	Fair	Picnic Table, Precast Concrete	1	14	7052012
G2060	Site- Playarea 2	Fair	Park Bench, Wood/Composite/Fiberglass	1	6	7052026
G2060	Site	Fair	Trash Receptacle, Portable/Light-Duty	1	4	7052014
G2060	Site- Trees Covered Seating	Good	Picnic Table, Precast Concrete	1	17	7051992
G2060	Site- Playarea 2	Fair	Picnic Table, Wood/Composite/Fiberglass	1	4	7051988
G2060	Site- Playarea 2	Fair	Park Bench, Wood/Composite/Fiberglass	1	3	7052021
G2060	Site- Trees Covered Seating	Fair	Picnic Table, Precast Concrete	1	16	7052033
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial	150,000 SF	10	7177691
G2080	Restrooms building	Fair	Irrigation System, Control Panel	1	8	7052025
G4050	Site- Playarea	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	2	10	7051993

Appendix F:
Replacement Reserves

Replacement Reserves Report

Gladstone Park Restrooms



12/28/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Gladstone Park Restrooms	$0	$0	$2,292	$6,749	$8,357	$20,001	$5,803	$133,068	$17,101	$11,626	$325,211	$9,530	$40,363	$0	$2,450	$50,436	$2,600	$44,181	$8,216	$10,179	$35,550	**$733,712**
Grand Total	**$0**	**$0**	**$2,292**	**$6,749**	**$8,357**	**$20,001**	**$5,803**	**$133,068**	**$17,101**	**$11,626**	**$325,211**	**$9,530**	**$40,363**	**$0**	**$2,450**	**$50,436**	**$2,600**	**$44,181**	**$8,216**	**$10,179**	**$35,550**	**$733,712**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building exterior	7177641	Exterior Walls, any painted surface, Prep & Paint	10	5	5	1800	SF	$3.00	$4.05	$7,290						$7,290										$7,290						**$14,580**
B2050	Building Exterior	7052006	Exterior Door, Steel, Standard, Replace	40	23	17	4	EA	$600.00	$810.00	$3,240																		$3,240				**$3,240**
B3010	Roof- Restroom Building	7051991	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	13	7	933	SF	$3.80	$5.13	$4,786								$4,786														**$4,786**
C1090	Restrooms building	7051994	Toilet Partitions, Metal, Replace	20	9	11	6	EA	$850.00	$1,147.50	$6,885												$6,885										**$6,885**
C2010	Throughout	7177638	Wall Finishes, any surface, Prep & Paint	10	5	5	500	SF	$1.50	$2.03	$1,013						$1,013										$1,013						**$2,025**
C2030	Restrooms building	7052011	Flooring, Ceramic Tile, Replace	40	20	20	700	SF	$18.00	$24.30	$17,010																					$17,010	**$17,010**
C2050	Restrooms building	7177639	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	5	5	700	SF	$2.50	$3.38	$2,363						$2,363										$2,363						**$4,725**
D2010	Building exterior	7051997	Backflow Preventer, Domestic Water, Replace	30	21	9	1	EA	$6,600.00	$8,910.00	$8,910										$8,910												**$8,910**
D2010	Site- Playarea	7052036	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	$6,600.00	$8,910.00	$8,910											$8,910											**$8,910**
D2010	Restrooms building	7177637	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	23	17	700	SF	$5.00	$6.75	$4,725																			$4,725			**$4,725**
D2010	Restrooms building	7052002	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	11	4	1	EA	$1,500.00	$2,025.00	$2,025					$2,025															$2,025		**$4,050**
D2010	Restrooms- W	7052035	Toilet, Commercial Water Closet, Replace	30	23	7	4	EA	$1,300.00	$1,755.00	$7,020								$7,020														**$7,020**
D2010	Restrooms- M	7051988	Urinal, Standard, Replace	30	20	10	2	EA	$1,100.00	$1,485.00	$2,970											$2,970											**$2,970**
D2010	Restrooms- W	7052001	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	15	15	2	EA	$1,700.00	$2,295.00	$4,590																$4,590						**$4,590**
D2010	Restrooms- M	7051998	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	15	15	2	EA	$1,700.00	$2,295.00	$4,590																$4,590						**$4,590**
D2010	Utility closet	7052038	Sink/Lavatory, Service Sink, Floor, Replace	35	17	18	1	EA	$800.00	$1,080.00	$1,080																				$1,080		**$1,080**
D3060	Restrooms- M	7052027	Supplemental Components, Hand Dryer, Restroom, Replace	10	8	2	1	EA	$1,600.00	$2,160.00	$2,160			$2,160										$2,160									**$4,320**
D3060	Restrooms- W	7052003	Supplemental Components, Hand Dryer, Restroom, Replace	10	5	5	1	EA	$1,600.00	$2,160.00	$2,160						$2,160										$2,160						**$4,320**
D5020	Utility closet	7177640	Supplemental Components, Load Center, Single Phase Residential 120/240 V, 100 AMP, Replace	30	15	15	1	EA	$5,700.00	$7,695.00	$7,695																$7,695						**$7,695**
D5020	Restrooms building	7051999	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	23	17	700	SF	$13.00	$17.55	$12,285																			$12,285			**$12,285**
D5040	Building exterior	7177692	Standard Fixture w/ Lamp, any type, w/ LED Replacement, 250 W, Replace	20	10	10	4	EA	$250.00	$337.50	$1,350											$1,350											**$1,350**
D5040	Restrooms building	7177636	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	700	SF	$2.10	$2.84	$1,985											$1,985											**$1,985**
G2020	Site	7052034	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	0	5	4400	SF	$0.45	$0.61	$2,673						$2,673					$2,673					$2,673					$2,673	**$10,692**
G2050	Site- Basketball court	7052009	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	13	12	1	EA	$9,500.00	$12,825.00	$12,825												$12,825										**$12,825**
G2050	Site- Basketball court	7052015	Athletic Surfaces & Courts, Basketball/General, Asphalt Pavement, Replace	25	13	12	780	SF	$6.50	$8.78	$6,845												$6,845										**$6,845**
G2050	Site	7052016	Campground Accessories, Grill, Pedestal-Style, Replace	15	12	3	1	EA	$600.00	$810.00	$810				$810																$810		**$1,620**
G2050	Site- Playarea 2	7052040	Campground Accessories, Grill, Pedestal-Style, Replace	15	12	3	1	EA	$600.00	$810.00	$810				$810																$810		**$1,620**
G2050	Site- Playarea	7052030	Playfield Surfaces, Chips Rubber, 3" Depth, Replace	15	12	3	450	SF	$3.50	$4.73	$2,126				$2,126																$2,126		**$4,253**
G2050	Site- Playarea 2	7052024	Play Structure, Multipurpose, Large, Replace	20	13	7	1	EA	$35,000.00	$47,250.00	$47,250								$47,250														**$47,250**
G2050	Site- Playarea	7052020	Play Structure, Multipurpose, Large, Replace	20	13	7	1	EA	$35,000.00	$47,250.00	$47,250								$47,250														**$47,250**
G2050	Site	7052008	Play Structure, Swing Set, 4 Seats, Replace	20	12	8	2	EA	$2,500.00	$3,375.00	$6,750									$6,750													**$6,750**
G2060	Site- Playarea 2	7052031	Park Bench, Wood/Composite/Fiberglass, Replace	20	17	3	1	EA	$600.00	$810.00	$810				$810																		**$810**
G2060	Site- Playarea 2	7052023	Park Bench, Wood/Composite/Fiberglass, Replace	20	17	3	1	EA	$600.00	$810.00	$810				$810																		**$810**
G2060	Site- Playarea 2	7052021	Park Bench, Wood/Composite/Fiberglass, Replace	20	17	3	1	EA	$600.00	$810.00	$810				$810																		**$810**
G2060	Site	7052014	Trash Receptacle, Portable/Light-Duty, Replace	15	11	4	1	EA	$400.00	$540.00	$540					$540																$540		**$1,080**
G2060	Site- Playarea 2	7051986	Picnic Table, Wood/Composite/Fiberglass, Replace	20	16	4	1	EA	$600.00	$810.00	$810					$810																		**$810**
G2060	Site- Playarea 2	7051996	Picnic Table, Wood/Composite/Fiberglass, Replace	20	15	5	1	EA	$600.00	$810.00	$810						$810																**$810**
G2060	Site- Playarea 2	7052007	Picnic Table, Metal Powder-Coated, Replace	20	15	5	1	EA	$700.00	$945.00	$945						$945																**$945**
G2060	Site- Playarea 2	7052026	Park Bench, Wood/Composite/Fiberglass, Replace	20	14	6	1	EA	$600.00	$810.00	$810							$810															**$810**
G2060	Site- Basketball court	7052013	Park Bench, Metal Powder-Coated, Replace	20	13	7	1	EA	$700.00	$945.00	$945								$945														**$945**
G2060	Site- Basketball court	7052005	Park Bench, Metal Powder-Coated, Replace	20	13	7	1	EA	$700.00	$945.00	$945								$945														**$945**
G2060	Site- Playarea	7052004	Park Bench, Precast Concrete, Replace	25	15	10	1	EA	$1,000.00	$1,350.00	$1,350											$1,350											**$1,350**
G2060	Site- Playarea	7051990	Park Bench, Precast Concrete, Replace	25	15	10	1	EA	$1,000.00	$1,350.00	$1,350											$1,350											**$1,350**
G2060	Site	7052042	Picnic Table, Precast Concrete, Replace	25	13	12	1	EA	$1,200.00	$1,620.00	$1,620													$1,620									**$1,620**
G2060	Site	7052018	Picnic Table, Precast Concrete, Replace	25	13	12	1	EA	$1,200.00	$1,620.00	$1,620													$1,620									**$1,620**
G2060	Site	7052029	Picnic Table, Precast Concrete, Replace	25	13	12	1	EA	$1,200.00	$1,620.00	$1,620													$1,620									**$1,620**
G2060	Site	7052039	Picnic Table, Precast Concrete, Replace	25	13	12	1	EA	$1,200.00	$1,620.00	$1,620													$1,620									**$1,620**
G2060	Site- Trees Covered Seating	7052012	Picnic Table, Precast Concrete, Replace	25	11	14	1	EA	$1,200.00	$1,620.00	$1,620															$1,620							**$1,620**
G2060	Site- Trees Covered Seating	7052033	Picnic Table, Precast Concrete, Replace	25	9	16	1	EA	$1,200.00	$1,620.00	$1,620																	$1,620					**$1,620**
G2060	Site- Trees Covered Seating	7051992	Picnic Table, Precast Concrete, Replace	25	8	17	1	EA	$1,200.00	$1,620.00	$1,620																		$1,620				**$1,620**
G2060	Site- Trees Covered Seating	7052041	Picnic Table, Precast Concrete, Replace	25	8	17	1	EA	$1,200.00	$1,620.00	$1,620																		$1,620				**$1,620**
G2060	Site- Trees Covered Seating	7052010	Picnic Table, Precast Concrete, Replace	25	8	17	1	EA	$1,200.00	$1,620.00	$1,620																		$1,620				**$1,620**

Replacement Reserves Report

Gladstone Park Restrooms

12/28/2023

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2060	Site- Trees Covered Seating	7051987	Picnic Table, Precast Concrete, Replace	25	8	17	1	EA	$1,200.00	$1,620.00	$1,620																		$1,620				**$1,620**
G2060	Site- Playarea	7052032	Picnic Table, Precast Concrete, Replace	25	6	19	1	EA	$1,200.00	$1,620.00	$1,620																				$1,620			**$1,620**
G2060	Site- Playarea	7052037	Picnic Table, Precast Concrete, Replace	25	6	19	1	EA	$1,200.00	$1,620.00	$1,620																				$1,620			**$1,620**
G2060	Site- Trees Covered Seating	7052000	Signage, Property, Monument, Replace/Install	20	16	4	1	EA	$3,000.00	$4,050.00	$4,050					$4,050																		**$4,050**
G2060	Site	7052022	Signage, Property, Monument, Replace/Install	20	14	6	1	EA	$3,000.00	$4,050.00	$4,050							$4,050																**$4,050**
G2080	Restrooms building	7052025	Irrigation System, Control Panel, Replace	15	7	8	1	EA	$5,000.00	$6,750.00	$6,750									$6,750														**$6,750**
G2080	Site	7177691	Irrigation System, Pop-Up Spray Heads, Commercial, Replace	20	10	10	150000	SF	$1.00	$1.35	$202,500											$202,500												**$202,500**
G4050	Site- Playarea	7051993	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	10	10	2	EA	$7,000.00	$9,450.00	$18,900											$18,900												**$18,900**
Totals, Unescalated												**$0**	**$0**	**$2,160**	**$6,176**	**$7,425**	**$17,253**	**$4,860**	**$108,196**	**$13,500**	**$8,910**	**$241,988**	**$6,885**	**$28,310**	**$0**	**$1,620**	**$32,373**	**$1,620**	**$26,730**	**$4,826**	**$5,805**	**$19,683**	**$538,320**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$2,292**	**$6,749**	**$8,357**	**$20,001**	**$5,803**	**$133,068**	**$17,101**	**$11,626**	**$325,211**	**$9,530**	**$40,363**	**$0**	**$2,450**	**$50,436**	**$2,600**	**$44,181**	**$8,216**	**$10,179**	**$35,550**	**$733,712**

Appendix G:
Equipment Inventory List

Mechanical Inventory - Gladstone Park Restrooms							
Equipment Location	Equipment	Capacity	Quantity	Year	Make	Model	Serial
Site- Playarea	Backflow Preventer	4 IN	1	Unknown	Inaccessible	Inaccessible	Inaccessible
Building exterior	Backflow Preventer	4 IN	1	Unknown	Inaccessible	Inaccessible	Inaccessible

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7052036	D2010	**Backflow Preventer**	Domestic Water	4 IN	Gladstone Park Restrooms	Site- Playarea	Inaccessible	Inaccessible	Inaccessible		000268	
2	7051997	D2010	**Backflow Preventer**	Domestic Water	4 IN	Gladstone Park Restrooms	Building exterior					000423	

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7177640	D5020	**Supplemental Components**	Load Center, Single Phase Residential 120/240 V, 100 AMP		Gladstone Park Restrooms	Utility closet	No dataplate	No dataplate	No dataplate			
2	7177692	D5040	**Standard Fixture w/ Lamp**	any type, w/ LED Replacement, 250 W		Gladstone Park Restrooms	Building exterior						4

Appendix H:
Energy Conservation Measures Calculations

Property of B All Rights Reserved

IC	Install Low low aucet Aerators
EAP2-b	Location: Restrooms
Attributes:	Replace 4x 1GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators

Property Type:	Commercial	Estimated No. of Operational Weeks	52
		Number of Occupied Days/Week (Max 7)	7

KITCHEN AUCETS			BATHROOM AUCETS		
Number of Occupants Affected By Retrofit			Number of Occupants Affected by Retrofit	20	
Do You Want To Replace Kitchen Faucets Aerators	No	(Select)	Do You Want To Replace Bathroom Faucets Aerators	Yes	(Select)
Total Number of Faucet Aerators To Be Replaced			Total Number of Faucet Aerators To Be Replaced	4	
Total Number of Faucets To Be Replaced:			Total Number of Faucets To Be Replaced:	0	
GPM of Existing Faucet Aerators	-	GPM	GPM of Existing Faucet Aerators	1	GPM
GPM of Proposed Faucet Aerator	-	GPM	GPM of Proposed Faucet Aerator	0.5	GPM
Estimated Number of Uses Per Day	4		Estimated Number of Uses Per Day	5	

Annual Water Savings From Installing Low Flow Aerators: 1.75 kGal

WATER ENERG SA ING CALCULATION			COST SA ING CALCULATION		
Select Type of Water Heater uel:	Electric	(Select)	Property Location in United States	Southern Localities	
Energy Factor of Domestic Hot Water Heater:	1.00	EF	Heating Fuel Tariff	$0.30	$/kWh
Hot Water Discharge Temperature at Faucet	110.00	°F	Water Tariff ($/1000 Gal)	$11.18	$/kGal
Equivalent Heating Fuel Savings:	145	kWh	Annual Cost Savings In Form of Water	$20	$
Savings Discounted by 15% to Account For Cold Water Use					
Annual Water Savings		kGal	Annual Energy Savings From Water Heater	$43	$

COST BENE IT ANAL SIS				
Estimated Material Cost	$32	Estiamted Labor Cost	$31	
Estimated Total Annual Cost Savings	$63	$$	Estimated Total Installation Cost	$63	$$
Simple Payback Period	1.00	Years	Type of Recommendation	No/Low Cost ECM Recommendation	

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ECM EXPLANATION:

B reducing the flo of ater co ing fro the restroo faucets aerators can generate energ sa ings at lo cost and ith eas installation The sa ings generated ould be in the for of reduced ater and se er costs and at the sa e ti e aerators ould sa e energ b reducing the de and for hot ater The a erage faucet has a flo rate of about 2 to PM dding a scre -in faucet aerator reduces the flo to to PM in the bathroo and 2 2 PM in the kitchen In addition to sa ing energ and ater the foa ier ater that co es fro faucet aerators ets ob ects better than ater fro a faucet ith no aerator hich tends to bounce off the ob ect rather than thoroughl etting it

B reco ends replacing the proposed faucet aerators ith ne lo flo aerators as entioned abo e The proposed ECM shall also result in an annual energ sa ing in for of reduction in ater heating bills

Summary:

Initial In est ent 6 Esti ated nnual Cost Sa ings 6 Si ple Pa back Period rs

Appendix I:
Lighting System Schedule

No Documents Associated
With This Appendix

Appendix J:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) **I**nvestment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepared for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd



Big Tree Park
665 South Santa Fe Avenue
Glendora, California 91741

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BV PROJECT #:
158691.23R000-041.379

DATE OF REPORT:
February 14, 2024

ON SITE DATE:
December 21, 2023

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A. Park Executive Summary

A-1. Park Overview and Assessment Details

General Information	
Park Type	Mini park
Number of Buildings	None
Main Address	665 South Santa Fe Avenue, Glendora, California 91741
Site Developed	1970s Renovated: 2010 7 2016
Site Area	0.34 acres (estimated)
Outside Occupants/Leased Spaces	None
Date(s) of Visit	December 21, 2023
Management Point of Contact	City of Glendora, Mr. Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Hugo Soltero 626.672.6311
Assessment and Report Prepared By	Usama Anwar
Reviewed By	Carl Alejandro Technical Reviewer carl.alejandro@bureauveritas.com 800.733.0660 x7296236
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

A-2. Park Findings and Deficiencies

Historical Summary

Big Tree Park was developed in the early 1970s. In 2010, the City of Glenora expanded the park and built a large wood gazebo. In 2016, another expansion increased the park's area by 15,000 square feet. This expansion included the replacement of fencing and the implementation of drought-tolerant landscaping updates. Currently, the park covers an overall area of 25,000 square feet.

Amenities and General Site

The existing amenities at the community park include a wooden gazebo, unpaved walking trails, and pre-cast picnic benches. The site area is planted with seasonal planters. The site boundaries are fenced by vinyl fencing. The other assets identified at the site include a park entrance monument sign and pole mounted lights. Overall, every site element is well maintained, and each asset is budgeted for replacement over the reserve term.

Architectural

There are no architectural assets identified on the site.

Mechanical, Electrical, Plumbing and Fire (MEPF)

There are no MEPF assets identified on the site.

Recommended Additional Studies

No additional studies recommended at this time.

B. Amenities and General Site

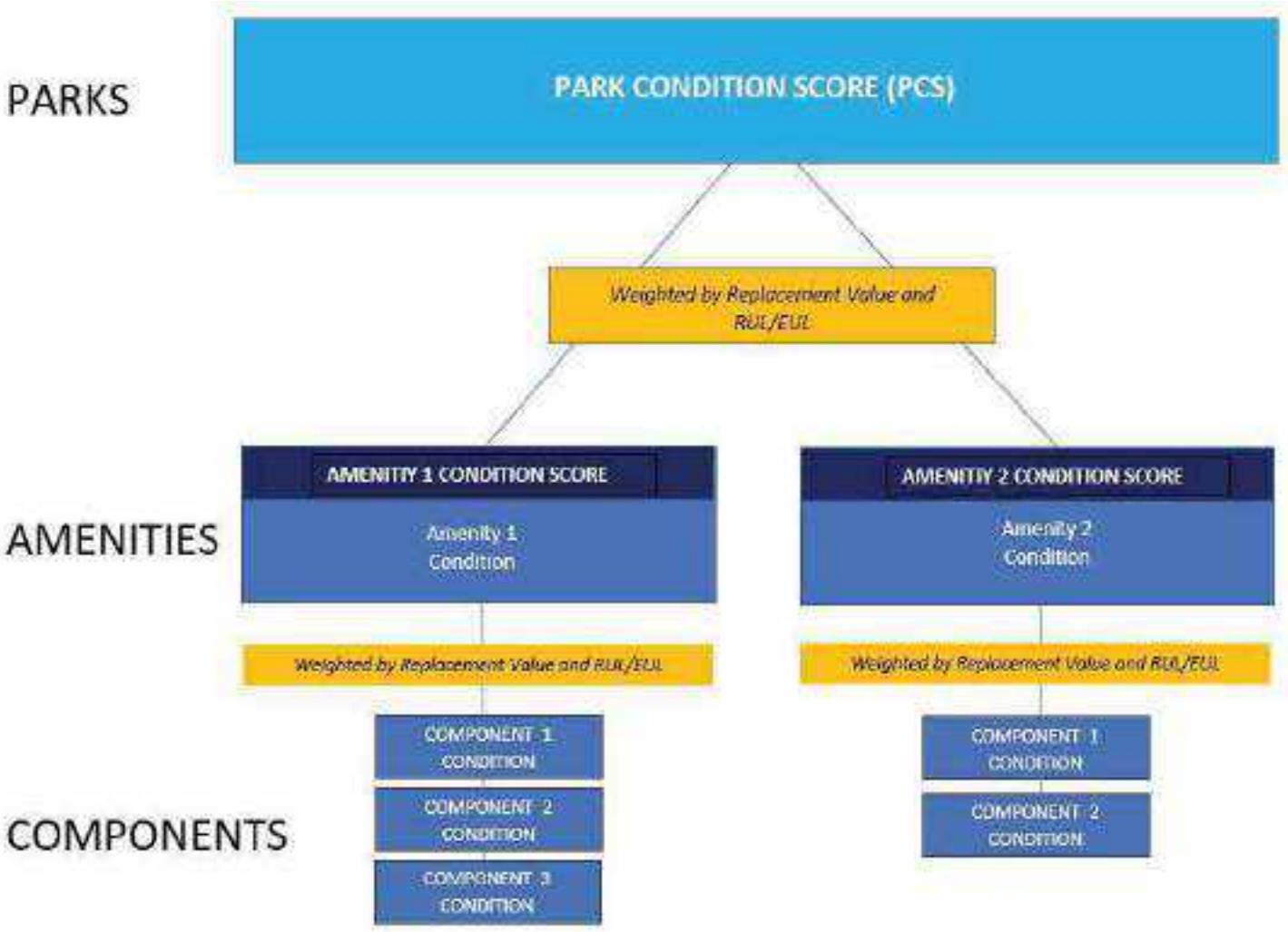
B-1. Prioritization Methodology

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

To assist in the overall prioritization effort, the following terms are used at the Component and Amenity level:

- **Component:** individual elements of the amenity or park that are evaluated and assigned conditions and GPS coordinates. Examples of components include benches, trash receptacles, tennis nets, playground surfaces, or split-rail fencing.
- **Amenity:** defined as a group of components that constitute a major feature of the park, logically grouped together by purpose and/or proximity. Examples of an amenity include a basketball court, a softball field, a dog park, picnic area, or playground.
- **Current Renewal Value (CRV):** the cost in today's dollars of the major constituent parts that make up the whole:
  - for Parks: CRV = renewal cost of all **developed** amenities within it (land value is excluded)
  - for Amenities: CRV = renewal cost of all significant components within it



The Amenity Condition Score (ACS) is a score calculated from an algorithm comprising a weighted average of the conditions of all the components within it.

AMENITY CONDITION SCORE (ACS) FORMULA = SUM [Remaining Value / Renewal Value (RenV) of combined components]

Remaining value = RenV multiplied by RUL/EUL

The Park Condition Score (PCS) is the total score for a single park property calculated from the sum of the Amenity Condition Scores (ACSs) for each amenity within the park.

PARK CONDITION SCORE FORMULA = SUM [Remaining Value]/ SUM [Renewal Value]

B-2. Park Prioritization Metrics

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

The PCS and ACS metrics have been developed so that the higher the score, the less the park or amenity needs short term financial attention, due to its relative condition. The lower the score, the more attention is needed. An increasingly low score indicates an increased need to address deficiencies, provide replacements or make essential repairs. The lower the score, the more the amenity or park requires renewal or replacement. Both PCS and ACS scores range from 0 to 100.

The color coding reflects the score definition. Higher scores are assigned a sliding scale of green, with 100 assigned the deepest green. Yellow indicates a condition in the middle of the range, with yellow green in the high mid ranges, and yellow red in the low mid ranges. Scores in the low range are assigned a sliding scale of red, with 0 assigned the deepest red.



FAILED CONDITION - 0 _____ EXCELLENT CONDITION -100

The table on the following page shows the PCS condition score of this park, along with the ACS condition score of each amenity within the park:

Big Tree Park	OVERALL CONDITION SCORE **38**	TOTAL ACRES: REPLACEMENT VALUE: **$ 260,330** REMAINING VALUE: **$ 97,978** SAFETY ISSUES: **0** FAILED COMPONENTS: **0**
General Site	COND. SCORE **38**	REPLACEMENT VALUE: **$ 260,330** REMAINING VALUE: **$ 97,978**

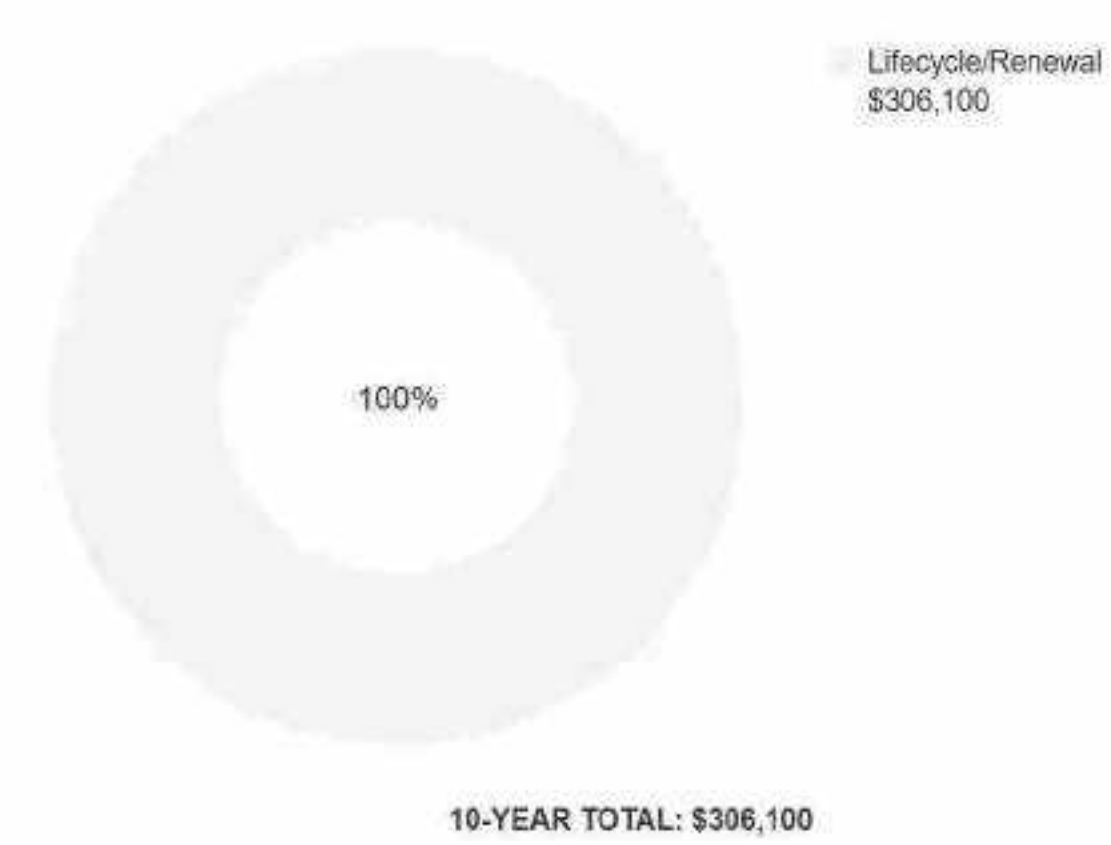
B-3. Plan Types (Amenities and General Site)

Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the best fit, typically the one with the greatest significance. See the *Purpose* description in the *Purpose and Scope* section for an explanation of Component Type.

Plan Type Descriptions

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental	■	Improvements to air, water, or soil quality, including removal of hazardous materials from the site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost) – Timeframe 10 Years



B-4. Immediate Needs (Amenities and General Site)

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

BV did not identify any immediate needs associated with the amenities or general park areas at this site.

B-5. Key Findings (Amenities and General Site)

Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

The numerical scoring of condition as shown in the Key Findings is based on a 0-100 scale, as illustrated below:

- 0 - Replacement has none or very low impact on park operations
- 33 – Replacement has low impact on park operations
- 66 - Replacement has medium impact on park operation
- 100 - Failing, safety or code requirement component with high impact on park operations

BV did not identify any key findings associated with the amenities or general park areas at this site.

B-6. General Site





General Site			
Asset Type	Community Park		
Asset Location	Throughout Park		
Overall Condition	Good		
Component	*Description*	*Quantity*	*Condition*
Sidewalk	Brick/Masonry Pavers, Replace	5240 SF	Fair
Fences and Gates	Fence, Vinyl 6', Replace	320 LF	Fair
Park Bench	Precast Concrete, Replace	3 EA	Good
Parking/Roadway Lighting	Pole-Mounted, any type with LED, Replace	6 EA	Good
Bollard	Concrete or Metal, Replace	4 EA	Fair
Picnic Table	Precast Concrete, Replace	3 EA	Good
Shed/Gazebo/Shade Structure	Wood or Metal-Framed, Basic/Minimal, Replace	580 SF	Fair
Irrigation System	Pop-Up Spray Heads, Commercial, Replace/Install	18950 SF	Fair

General Site			
Signage	Property, Monument, Replace/Install	1 EA	Good
Trash Receptacle	Medium-Duty Metal or Precast, Replace	2 EA	Fair
Irrigation System	Control Panel, Replace	1 EA	Fair
Sidewalk	Concrete, Large Areas, Replace	1700 SF	Good
Signage	Exterior/Site, Guide and Directional Pole-Mounted, Replace/Install	2 EA	Good
Drinking Fountain	Exterior/Site, Metal Pedestal, Replace	1 EA	Fair
Landscaping and Topography	Moderate landscaping features. Irrigation present Low to moderate site slopes throughout		
Storm Water Management	Surface drainage to developed and undeveloped surroundings		
Accessibility	Potential accessibility issues were not observed at this asset.		
Key Issues and Findings	None identified at this time of assessment		

C. Property Space Use and Observed Areas

Areas Observed

All the site areas were observed in order to gain a clear understanding of the facility's overall condition.

Key Spaces Not Observed

All key areas of the facility were accessible and observed.

D. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "public facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the checklists that are included in the Accessibility appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance.
- Only a representative sample of areas was observed.
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance.
- Itemized costs for individual non-compliant items are not / are included in the dataset.
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance.

The park was originally constructed in early 1970s. The park has been substantially renovated in 2010 and 2016.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues within the park were reported.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the park amenities and facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

E. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes construction systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of construction systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed, or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of existing systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe the exterior amenities of the property, including individual site elements. Building observations include interior areas, the significant mechanical, electrical and elevator equipment rooms, and roofs.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key facts about the portfolio.

F. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct, and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Amenities and General Site and Facilities sections of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

G. Energy Audit

The purpose of this Energy Audit is to provide Big Tree Park with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation, and special use areas.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

H. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

Establishing the energy baseline begins with an analysis of the utility cost and consumption of the facility. Utilizing the historical energy data and local weather information, we evaluate the existing utility consumption and assign it to the various end-uses throughout the buildings. The Historical Data Analysis breaks down utilities by consumption, cost, and annual profile.

This data is analyzed, using standard engineering assumptions and practices. The analysis serves the following functions:

- Allows our engineers to benchmark the energy and water consumption of the facilities against consumption of efficient buildings of similar construction, use and occupancy.
- Generates the historical and current unit costs for energy and water
- Provides an indication of how well changes in energy consumption correlate to changes in weather.
- Reveals potential opportunities for energy consumption and/or cost reduction. For example, the analysis may indicate that there is excessive, simultaneous heating and cooling, which may mean that there is an opportunity to improve the control of the heating and cooling systems.

By performing this analysis and leveraging our experience, our engineers prioritize buildings and pinpoint systems for additional investigation during the site visit, thereby maximizing the benefit of their time spent on-site and minimizing time and effort by the customer's personnel.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the utility rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Estimated Utility Rates	
Electricity	Water and Sewer
$0.30/kWh	$8.36/CCF

The data analyzed provides the following information: 1) breakdown of utilities by consumption, 2) cost and annual profile, 3) baseline consumption in terms of energy/utility at the facility, 4) the Energy Use Index, or BTU/SF, and cost/SF. For multiple water meters, the utility data is combined to illustrate annual consumption for each utility type.

Electricity

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility. The billing for the water and sewer is monthly.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. Hence energy benchmarking for the facility cannot be evaluated at this time. Bureau Veritas will update the report on receipt of the actual data.

I. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Big Tree Park. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated one Energy Conservation Measures (ECMs) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

The following table summarizes the recommended ECMs in terms of description, investment cost, energy consumption reduction, and cost savings.

Recommended Non-Renewable Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$103 *(In Current Dollars)*
Estimated Annual Cost Savings Related to ECMs	$234 *(In Current Dollars)*
Net Effective ECM Payback	0.44 years

Key Metrics to Benchmark the Subject Property's Energy Usage Profile

- Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.
- Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.
- Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.
- Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees, and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

Energy Conservation Measures Screening:

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified one Energy Conservation Measures (ECM) for the site. The basis for an ECM recommendation is a payback of less than the remaining useful life of the system or component. Recommended energy efficiency improvements and the installed cost estimates for recommended energy efficiency measures are provided in the following table:

Energy Conservation Measures					
Priority	Brief Description	Initial Investment	Annual Savings	Payback Period *(years)*	Component EUL *(years)*
1	Upgrade Site Lighting to LED	$89	$260	0.34	15

J. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property. These actions will ensure that the energy conservation measures identified in this report will remain effective. The following general recommendations should be continued or implemented.

Lighting

1. Use energy efficient replacement lamps (LEDs).
2. Clean lighting fixture reflective surfaces and translucent covers.
3. Ensure that timers and/or photocells are operating correctly on exterior lighting.

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K. Certification

City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Big Tree Park, 665 South Santa Fe Avenue, Glendora, California 91741, the “Property”. It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager’s walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling, or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property’s original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

Prepared by: Usama Anwar,
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Reviewed by:



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L. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Observation GPS Map Links
Appendix H: Equipment Inventory
Appendix I: Energy Conservation Measures Calculations
Appendix J: Lighting System Schedule
Appendix K: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview



1 - PARK OVERVIEW 1



2 - PARK OVERVIEW 2



3 - PARK OVERVIEW 3



4 - SITE WALKWAY



5 - BRICK PAVED WALKWAY



6 - WOOD FRAMED GAZEBO

Photographic Overview



7 - DRINKING FOUNTAIN



8 - MONUMENT SIGNAGE



9 - POLE LIGHT



10 - CONCRETE PICNIC TABLE



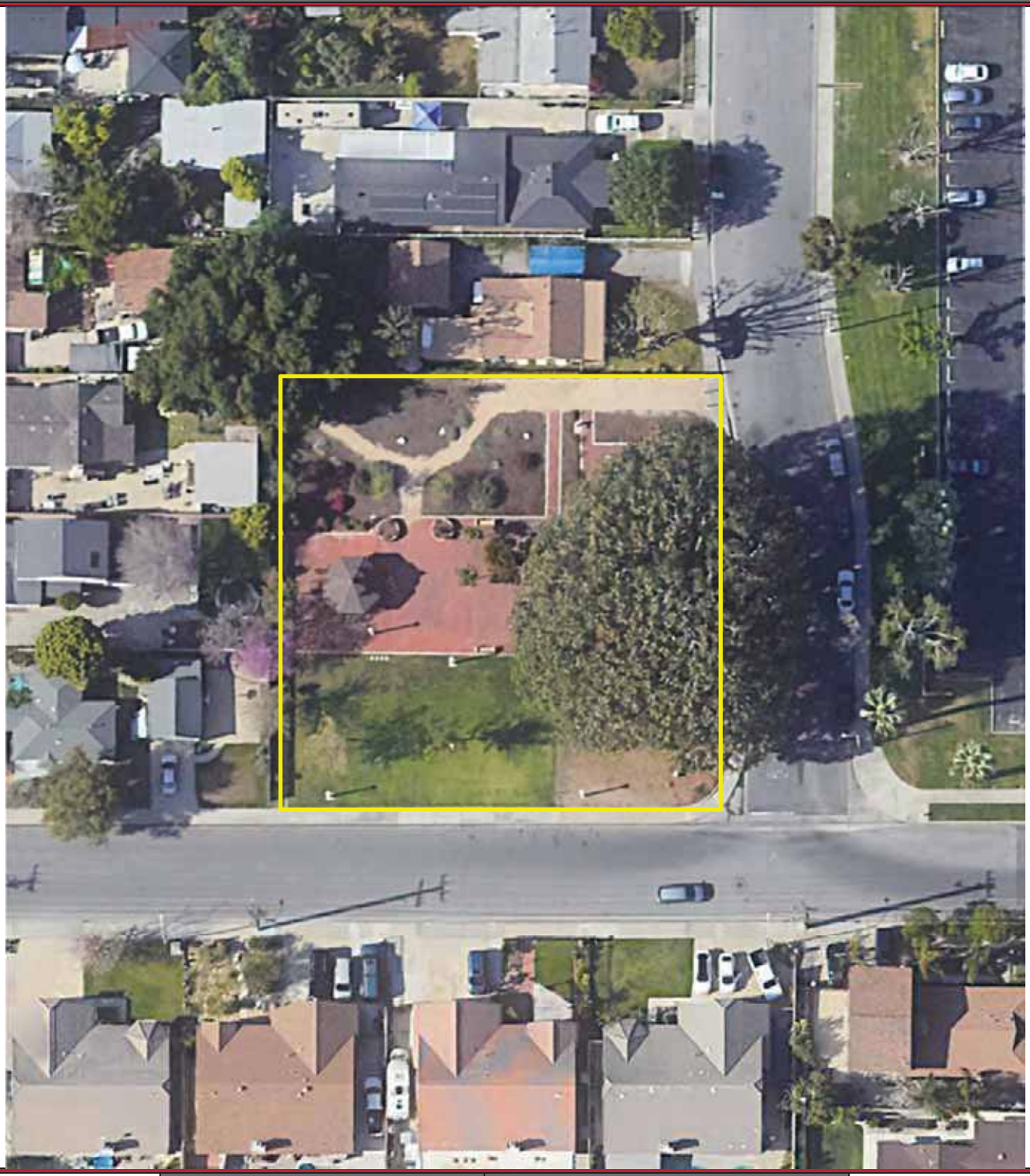
11 - CONCRETE PARK BENCH



12 - SITE FENCING

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-041.379	Big Tree Park
Source	**On-Site Date**
Google	December 21, 2023

BUREAU VERITAS

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Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Big Tree Park

Name of person completing form: Hugo Soltero

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: 11/6/2023

Phone Number:

Method of Completion: DURING - verbally completed during assessment

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

	Data Overview	Response		
1	Year(s) constructed	Constructed: 1970	Renovated:	2010; 2016 expansions
2	Building size in SF	25,000 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	NA	
		Roof	NA	
		Interiors	NA	
		HVAC	NA	
		Electrical	NA	
		Site Pavement	Unknown	
		Accessibility	Unknown	
4	List other significant capital improvements (focus on recent years; provide approximate date).	Unknown		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Unknown		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Unknown		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?				X	
8	Are there any wall, window, basement or roof leaks?				X	
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?				X	
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?				X	
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?				X	
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?				X	
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?				X	
18	ADA: Has an accessibility study been previously performed? If so, when?			X		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.			X		
20	ADA: Has building management reported any accessibility-based complaints or litigation?			X		
21	Are any areas of the property leased to outside occupants?			X		



Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Big Tree Park

BV Project Number: 158691.23R000-041.379

Abbreviated Accessibility Checklist					
Facility History & Interview					
	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	There are no buildings or parking areas at the property.
2	Have any ADA improvements been made to the property since original construction? Describe.			X	
3	Has building management reported any accessibility-based complaints or litigation?			X	

Abbreviated Accessibility Checklist

Parking

Parking section not applicable at this site.

Abbreviated Accessibility Checklist

Exterior Accessible Route

Exterior Accessible Route section not applicable at this site.

Abbreviated Accessibility Checklist

Building Entrances

Building Entrances section not applicable at this site.

Abbreviated Accessibility Checklist

Interior Accessible Route

Interior Accessible Route section not applicable at this site.

Abbreviated Accessibility Checklist

Elevators

Elevators section not applicable at this site.

Abbreviated Accessibility Checklist

Public Restrooms

Public Restrooms section not applicable at this site.

Abbreviated Accessibility Checklist

Kitchens/Kitchenettes

Kitchens/Kitchenettes section not applicable at this site.

Playgrounds & Swimming Pools section not applicable at this site.

Abbreviated Accessibility Checklist

Hospitality

Hospitality section not applicable at this site.

Abbreviated Accessibility Checklist

Self-Service Storage

Self-Service Storage section not applicable at this site.

Abbreviated Accessibility Checklist

Courtrooms

Courtrooms section not applicable at this site.

Appendix E:
Component Condition Report

Component Condition Report | Big Tree Park

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity		RUL	ID
Plumbing							
D2010	Site	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	1		7	7179819
Special Construction & Demo							
F1020	Site- Gazebo	Fair	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal	580	SF	18	7179830
Pedestrian Plazas & Walkways							
G2030	Site	Fair	Sidewalk, Brick/Masonry Pavers	5,240	SF	8	7179823
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	1,500	SF	30	7179841
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	200	SF	30	7179839
Sitework							
G2060	Site	Fair	Fences & Gates, Fence, Vinyl 6'	320	LF	16	7179817
G2060	Site	Good	Park Bench, Precast Concrete	1		19	7179838
G2060	Site	Fair	Bollard, Concrete or Metal	4		12	7179837
G2060	Site	Good	Picnic Table, Precast Concrete	1		17	7179824
G2060	Site	Good	Park Bench, Precast Concrete	1		19	7179829
G2060	Site	Good	Park Bench, Precast Concrete	1		19	7179818
G2060	Site	Good	Signage, Property, Monument, Replace/Install	1		15	7179836
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1		12	7179821
G2060	Site	Good	Picnic Table, Precast Concrete	1		17	7179831
G2060	Site	Good	Picnic Table, Precast Concrete	1		17	7179834
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1		12	7179828
G2060	Site	Good	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	1		15	7179826
G2060	Site	Good	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	1		15	7179833
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install [No tag found*]	18,950	SF	11	7179832
G2080	Site	Fair	Irrigation System, Control Panel [No tag found]	1		5	7179825

Component Condition Report | Big Tree Park

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G4050	Site	Good	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED	1	13	7179840
G4050	Site	Good	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED	1	13	7179820
G4050	Site	Good	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED	1	13	7179822
G4050	Site	Good	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED	1	13	7179827
G4050	Site	Good	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED	1	13	7179842
G4050	Site	Good	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED	1	13	7179835

Appendix F:
Replacement Reserves

Replacement Reserves Report

Big Tree Park

2/14/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Big Tree Park	$0	$0	$0	$0	$0	$7,825	$0	$2,490	$295,717	$0	$0	$35,412	$10,394	$14,274	$0	$8,413	$19,411	$8,033	$33,325	$7,102	$12,191	**$454,588**
Grand Total	**$0**	**$0**	**$0**	**$0**	**$0**	**$7,825**	**$0**	**$2,490**	**$295,717**	**$0**	**$0**	**$35,412**	**$10,394**	**$14,274**	**$0**	**$8,413**	**$19,411**	**$8,033**	**$33,325**	**$7,102**	**$12,191**	**$454,588**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Site	7179819	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	8	7	1	EA	$1,500.00	$2,025.00	$2,025								$2,025														**$2,025**
F1020	Site- Gazebo	7179830	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	30	12	18	580	SF	$25.00	$33.75	$19,575																			$19,575				**$19,575**
G2030	Site	7179823	Sidewalk, Brick/Masonry Pavers, Replace	30	22	8	5240	SF	$33.00	$44.55	$233,442									$233,442														**$233,442**
G2060	Site	7179828	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	8	12	1	EA	$700.00	$945.00	$945													$945										**$945**
G2060	Site	7179821	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	8	12	1	EA	$700.00	$945.00	$945													$945										**$945**
G2060	Site	7179817	Fences & Gates, Fence, Vinyl 6', Replace	25	9	16	320	LF	$28.00	$37.80	$12,096																	$12,096						**$12,096**
G2060	Site	7179824	Picnic Table, Precast Concrete, Replace	25	8	17	1	EA	$1,200.00	$1,620.00	$1,620																		$1,620					**$1,620**
G2060	Site	7179831	Picnic Table, Precast Concrete, Replace	25	8	17	1	EA	$1,200.00	$1,620.00	$1,620																		$1,620					**$1,620**
G2060	Site	7179834	Picnic Table, Precast Concrete, Replace	25	8	17	1	EA	$1,200.00	$1,620.00	$1,620																		$1,620					**$1,620**
G2060	Site	7179838	Park Bench, Precast Concrete, Replace	25	6	19	1	EA	$1,000.00	$1,350.00	$1,350																			$1,350				**$1,350**
G2060	Site	7179829	Park Bench, Precast Concrete, Replace	25	6	19	1	EA	$1,000.00	$1,350.00	$1,350																			$1,350				**$1,350**
G2060	Site	7179818	Park Bench, Precast Concrete, Replace	25	6	19	1	EA	$1,000.00	$1,350.00	$1,350																			$1,350				**$1,350**
G2060	Site	7179836	Signage, Property, Monument, Replace/Install	20	5	15	1	EA	$3,000.00	$4,050.00	$4,050																$4,050							**$4,050**
G2060	Site	7179826	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	20	5	15	1	EA	$500.00	$675.00	$675																$675							**$675**
G2060	Site	7179833	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	20	5	15	1	EA	$500.00	$675.00	$675																$675							**$675**
G2060	Site	7179837	Bollard, Concrete or Metal, Replace	30	18	12	4	EA	$1,000.00	$1,350.00	$5,400													$5,400										**$5,400**
G2080	Site	7179825	Irrigation System, Control Panel, Replace	15	10	5	1	EA	$5,000.00	$6,750.00	$6,750						$6,750																	**$13,500**
G2080	Site	7179832	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	9	11	18950	SF	$1.00	$1.35	$25,583												$25,583											**$25,583**
G4050	Site	7179835	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, Replace	20	7	13	1	EA	$1,200.00	$1,620.00	$1,620														$1,620									**$1,620**
G4050	Site	7179842	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, Replace	20	7	13	1	EA	$1,200.00	$1,620.00	$1,620														$1,620									**$1,620**
G4050	Site	7179822	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, Replace	20	7	13	1	EA	$1,200.00	$1,620.00	$1,620														$1,620									**$1,620**
G4050	Site	7179827	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, Replace	20	7	13	1	EA	$1,200.00	$1,620.00	$1,620														$1,620									**$1,620**
G4050	Site	7179820	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, Replace	20	7	13	1	EA	$1,200.00	$1,620.00	$1,620														$1,620									**$1,620**
G4050	Site	7179840	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, Replace	20	7	13	1	EA	$1,200.00	$1,620.00	$1,620														$1,620									**$1,620**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$6,750**	**$0**	**$2,025**	**$233,442**	**$0**	**$0**	**$25,583**	**$7,290**	**$9,720**	**$0**	**$5,400**	**$12,096**	**$4,860**	**$19,575**	**$4,050**	**$6,750**	**$337,541**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$7,825**	**$0**	**$2,490**	**$295,717**	**$0**	**$0**	**$35,412**	**$10,394**	**$14,274**	**$0**	**$8,413**	**$19,411**	**$8,033**	**$33,325**	**$7,102**	**$12,191**	**$454,588**

Appendix G:
Observation GPS Map Links

Component Description	Attributes	Action Description	Location Description	Condition	Latitude	Longitude	GPS Map Link	Plan Type	Helper Label	Effective Age	Lifespan	RUL	Fiscal Year Observed	Quantity	Unit Cost	Total Cost	Barcode	Comments Public	Park Name	AssetCALCID
Park Bench	Precast Concrete	Replace	Site	Good	34.126985	-117.866689	https://www.google.com/maps?q=34.126985,-117.866689	Lifecycle/Renewal	Park Bench, Precast Concrete, Replace	6	25	19		1	1083	1083	002532		Big Tree Park	7179838
Picnic Table	Precast Concrete	Replace	Site	Good	34.127192	-117.866446	https://www.google.com/maps?q=34.127192,-117.866446	Lifecycle/Renewal	Picnic Table, Precast Concrete, Replace	8	25	17		1	1299.6	1299.6	002516		Big Tree Park	7179824
Park Bench	Precast Concrete	Replace	Site	Good	34.126973	-117.866514	https://www.google.com/maps?q=34.126973,-117.866514	Lifecycle/Renewal	Park Bench, Precast Concrete, Replace	6	25	19		1	1083	1083	002559		Big Tree Park	7179829
Park Bench	Precast Concrete	Replace	Site	Good	34.127208	-117.866791	https://www.google.com/maps?q=34.127208,-117.866791	Lifecycle/Renewal	Park Bench, Precast Concrete, Replace	6	25	19		1	1083	1083	002507		Big Tree Park	7179818
Signage	Property, Monument	Replace/Install	Site	Good	34.126839	-117.866327	https://www.google.com/maps?q=34.126839,-117.866327	Lifecycle/Renewal	Signage, Property, Monument, Replace/Install	5	20	15		1	3249	3249	002562		Big Tree Park	7179836
Picnic Table	Precast Concrete	Replace	Site	Good	34.127000	-117.866537	https://www.google.com/maps?q=34.127000,-117.866537	Lifecycle/Renewal	Picnic Table, Precast Concrete, Replace	8	25	17		1	1299.6	1299.6	002532*		Big Tree Park	7179831
Picnic Table	Precast Concrete	Replace	Site	Good	34.126949	-117.866540	https://www.google.com/maps?q=34.126949,-117.866540	Lifecycle/Renewal	Picnic Table, Precast Concrete, Replace	8	25	17		1	1299.6	1299.6	002530		Big Tree Park	7179834
Signage	Exterior/Site, Guide & Directional Pole-Mounted	Replace/Install	Site	Good	34.127242	-117.866320	https://www.google.com/maps?q=34.127242,-117.866320	Lifecycle/Renewal	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	5	20	15		1	541.5	541.5	002554		Big Tree Park	7179826
Signage	Exterior/Site, Guide & Directional Pole-Mounted	Replace/Install	Site	Good	34.126860	-117.866790	https://www.google.com/maps?q=34.126860,-117.866790	Lifecycle/Renewal	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	5	20	15		1	541.5	541.5	002560		Big Tree Park	7179833
Drinking Fountain	Exterior/Site, Metal Pedestal	Replace	Site	Fair	34.127204	-117.866480	https://www.google.com/maps?q=34.127204,-117.866480	Lifecycle/Renewal	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	8	15	7		1	1624.5	1624.5	002517		Big Tree Park	7179819
Trash Receptacle	Medium-Duty Metal or Precast	Replace	Site	Fair	34.127178	-117.866409	https://www.google.com/maps?q=34.127178,-117.866409	Lifecycle/Renewal	Trash Receptacle, Medium-Duty Metal or Precast, Replace	8	20	12		1	758.1	758.1	002598		Big Tree Park	7179828
Irrigation System	Control Panel	Replace	Site	Fair	34.127139	-117.866438	https://www.google.com/maps?q=34.127139,-117.866438	Lifecycle/Renewal	Irrigation System, Control Panel, Replace	10	15	5		1	5415	5415	002506		Big Tree Park	7179825
Trash Receptacle	Medium-Duty Metal or Precast	Replace	Site	Fair	34.126942	-117.866491	https://www.google.com/maps?q=34.126942,-117.866491	Lifecycle/Renewal	Trash Receptacle, Medium-Duty Metal or Precast, Replace	8	20	12		1	758.1	758.1	002536		Big Tree Park	7179821
Shed/Gazebo/Shade Structure	Wood or Metal-Framed, Basic/Minimal	Replace	Site-Gazebo	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Shed/Gazebo/Shade Structure, Wood or Metal-Framed, Basic/Minimal, Replace	12	30	18		580	27.075	15703.5			Big Tree Park	7179830
Irrigation System	Pop-Up Spray Heads, Commercial	Replace/Install	Site	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	9	20	11		18950	1.083	20522.85	002506*		Big Tree Park	7179832
Bollard	Concrete or Metal	Replace	Site	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Bollard, Concrete or Metal, Replace	18	30	12		4	1083	4332			Big Tree Park	7179837
Sidewalk	Brick/Masonry Pavers	Replace	Site	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Sidewalk, Brick/Masonry Pavers, Replace	22	30	8		5240	35.739	187272.36			Big Tree Park	7179823
Fences & Gates	Fence, Vinyl 6'	Replace	Site	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Fences & Gates, Fence, Vinyl 6', Replace	9	25	16		320	30.324	9703.68			Big Tree Park	7179817
Parking/Roadway Lighting	Pole-Mounted, any type w/ LED	Replace	Site	Good	34.126982	-117.866528	https://www.google.com/maps?q=34.126982,-117.866528	Lifecycle/Renewal	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, 50 to 125W, Replace	7	20	13		1	1299.6	1299.6	002535		Big Tree Park	7179835
Parking/Roadway Lighting	Pole-Mounted, any type w/ LED	Replace	Site	Good	34.127069	-117.866808	https://www.google.com/maps?q=34.127069,-117.866808	Lifecycle/Renewal	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, 50 to 125W, Replace	7	20	13		1	1299.6	1299.6	002596		Big Tree Park	7179842
Parking/Roadway Lighting	Pole-Mounted, any type w/ LED	Replace	Site	Good	34.126843	-117.866373	https://www.google.com/maps?q=34.126843,-117.866373	Lifecycle/Renewal	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, 50 to 125W, Replace	7	20	13		1	1299.6	1299.6	002565		Big Tree Park	7179822
Parking/Roadway Lighting	Pole-Mounted, any type w/ LED	Replace	Site	Good	34.126791	-117.866737	https://www.google.com/maps?q=34.126791,-117.866737	Lifecycle/Renewal	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, 50 to 125W, Replace	7	20	13		1	1299.6	1299.6	002531		Big Tree Park	7179827
Parking/Roadway Lighting	Pole-Mounted, any type w/ LED	Replace	Site	Good	34.126970	-117.866732	https://www.google.com/maps?q=34.126970,-117.866732	Lifecycle/Renewal	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, 50 to 125W, Replace	7	20	13		1	1299.6	1299.6	002533		Big Tree Park	7179820
Parking/Roadway Lighting	Pole-Mounted, any type w/ LED	Replace	Site	Good	34.126950	-117.866625	https://www.google.com/maps?q=34.126950,-117.866625	Lifecycle/Renewal	Parking/Roadway Lighting, Pole-Mounted, any type w/ LED, 50 to 125W, Replace	7	20	13		1	1299.6	1299.6	002561		Big Tree Park	7179840
Sidewalk	Concrete, Large Areas	Replace	Site	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Sidewalk, Concrete, Large Areas, Replace	20	50	30		1500	9.747	14620.5			Big Tree Park	7179841
Sidewalk	Concrete, Large Areas	Replace	Site	Fair			https://www.google.com/maps?q=	Lifecycle/Renewal	Sidewalk, Concrete, Large Areas, Replace	20	50	30		200	9.747	1949.4			Big Tree Park	7179839

Appendix H:
Equipment Inventory

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Appendix I:
Energy Conservation Measures Calculations

roperty o B All Rights Reser ed

IC	Upgrade Site Lighting to LED
EAL10	Location: Site - Big Tree Park
Attributes:	Replace CFL (6x)

	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O M Savings
Upgrade Lighting to LED	1	6	6	839	251.60	9.

Existing Technology	Sub-Technology	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O M Savings
CFL	CFL - 2 Pin	0	0	0	0	0	0
CFL	CFL - Pin	0	0	0	0	0	0
CFL	CFL - Screw-in	1	6	6	839	252	9
Circiline	T9	0	0	0	0	0	0
Incan/H/MR	H	0	0	0	0	0	0
Incan/H/MR	Incan	0	0	0	0	0	0
Incan/H/MR	MR	0	0	0	0	0	0
HID	HPS	0	0	0	0	0	0
HID	MH	0	0	0	0	0	0
HID	M	0	0	0	0	0	0
HID	L	0	0	0	0	0	0
Linear Fluorescent	T8	0	0	0	0	0	0
Linear Fluorescent	T12	0	0	0	0	0	0
Linear Fluorescent	T8 U	0	0	0	0	0	0
Linear Fluorescent	T12 U	0	0	0	0	0	0
Linear Fluorescent	T5	0	0	0	0	0	0
Linear Fluorescent	T6	0	0	0	0	0	0
Linear Fluorescent	T10	0	0	0	0	0	0

Proposed Controls	No. of Controls		No. of Controls
Photo Sensor	0	Ceiling Mounted	0
Wall Mounted	0		

Initial Investment		Equipment Rentals	
Material Cost	6 .80	Scissor Lift 26' - Interior Spaces	0.00
Labor Cost	21.62	Bucket Truck - Exterior Spaces	0.00
Local Electric Rate	0.30 /kWh	Estimated Annual Energy Savings	839
		Estimated Demand Savings	0
Hourly Labor Rate For Electrician	2.05	Estimated Annual Energy Cost Savings	252
udgeted Initial Investment	89	Estimated Annual M Cost Savings	9
Estimated Return on Investment	0.3 ears	Estimated Annual Cost Savings	261
(Including M Savings)			

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Appendix J:
Lighting System Schedule

Lighting Schedule - Existing

										Lamp Details				Fixture Details						Existing Consumption	
Line No.	Building Name	Interior/ Exterior	Floor	Space Type	Room No.	Additional Area Description	LUX	Control Quantity	Existing Control	Technology	Sub-Technology	Lamp Type	Total Lamps	Fixture Type	Linear Fluorescent Fixture Lens	Fixture Mounting	Fixture Quantity	24x7 Fixture Count	Fixture Height	Annual Hours	Existing Annual kWh
1	Big Tree Park	Interior	1	Site			-	0	Photosensor	CFL	CFL - Screw-in	CFL55	6	Pole Post Top	Prism		6	No	≥ 9	4,368	1,441

Appendix K:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) Investment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

prepare for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd



South Hills Park Restrooms
701 East Mauna Loa Avenue
Glendora, California 91741

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BV CONTACT:
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BV PROJECT #:

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Restroom Building
Main Address	701 East Mauna Loa Avenue, Glendora, California 91741
Site Developed	1973
Site Area	1.33 acres (estimated)
Parking Spaces	56 total spaces all in open lots; two of which are accessible
Building Area	374 square feet
Number of Stories	One above grade
Outside Occupants/Leased Spaces	None
Date(s) of Visit	November 7, 2023
Management Point of Contact	City of Glendora, Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Hugo Soltero 626.672.6311
Assessment and Report Prepared By	Usama Anwar
Reviewed By	Carl Alejandro Technical Reviewer Carl.Alejandro@bureauveritas.com 800.733.0660 x7296236
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

South Hills Park Restrooms building was originally built in 1973. It is located to the eastern end of the park. No major renovations were reported or observed during inspection.

Architectural

The building is made of concrete masonry units and has a gated entrance to both men and women restrooms. The structural components appeared free of any deficiencies. The building roof is covered with low-pitched modified bitumen layers. No physical damage to the roof was directly visible, however it is covered with a large tree planted at its back. Excessive debris can cause excessive damage to the roof and cause moisture to become trapped, leading to structural damage. Hence, trimming of the tree is recommended to protect the rooftop and exterior facade. The exterior façade is finished with glazed masonry units that show no cracking and spalling issues due to water infiltration. The restroom floors are covered with ceramic tiles that exhibit no signs of degradation. All the architectural assets are budgeted for replacement at the end of the expected useful life.

Mechanical, Electrical, Plumbing and Fire (MEPF)

No HVAC system is installed in the building. Corrosion-resistant stainless steel plumbing fittings and fixtures are installed in the restrooms. The plumbing fixtures are plumbed well with no reported issues of plumbing failures or leakages. No domestic hot water is supplied to the building. A pole-mounted secondary transformer feeds and satisfies the low-voltage distribution system in the building to meet electrical load. Wall pack lights illuminate the interior spaces of the building. No fire protection system was identified in the building. An anticipatory cost for all the MEPF assets is anticipated.

Site

Asphalt parking lot and concrete paved sidewalks constitute the flatwork of the site. Sidewalks are free of cracks and heaving, and asphalt pavement has been regularly maintained. A small play area containing play components and park benches is present next to the restroom building. Two small dog parks are also located at the western boundary of the park. Overall, site maintenance appears to be well-maintained, and site improvements and landscaping are generally in good condition.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

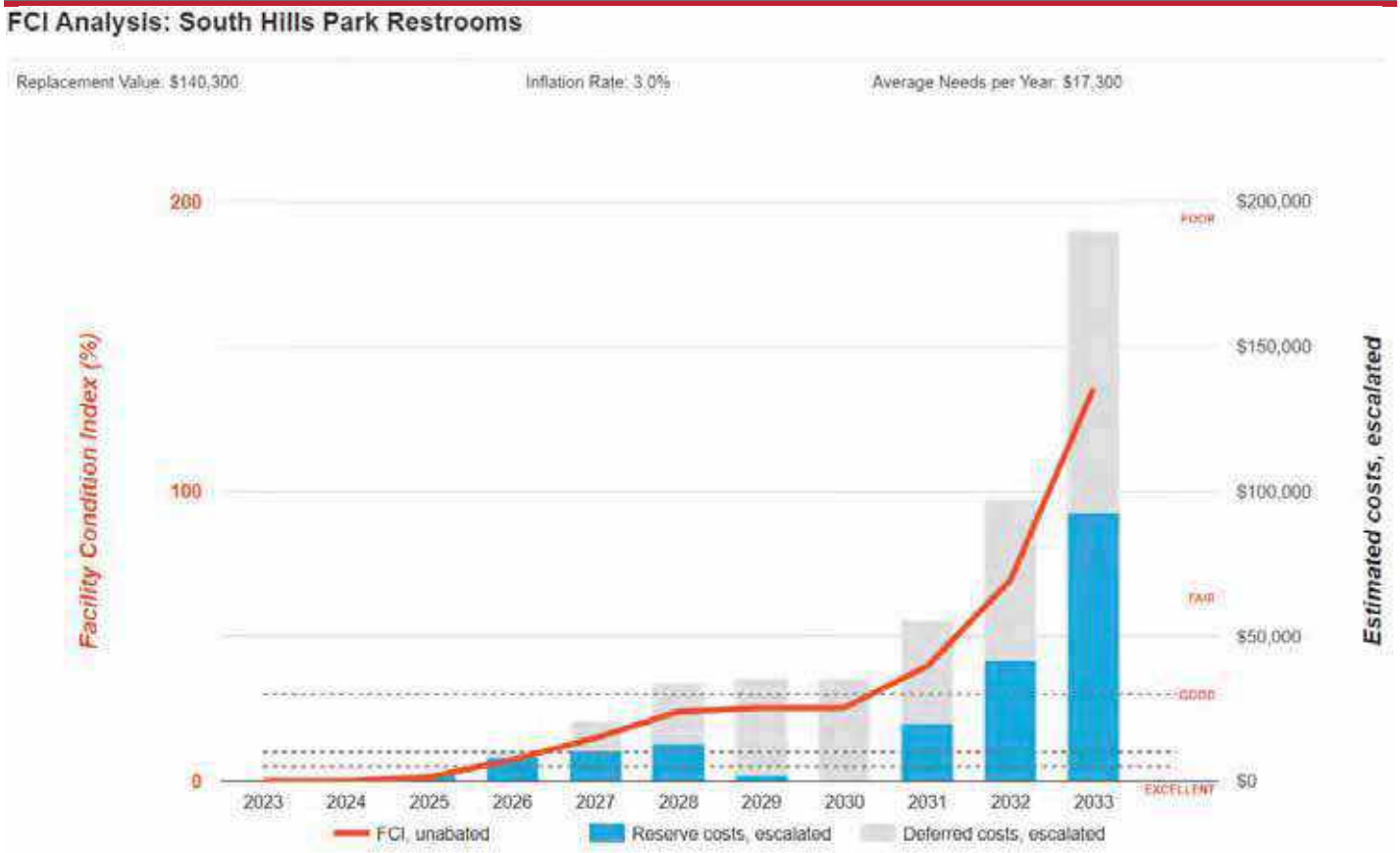
FCI Analysis | South Hills Park Restrooms

Replacement Value	*Total SF*	*Cost/SF*
$ 140,300	*374*	*$ 375*

	Est Reserve Cost	FCI
Current	$ 0	**0.0 %**
3-Year	$ 10,300	7.3 %
5-Year	$ 33,700	24.0 %
10-Year	$ 190,100	135.5 %

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

BV did not observe any immediate needs at the property.

Key Findings



Wall Finishes in Poor Condition.

Any Surface
South Hills Park Restrooms Throughout Building

Uniformat Code: C2010
Recommendation: **Prep and Paint in 2025**

Priority Score: **81.6**

Plan Type: Performance/Integrity

Cost Estimate: $600

**$$**$$

Walls stained. Repainting required. - AssetCALC ID: 7052079

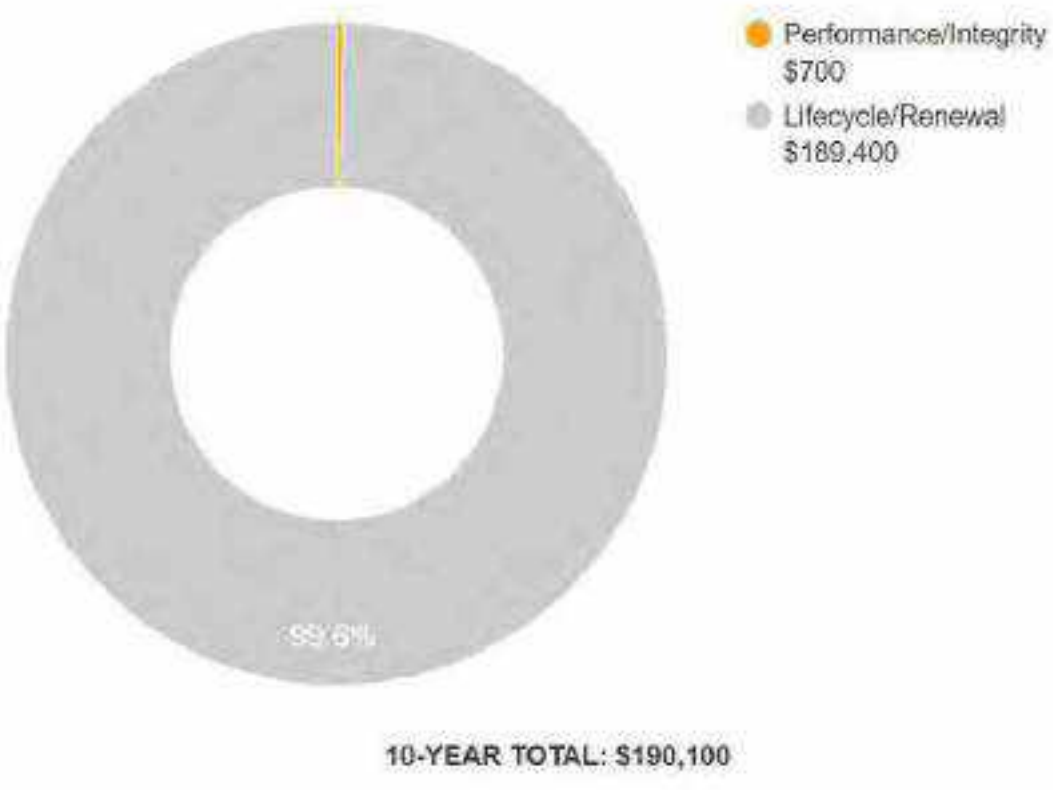
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Building and Site Information





Systems Summary

S ste	escription	Con ition
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete slab foundation	Good
Façade	Wall Finish: Painted Brick	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board and brick, ceramic tile Floors: Ceramic tile Ceilings: Wood paneling	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: None Fixtures: Toilets, urinals, and sinks in restrooms	Fair
HVAC	None	--
Fire Suppression	None	--

Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	None	--
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks and curbs	Fair
Site Development	Property entrance signage Playgrounds and dog parks Moderately furnished with park benches and trash receptacles	Fair
Landscaping and Topography	Significant landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Fair
Site Lighting	Pole-mounted: LED	Fair
Ancillary Structures	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
Key Issues and Findings	Stained interior walls	

Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$7,700	-	$10,300	$17,900
Roofing	-	-	-	$12,300	-	$12,300
Interiors	-	$600	$1,100	$6,000	$25,700	$33,400
Plumbing	-	-	$4,600	$2,200	$20,100	$26,900
HVAC	-	-	$4,900	-	$6,600	$11,600
Electrical	-	-	-	$1,400	$13,300	$14,700
Site Pavement	-	-	$4,900	$5,700	$107,600	$118,200
Site Development	-	$1,300	$8,500	$79,400	$92,600	$181,800
Site Utilities	-	-	-	$49,300	-	$49,300
TOTALS (3% inflation)	-	**$2,000**	**$31,700**	**$156,400**	**$276,300**	**$466,400**

*Totals have been rounded to the nearest $100.

3. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries and the exterior of the property.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the checklists that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are not included in the dataset
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance

The facility was originally constructed in 1973.The facility has not since been substantially renovated.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues were reported.

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed, or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *S eans C itestone* and *ars all Swift* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effecti e age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct, and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safet* or *Perfor ance ntegrit* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short-Term window but will not be pushed 'irresponsibly' (too far) into the future.

7. Energy Audit

The purpose of this Energy Audit is to provide South Hills Park Restrooms with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation, and special use areas. Where we anticipated significant losses, we utilized infrared thermographs to analyze heat loss across the envelope.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

8. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on South Hills Park Restrooms. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated one Energy Conservation Measure (ECM) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

Recommended Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$36 *n Current ollars*
Estimated Annual Cost Savings Related to ECMs	$28 *n Current ollars*
Net Effective ECM Payback	1.28 years

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

Bureau Veritas screens and categorizes all the ECM's as per the 24 CFR 905 regulation requirements based on their payback, but only those ECM's are recommended for implementation that have a Savings to Investment Ratio ≥1.0.

Financialy methodology used to determine the Savings to Investment Ratio is as follows:

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified one Energy Conservation Measure (ECM) for this property. The basis for an ECM recommendation is a payback of less than the remaining useful life of the system or component. Recommended energy efficiency improvements and the installed cost estimates for recommended energy efficiency measures are provided in the following table:

Energy Conservation Measures					
Priority	Brief Description	Initial Investment	Annual Savings	Payback Period *ears*	Component EUL *ears*
1	Install Low Flow Faucet Aerators	$31	$31	1.00	10

9. Utility Analysis

Establishing the energy baseline begins with an analysis of the utility cost and consumption of the facility. Utilizing the historical energy data and local weather information, we evaluate the existing utility consumption and assign it to the various end-uses throughout the buildings. The Historical Data Analysis breaks down utilities by consumption, cost, and annual profile.

This data is analyzed using standard engineering assumptions and practices. The analysis serves the following functions:

- Allows our engineers to benchmark the energy and water consumption of the facilities against consumption of efficient buildings of similar construction, use and occupancy.
- Generates the historical and current unit costs for energy and water
- Provides an indication of how well changes in energy consumption correlate to changes in weather.
- Reveals potential opportunities for energy consumption and/or cost reduction. For example, the analysis may indicate that there is excessive, simultaneous heating and cooling, which may mean that there is an opportunity to improve the control of the heating and cooling systems.

By performing this analysis and leveraging our experience, our engineers prioritize buildings and pinpoint systems for additional investigation during the site visit, thereby maximizing the benefit of their time spent on-site and minimizing time and effort by the customer's personnel.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the utility rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Estimated Utility Rates	
Electricity	Water and Sewer
$0.30/kWh	$8.36/CCF

The data analyzed provides the following information: 1) breakdown of utilities by consumption, 2) cost and annual profile, 3) baseline consumption in terms of energy/utility at the facility, 4) the Energy Use Index, or BTU/SF, and cost/SF. For multiple water meters, the utility data is combined to illustrate annual consumption for each utility type.

Electricity

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility. The billing for the water and sewer is monthly.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has not evaluated the energy benchmarking for the facility. Bureau Veritas will update the report on receipt of the actual data.

10. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property. These actions will ensure that the energy conservation measures identified in this report will remain effective. The following general recommendations should be continued or implemented.

Building Envelope

- Ensure that the building envelope has proper caulking and weather stripping.
- Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
- Inspect building vents semiannually for bird infestation

Lighting

- Use energy efficient replacement lamps (LEDs)
- Clean lighting fixture reflective surfaces and translucent covers.
- Ensure that timers and/or photocells are operating correctly on exterior lighting

11. Certification

City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of South Hills Park Restrooms, 701 East Mauna Loa Avenue, Glendora, California 91741, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling, or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose an Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

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12. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Lighting System Schedule
Appendix J: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - MODIFIED BITUMEN ROOF



6 - RESTROOM OVERVIEW

Photographic Overview



7 - TOILET



8 - SINK



9 - PLAYSTRUCTURE



10 - SIDEWALK



11 - SIGNAGE



12 - PARKING LOT

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-042.379	South Hills Park Restrooms
Source	**On-Site Date**
Google	November 7, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: South Hills Park Restrooms

Name of person completing form: Hugo Soltero

Title / Association w/ property:

Length of time associated w/ property:

Date Completed: November 6, 2023

Phone Number: 626.672.6311

Method of Completion: DURING - verbally completed during assessment

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

	Data Overview	Response		
1	Year(s) constructed	Constructed	Renovated	YOC - 1973 SF - 374
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	NA	
		Roof	NA	
		Interiors	NA	
		HVAC	NA	
		Electrical	NA	
		Site Pavement	NA	
		Accessibility	NA	
4	List other significant capital improvements (focus on recent years; provide approximate date).	Unknowb		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Unknown		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Unknown		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?				X	
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?				X	
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.				X	
20	ADA: Has building management reported any accessibility-based complaints or litigation?				X	
21	Are any areas of the property leased to outside occupants?				X	



Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: South Hills Park Restrooms

BV Project Number: 158691.23R000-042.379

Abbreviated Accessibility Checklist					
Facility History and Interview					
	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.			X	
3	Has building management reported any accessibility-based complaints or litigation?			X	

Abbreviated Accessibility Checklist

Parking



SECOND AREA OF ACCESSIBLE PARKING



CLOSE-UP OF STALL

	Question	Yes	No	NA	Comments
1	Does the required number of standard ADA designated spaces appear to be provided ?	X			
2	Does the required number of van-accessible designated spaces appear to be provided ?			X	
3	Are accessible spaces on the shortest accessible route to an accessible building entrance ?	X			
4	Does parking signage include the International Symbol of Accessibility ?	X			
5	Does each accessible space have an adjacent access aisle ?	X			
6	Do parking spaces and access aisles appear to be relatively level and without obstruction ?	X			

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



SECOND PATHWAY

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?	X			
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?	X			
3	Are curb ramps present at transitions through raised curbs on all accessible routes?			X	
4	Do curb ramps appear to have compliant slopes for all components ?			X	
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			X	
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			X	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?	X			

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



ADDITIONAL ENTRANCE

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?	X			
2	If the main entrance is not accessible, is an alternate accessible entrance provided?			X	
3	Is signage provided indicating the location of alternate accessible entrances ?			X	
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?	X			
5	Do doors at accessible entrances appear to have compliant hardware ?	X			
6	Do doors at accessible entrances appear to have a compliant clear opening width ?	X			

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?	✕			
8	Do thresholds at accessible entrances appear to have a compliant height ?	✕			

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?		X		Knee wraps are recommended
5	Are grab bars provided at compliant locations around the toilet ?	X			
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	✕			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?	✕			
9	Do accessories and mirrors appear to be mounted at a compliant height ?	✕			

Appendix E:
Component Condition Report

Component Condition Report | South Hills Park Restrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	400 SF	5	7177775
B2050	Building Exterior	Fair	Exterior Door, Wire Mesh Metal, Gate	2	4	7052128
Roofing						
B3010	Roof	Fair	Roofing, Modified Bitumen	720 SF	8	7052123
Interiors						
C1090	Restrooms	Fair	Toilet Partitions, Metal	4	9	7052127
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	300 SF	12	7052104
C2010	Throughout building	Poor	Wall Finishes, any surface, Prep & Paint	300 SF	2	7052079
C2030	Restrooms	Fair	Flooring, Ceramic Tile	374 SF	12	7052116
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	374 SF	3	7052077
Plumbing						
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Very Low Density (includes fixtures)	374 SF	16	7052113
D2010	Site- Dog Park	Fair	Drinking Fountain, Exterior/Site, Metal Pedestal	1	4	7052130
D2010	Restrooms- Men	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	10	7052107
D2010	Restrooms- Women	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	11	7052078
D2010	Building exterior	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	5	7052124
D2010	Restrooms- Men	Fair	Urinal, Standard	1	12	7052121
D2010	Restrooms- Men	Fair	Toilet, Commercial Water Closet	1	12	7052118
D2010	Restrooms- Women	Fair	Toilet, Commercial Water Closet	2	11	7052101
HVAC						
D3060	Restrooms- Men	Fair	Supplemental Components, Hand Dryer, Restroom	1	5	7052069
D3060	Restrooms- Women	Fair	Supplemental Components, Hand Dryer, Restroom	1	4	7052112
Electrical						

Component Condition Report | South Hills Park Restrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D5020	Utility closet	Fair	Distribution Panel, 120/208 V, 400 AMP	1	11	7177773
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	374 SF	17	7052084
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	374 SF	10	7052102
Pedestrian Plazas & Walkways						
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	5,000 SF	3	7179984
G2020	Parking lot	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	5,000 SF	13	7179983
G2020	Site- Trail	Fair	Parking Lots, Aggregate/Stone, Surface Gravel, Replenish	749 SF	3	7052080
G2030	Building exterior	Fair	Sidewalk, Concrete, Small Areas/Sections	980 SF	20	7052109
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	600 SF	20	7052122
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Campground Accessories, Grill, Pedestal-Style	1	6	7052103
G2050	Site- Small Play area	Good	Playfield Surfaces, Chips Wood, 3" Depth	320 SF	2	7052087
G2050	Site	Fair	Play Structure, Multipurpose, Very Small	1	9	7052092
G2050	Site- large Play area	Good	Playfield Surfaces, Chips Wood, 3" Depth	600 SF	2	7052110
G2050	Site	Fair	Play Structure, Multipurpose, Very Small	1	9	7052120
G2050	Site	Fair	Play Structure, Multipurpose, Large	1	11	7052114
G2050	Site	Fair	Campground Accessories, Grill, Pedestal-Style	1	6	7052095
G2050	Site	Fair	Play Structure, Multipurpose, Very Small	1	9	7052126
G2050	Site- large Play area	Good	Play Structure, Swing Set, 4 Seats	1	13	7052096
Sitework						
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	1	9	7052119
G2060	Site- Dog Park	Fair	Park Bench, Metal Powder-Coated	1	10	7052082
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	10	7052083
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	198 LF	17	7052091
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	9	7052117

Component Condition Report | South Hills Park Restrooms

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	1	10	7052108
G2060	Building exterior	Fair	Trash Receptacle, Portable/Light-Duty	1	3	7052094
G2060	Building exterior	Fair	Trash Receptacle, Portable/Light-Duty	1	3	7052090
G2060	Site- Dog Park	Fair	Park Bench, Metal Powder-Coated	1	10	7052106
G2060	Site- Dog Park	Fair	Park Bench, Metal Powder-Coated	1	10	7052115
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	10	7052075
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	1	9	7052081
G2060	Building exterior	Fair	Trash Receptacle, Portable/Light-Duty	1	3	7052086
G2060	Building exterior	Fair	Signage, Property, Building or Pole-Mounted, Replace/Install	2	5	7052098
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	1	10	7052088
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	8	7052111
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	14	7052129
G2060	Site- Dog Park	Fair	Trash Receptacle, Portable/Light-Duty	1	3	7052097
G2060	Site	Fair	Picnic Table, Metal Powder-Coated	1	10	7052085
G2060	Site	Fair	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	1	9	7052093
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	8	7052076
G2080	site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial	12,900 SF	10	7177774
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 400 W	4	10	7179985

Appendix F:
Replacement Reserves

Replacement Reserves Report

South Hills Park Restrooms



12/28/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
South Hills Park Restrooms	$0	$0	$1,962	$8,330	$10,484	$12,864	$1,934	$0	$20,128	$41,746	$92,590	$85,438	$28,837	$45,594	$14,335	$5,889	$1,215	$15,757	$8,848	$3,551	$66,857	**$466,361**
Grand Total	**$0**	**$0**	**$1,962**	**$8,330**	**$10,484**	**$12,864**	**$1,934**	**$0**	**$20,128**	**$41,746**	**$92,590**	**$85,438**	**$28,837**	**$45,594**	**$14,335**	**$5,889**	**$1,215**	**$15,757**	**$8,848**	**$3,551**	**$66,857**	**$466,361**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	building exterior	7177775	Exterior Walls, any painted surface, Prep & Paint	10	5	5	400	SF	$3.00	$4.05	$1,620						$1,620										$1,620							**$3,240**
B2050	Building Exterior	7052128	Exterior Door, Wire Mesh Metal, Gate, Replace	10	6	4	2	EA	$1,900.00	$2,565.00	$5,130					$5,130										$5,130							**$10,260**
B3010	Roof	7052123	Roofing, Modified Bitumen, Replace	20	12	8	720	SF	$10.00	$13.50	$9,720									$9,720													**$9,720**
C1090	Restrooms	7052127	Toilet Partitions, Metal, Replace	20	11	9	4	EA	$850.00	$1,147.50	$4,590										$4,590												**$4,590**
C2010	Restrooms	7052104	Wall Finishes, Ceramic Tile, Replace	40	28	12	300	SF	$18.00	$24.30	$7,290													$7,290									**$7,290**
C2010	Throughout building	7052079	Wall Finishes, any surface, Prep & Paint	10	8	2	300	SF	$1.50	$2.03	$608			$608										$608									**$1,215**
C2030	Restrooms	7052116	Flooring, Ceramic Tile, Replace	40	28	12	374	SF	$18.00	$24.30	$9,088													$9,088									**$9,088**
C2050	Throughout building	7052077	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	374	SF	$2.00	$2.70	$1,010				$1,010										$1,010								**$2,020**
D2010	Throughout building	7052113	Plumbing System, Supply & Sanitary, Very Low Density (includes fixtures), Replace	40	24	16	374	SF	$1.50	$2.03	$757																	$757					**$757**
D2010	Site- Dog Park	7052130	Drinking Fountain, Exterior/Site, Metal Pedestal, Replace	15	11	4	1	EA	$1,500.00	$2,025.00	$2,025					$2,025															$2,025		**$4,050**
D2010	Building exterior	7052124	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	10	5	1	EA	$1,500.00	$2,025.00	$2,025						$2,025															$2,025	**$4,050**
D2010	Restrooms- Men	7052107	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	20	10	1	EA	$1,200.00	$1,620.00	$1,620												$1,620										**$1,620**
D2010	Restrooms- Women	7052078	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	19	11	1	EA	$1,200.00	$1,620.00	$1,620													$1,620									**$1,620**
D2010	Restrooms- Women	7052101	Toilet, Commercial Water Closet, Replace	30	19	11	2	EA	$1,300.00	$1,755.00	$3,510													$3,510									**$3,510**
D2010	Restrooms- Men	7052121	Urinal, Standard, Replace	30	18	12	1	EA	$1,100.00	$1,485.00	$1,485													$1,485									**$1,485**
D2010	Restrooms- Men	7052118	Toilet, Commercial Water Closet, Replace	30	18	12	1	EA	$1,300.00	$1,755.00	$1,755													$1,755									**$1,755**
D3060	Restrooms- Women	7052112	Supplemental Components, Hand Dryer, Restroom, Replace	10	6	4	1	EA	$1,600.00	$2,160.00	$2,160					$2,160										$2,160							**$4,320**
D3060	Restrooms- Men	7052089	Supplemental Components, Hand Dryer, Restroom, Replace	10	5	5	1	EA	$1,600.00	$2,160.00	$2,160						$2,160										$2,160						**$4,320**
D5020	Utility closet	7177773	Distribution Panel, 120/208 V, 400 AMP, Replace	30	19	11	1	EA	$6,000.00	$8,100.00	$8,100													$8,100									**$8,100**
D5030	Throughout building	7052084	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	23	17	374	SF	$2.50	$3.38	$1,262																			$1,262			**$1,262**
D5040	Throughout building	7052102	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	374	SF	$2.10	$2.84	$1,060												$1,060										**$1,060**
G2020	Parking lot	7179984	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	2	3	5000	SF	$0.45	$0.61	$3,038				$3,038					$3,038						$3,038							**$12,150**
G2020	Site- Trail	7052080	Parking Lots, Aggregate/Stone, Surface Gravel, Replenish	7	4	3	749	SF	$1.40	$1.89	$1,416				$1,416								$1,416							$1,416			**$4,247**
G2020	Parking lot	7179983	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	12	13	5000	SF	$3.50	$4.73	$23,625														$23,625								**$23,625**
G2030	Building exterior	7052109	Sidewalk, Concrete, Small Areas/Sections, Replace	50	30	20	980	SF	$20.00	$27.00	$26,460																					$26,460	**$26,460**
G2030	Site	7052122	Sidewalk, Concrete, Large Areas, Replace	50	30	20	600	SF	$9.00	$12.15	$7,290																					$7,290	**$7,290**
G2050	Site	7052103	Campground Accessories, Grill, Pedestal-Style, Replace	15	9	6	1	EA	$600.00	$810.00	$810							$810															**$810**
G2050	Site	7052095	Campground Accessories, Grill, Pedestal-Style, Replace	15	9	6	1	EA	$600.00	$810.00	$810							$810															**$810**
G2050	Site- Small Play area	7052087	Playfield Surfaces, Chips Wood, 3" Depth, Replace	3	1	2	320	SF	$1.00	$1.35	$432			$432			$432			$432			$432			$432			$432			$432	**$3,024**
G2050	Site- large Play area	7052110	Playfield Surfaces, Chips Wood, 3" Depth, Replace	3	1	2	600	SF	$1.00	$1.35	$810			$810			$810			$810			$810			$810			$810			$810	**$5,670**
G2050	Site	7052092	Play Structure, Multipurpose, Very Small, Replace	20	11	9	1	EA	$6,000.00	$8,100.00	$8,100										$8,100												**$8,100**
G2050	Site	7052120	Play Structure, Multipurpose, Very Small, Replace	20	11	9	1	EA	$6,000.00	$8,100.00	$8,100										$8,100												**$8,100**
G2050	Site	7052126	Play Structure, Multipurpose, Very Small, Replace	20	11	9	1	EA	$6,000.00	$8,100.00	$8,100										$8,100												**$8,100**
G2050	Site	7052114	Play Structure, Multipurpose, Large, Replace	20	9	11	1	EA	$35,000.00	$47,250.00	$47,250													$47,250									**$47,250**
G2050	Site- large Play area	7052096	Play Structure, Swing Set, 4 Seats, Replace	20	7	13	1	EA	$2,500.00	$3,375.00	$3,375															$3,375							**$3,375**
G2060	Building exterior	7052094	Trash Receptacle, Portable/Light-Duty, Replace	15	12	3	1	EA	$400.00	$540.00	$540				$540															$540			**$1,080**
G2060	Building exterior	7052090	Trash Receptacle, Portable/Light-Duty, Replace	15	12	3	1	EA	$400.00	$540.00	$540				$540															$540			**$1,080**
G2060	Building exterior	7052086	Trash Receptacle, Portable/Light-Duty, Replace	15	12	3	1	EA	$400.00	$540.00	$540				$540															$540			**$1,080**
G2060	Site- Dog Park	7052097	Trash Receptacle, Portable/Light-Duty, Replace	15	12	3	1	EA	$400.00	$540.00	$540				$540															$540			**$1,080**
G2060	Site	7052111	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	12	8	1	EA	$700.00	$945.00	$945									$945													**$945**
G2060	Site	7052076	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	12	8	1	EA	$700.00	$945.00	$945									$945													**$945**
G2060	Site	7052119	Picnic Table, Metal Powder-Coated, Replace	20	11	9	1	EA	$700.00	$945.00	$945										$945												**$945**
G2060	Site	7052117	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	11	9	1	EA	$700.00	$945.00	$945										$945												**$945**
G2060	Site	7052081	Picnic Table, Metal Powder-Coated, Replace	20	11	9	1	EA	$700.00	$945.00	$945										$945												**$945**
G2060	Site- Dog Park	7052082	Park Bench, Metal Powder-Coated, Replace	20	10	10	1	EA	$700.00	$945.00	$945											$945											**$945**
G2060	Site	7052083	Park Bench, Metal Powder-Coated, Replace	20	10	10	1	EA	$700.00	$945.00	$945											$945											**$945**
G2060	Site- Dog Park	7052106	Park Bench, Metal Powder-Coated, Replace	20	10	10	1	EA	$700.00	$945.00	$945											$945											**$945**
G2060	Site- Dog Park	7052115	Park Bench, Metal Powder-Coated, Replace	20	10	10	1	EA	$700.00	$945.00	$945											$945											**$945**
G2060	Site	7052088	Picnic Table, Metal Powder-Coated, Replace	20	10	10	1	EA	$700.00	$945.00	$945											$945											**$945**
G2060	Site	7052085	Picnic Table, Metal Powder-Coated, Replace	20	10	10	1	EA	$700.00	$945.00	$945											$945											**$945**
G2060	Site	7052108	Picnic Table, Metal Powder-Coated, Replace	20	10	10	1	EA	$700.00	$945.00	$945											$945											**$945**
G2060	Site	7052129	Picnic Table, Metal Powder-Coated, Replace	20	6	14	1	EA	$700.00	$945.00	$945														$945								**$945**

Replacement Reserves Report

South Hills Park Restrooms



12/28/2023

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2060	Site	7052091	Fences & Gates, Fence, Chain Link 6', Replace	40	23	17	198	LF	$21.00	$28.35	$5,613																		$5,613				**$5,613**
G2060	Building exterior	7052098	Signage, Property, Building or Pole-Mounted, Replace/Install	20	15	5	2	EA	$1,500.00	$2,025.00	$4,050						$4,050																	**$4,050**
G2060	Site	7052093	Signage, Exterior/Site, Guide & Directional Wall-Mounted, Replace/Install	20	11	9	1	EA	$200.00	$270.00	$270										$270													**$270**
G2060	Site	7052075	Signage, Property, Monument, Replace/Install	20	10	10	1	EA	$3,000.00	$4,050.00	$4,050											$4,050												**$4,050**
G2080	site	7177774	Irrigation System, Pop-Up Spray Heads, Commercial, Replace	20	10	10	12900	SF	$1.00	$1.35	$17,415											$17,415												**$17,415**
G4050	Site	7179985	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 400 W, Replace	20	10	10	4	EA	$6,800.00	$9,180.00	$36,720											$36,720												**$36,720**
Totals, Unescalated												**$0**	**$0**	**$1,850**	**$7,623**	**$9,315**	**$11,097**	**$1,620**	**$0**	**$15,890**	**$31,995**	**$68,896**	**$61,722**	**$20,226**	**$31,047**	**$9,477**	**$3,780**	**$757**	**$9,533**	**$5,198**	**$2,025**	**$37,017**	**$329,067**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$1,962**	**$8,330**	**$10,484**	**$12,864**	**$1,934**	**$0**	**$20,128**	**$41,746**	**$92,590**	**$85,438**	**$28,837**	**$45,594**	**$14,335**	**$5,889**	**$1,215**	**$15,757**	**$8,848**	**$3,551**	**$66,857**	**$466,361**

Appendix G:
Equipment Inventory List

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7177773	D5020	**Distribution Panel**	120/208 V, 400 AMP		South Hills Park Restrooms	Utility closet						

Appendix H:
Energy Conservation Measures Calculations

Property of B All Rights Reserved

IC	Install Low low aucet Aerators
EAP2-b	Location: Restrooms
Attributes:	Replace 2x 1GPM rated bathroom aerators with 0.5GPM WaterSense certified aerators

Property Type:	Commercial	Estimated No. of Operational Weeks	52
		Number of Occupied Days/Week (Max 7)	7

KITCHEN AUCETS			BATHROOM AUCETS		
Number of Occupants Affected By Retrofit	10		Number of Occupants Affected by Retrofit	10	
Do You Want To Replace Kitchen Faucets Aerators	No	(Select)	Do You Want To Replace Bathroom Faucets Aerators	Yes	(Select)
Total Number of Faucet Aerators To Be Replaced			Total Number of Faucet Aerators To Be Replaced	2	
Total Number of Faucets To Be Replaced:			Total Number of Faucets To Be Replaced:	0	
GPM of Existing Faucet Aerators		GPM	GPM of Existing Faucet Aerators	1	GPM
GPM of Proposed Faucet Aerator		GPM	GPM of Proposed Faucet Aerator	0.5	GPM
Estimated Number of Uses Per Day	4		Estimated Number of Uses Per Day	5	

Annual Water Savings From Installing Low Flow Aerators: 0.87 kGal

WATER ENERG SA ING CALCULATION			COST SA ING CALCULATION		
Select Type of Water Heater uel:	Electric	(Select)	Property Location in United States	Southern Localities	
Energy Factor of Domestic Hot Water Heater:	1.00	EF	Heating Fuel Tariff	$0.30	$/kWh
Hot Water Discharge Temperature at Faucet	110.00	°F	Water Tariff ($/1000 Gal)	$11.18	$/kGal
Equivalent Heating Fuel Savings:	73	kWh	Annual Cost Savings In Form of Water	$10	$
Savings Discounted by 15% to Account For Cold Water Use					
Annual Water Savings		kGal	Annual Energy Savings From Water Heater	$22	$

COST BENE IT ANAL SIS				
Estimated Material Cost	$16	Estiamted Labor Cost	$15	
Estimated Total Annual Cost Savings	$31	$$	Estimated Total Installation Cost	$31	$$
Simple Payback Period	1.00	Years	Type of Recommendation	No/Low Cost ECM Recommendation	

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ECM EXPLANATION:

B reducing the flo of ater co ing fro the restroo faucets aerators can generate energ sa ings at lo cost and ith eas installation The sa ings generated ould be in the for of reduced ater and se er costs and at the sa e ti e aerators ould sa e energ b reducing the de and for hot ater The a erage faucet has a flo rate of about 2 to PM dding a scre -in faucet aerator reduces the flo to to PM in the bathroo and 2 2 PM in the kitchen In addition to sa ing energ and ater the foa ier ater that co es fro faucet aerators ets ob ects better than ater fro a faucet ith no aerator hich tends to bounce off the ob ect rather than thoroughl etting it

B reco ends replacing the proposed faucet aerators ith ne lo flo aerators as entioned abo e The proposed ECM shall also result in an annual energ sa ing in for of reduction in ater heating bills

Summary:

Initial In est ent Esti ated nnual Cost Sa ings Si ple Pa back Period rs

Appendix I:
Lighting System Schedule

No Documents Associated
With This Appendix

Appendix J:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) **I**nvestment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT AND ENERGY AUDIT

prepared for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd



Centennial Heritage Park Facilities
725 East Mauna Loa Avenue
Glendora, California 91740

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BV PROJECT #:
158691.23R000-044.379

DATE OF REPORT:
January 9, 2024

ON SITE DATE:
November 8, 2023

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1. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Historic Preservation
Number of Buildings	Five
Main Address	725 East Mauna Loa Avenue, Glendora, California 91740
Site Developed	1895
Current Occupants	City of Glendora
Date(s) of Visit	November 8, 2023
Management Point of Contact	City of Glendora, Ryan Hacecky, Facilities Maintenance Supervisor 626.672.6306 rhacecky@cityofglendora.org
On-site Point of Contact (POC)	John De Lazzaro
Assessment and Report Prepared By	Carl Alejandro
Reviewed By	Usama Anwar Technical Reviewer For Mary Venable Program Manager Mary.Venable@bureauveritas.com 800.733.0660 x7292719
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Centennial Heritage Park Facilities were originally constructed in 1895. The property is a historical preservation that provides tours seasonally.

Architectural

The buildings have wood framed structures with asphalt shingle roofs and exterior wood siding walls. The last roof replacement occurred at the Hamilton House about fifteen years ago. The Storage Shed building's roof was damaged by a falling tree. This has resulted in roof leaks that are recommended for repair during the reserve term. The other building roofs are in overall fair condition. Exterior wall painting appears to be done on an as needed basis. Paint chipping was observed in various areas on the Hamilton House. Exterior wood chipping and deterioration was observed at the Print Shop Barn. Repair is recommended. According to the point of contact, there are no issues with building movement or settlement. However, due to the age of the facilities, routine maintenance checks on the foundation are recommended.

The interior finishes are replaced on an as needed basis. The ceiling in the restroom of the Storage Building has been damaged by roof leaks and is recommended for repair/replacement. Typical lifecycle based interior and exterior finish replacements have been budgeted for the reserve term.

Mechanical, Electrical, Plumbing and Fire (MEPF)

There are no HVAC components at the property. The electrical system is controlled by a main panel at the side of the Hamilton House. The other buildings are fed by this panel. Domestic hot water is supplied to the private restroom in the Storage Building by an electric storage tank water heater. There is a working plumbing system in the Hamilton House, but it is not in use. Fire suppression consists of individual fire extinguishers.

Site

There is no designated parking area at the site. The outdoor furnishings at the picnic area vary in age and condition. Site lighting appears to be adequate for the facility's needs.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

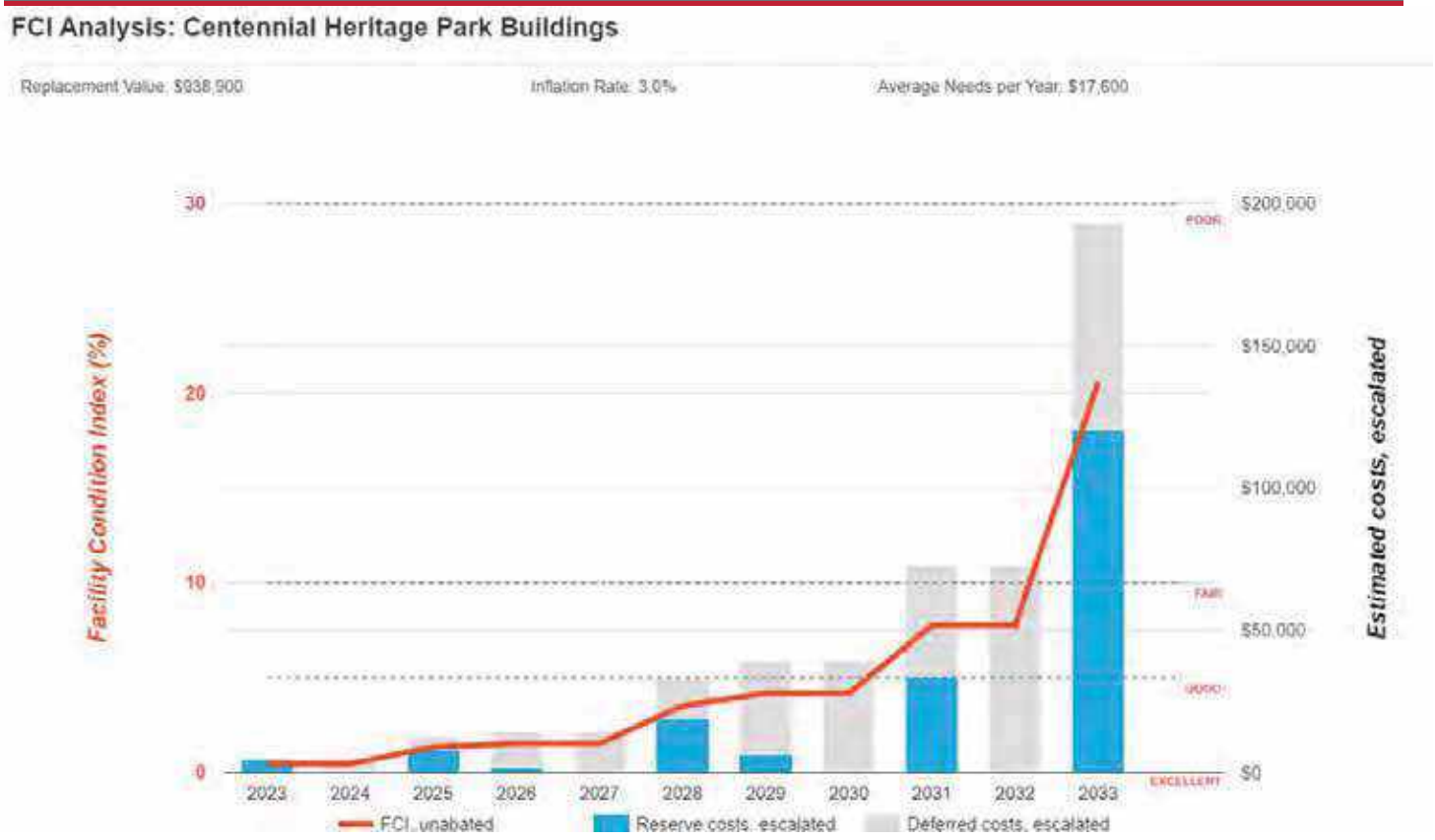
FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Centennial Heritage Park Buildings / Citrus Snack Stand	$375	50	$18,750	0.0%	0.0%	5.2%	68.4%
Centennial Heritage Park Buildings / Englehart Shed	$375	200	$75,000	0.0%	0.0%	4.1%	33.8%
Centennial Heritage Park Buildings / Hamilton House	$450	1,267	$570,150	0.0%	1.2%	2.1%	14.2%
Centennial Heritage Park Buildings / Print Shop Barn	$375	500	$187,500	0.9%	0.9%	4.7%	7.9%
Centennial Heritage Park Buildings / Storage Shed	$350	250	$87,500	0.7%	3.4%	5.9%	7.3%

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

Facility/Building	Total Items	Total Cost
Centennial Heritage Park Buildings / Print Shop Barn	1	$1,600
Centennial Heritage Park Buildings / Site	1	$2,200
Centennial Heritage Park Buildings / Storage Shed	1	$600
Total	**3**	**$4,400**

Print Shop Barn

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7044683	Centennial Heritage Park Buildings / Print Shop Barn	Building Exterior	B2010	Exterior Walls, any type, Repairs per Man-Day, Repair	Poor	Performance/Integrity	$1,600
Total (1 items)							**$1,600**

Site

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7044651	Centennial Heritage Park Buildings / Site	Englehart Shed	G2080	Landscaping, Mature Trees, Removal/Trimming, Repair	Poor	Performance/Integrity	$2,200
Total (1 items)							**$2,200**

Storage Shed

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7044690	Centennial Heritage Park Buildings / Storage Shed		C2050	Ceiling Finishes, Gypsum Board/Plaster, Repair	Poor	Performance/Integrity	$600
Total (1 items)							**$600**

Key Findings



Exterior Walls in Poor condition.

any type, Repairs per Man-Day
Print Shop Barn Centennial Heritage Park Buildings Building Exterior

Uniformat Code: B2010
Recommendation: **Repair in 2023**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $1,600

**$$**$$

Exterior wood is chipping and deteriorating at the corners - AssetCALC ID: 7044683



Roofing in Poor condition.

Asphalt Shingle, 20-Year Standard
Storage Shed Centennial Heritage Park Buildings Roof

Uniformat Code: B3010
Recommendation: **Replace in 2025**

Priority Score: **89.7**

Plan Type: Performance/Integrity

Cost Estimate: $1,400

**$$**$$

Tree fell on the roof causing a roof leak - AssetCALC ID: 7044698



Exterior Walls in Poor condition.

any painted surface
Hamilton House Centennial Heritage Park Buildings Building Exterior

Uniformat Code: B2010
Recommendation: **Prep and Paint in 2025**

Priority Score: **89.6**

Plan Type: Performance/Integrity

Cost Estimate: $6,200

**$$**$$

Paint chipping in various areas - AssetCALC ID: 7044662



Ceiling Finishes in Poor condition.

Gypsum Board/Plaster
Storage Shed Centennial Heritage Park Buildings

Uniformat Code: C2050
Recommendation: **Repair in 2023**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $600

**$$**$$

Ongoing roof leak has damaged ceiling - AssetCALC ID: 7044690



Landscaping in Poor condition.

Mature Trees, Removal/Trimming
Site Centennial Heritage Park Buildings
Englehart Shed

Uniformat Code: G2080
Recommendation: **Repair in 2023**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $2,200

**$$**$$

Mature tree is leaning on roof. Trimming/removal recommended. - AssetCALC ID: 7044651

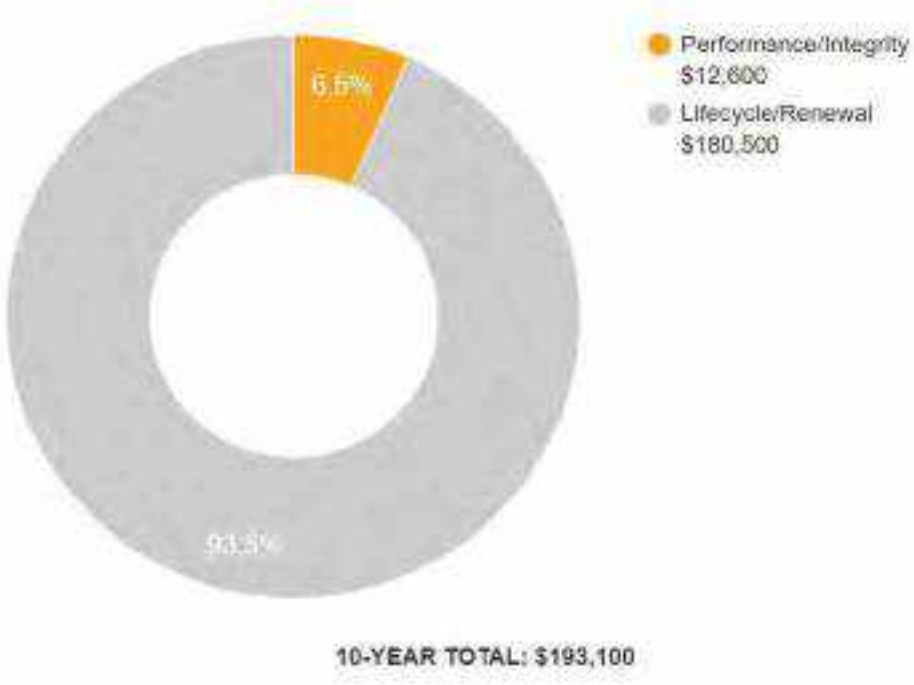
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Citrus Snack Stand





Citrus Snack Stand: Systems Summary

Address	725 East Mauna Loa Avenue; Glendora, California 91740	
Constructed/Renovated	1895	
Building Size	50 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Wood siding	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted drywall Floors: Vinyl sheeting Ceilings: Painted drywall	Fair
Elevators	None	--
Plumbing	None	--
HVAC	None	--

Citrus Snack Stand: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Fed from Hamilton House with copper wiring Interior Lighting: LED Emergency: none	Fair
Fire Alarm	Smoke detectors	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	No key issues observed	

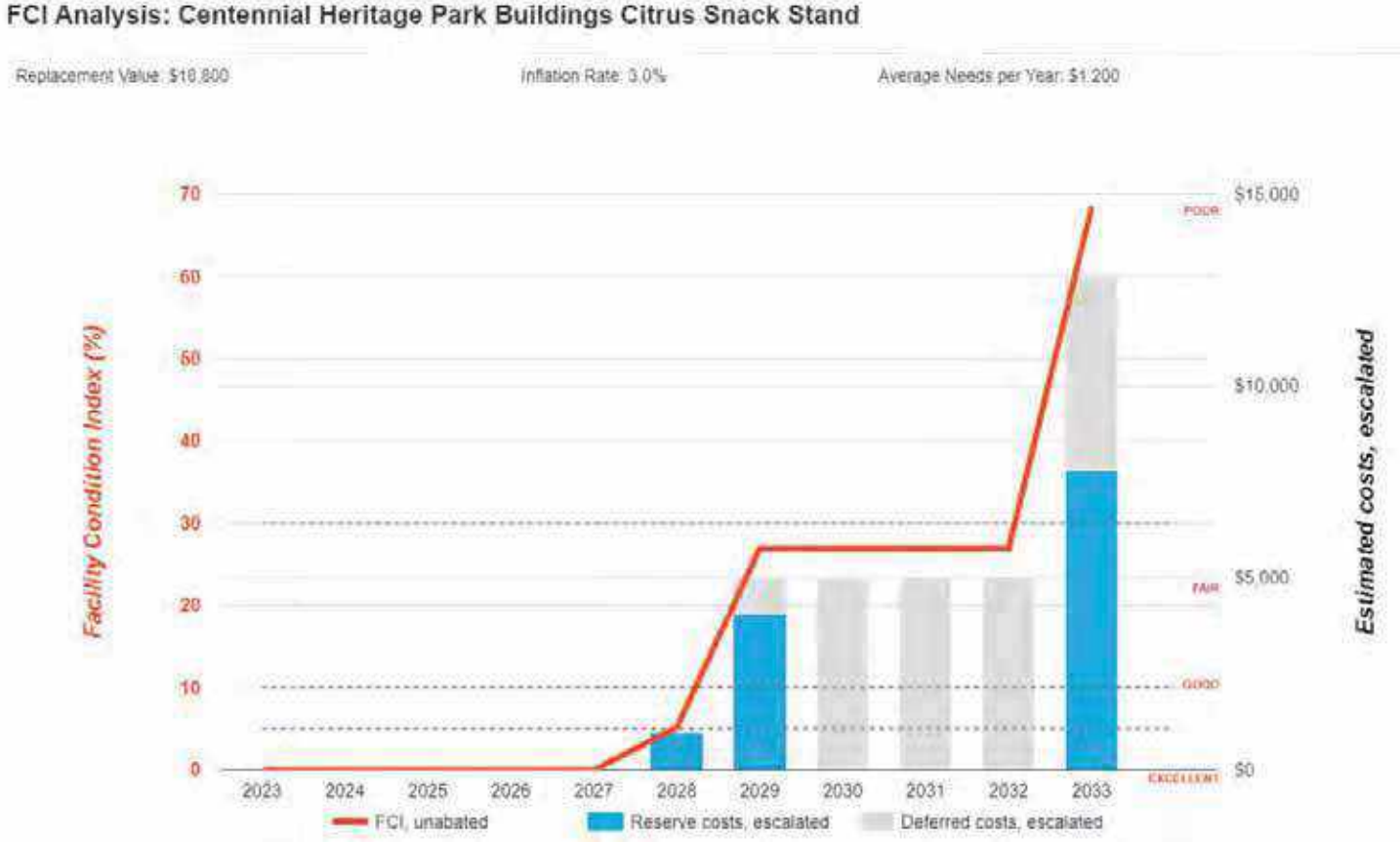
Citrus Snack Stand: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	$4,100	$3,100	$7,100
Roofing	-	-	-	$400	-	$400
Interiors	-	-	$1,000	-	$1,400	$2,400
Electrical	-	-	-	$200	$300	$500
Equipment & Furnishings	-	-	-	$7,200	-	$7,200
TOTALS (3% inflation)	**-**	**-**	**$1,000**	**$11,900**	**$4,800**	**$17,700**

*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



3. Englehart Shed





Englehart Shed: Systems Summary

Address	725 East Mauna Loa Avenue; Glendora, California 91740	
Constructed/Renovated	1895	
Building Size	200 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Wood siding with wood windows	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted drywall Floors: Wood strip Ceilings: Unfinished	Fair
Elevators	None	--
Plumbing	None	--
HVAC	None	--

Englehart Shed: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Fed from Hamilton House with copper wiring Interior Lighting: LED Emergency: none	Fair
Fire Alarm	Smoke detectors	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	No key issues observed	

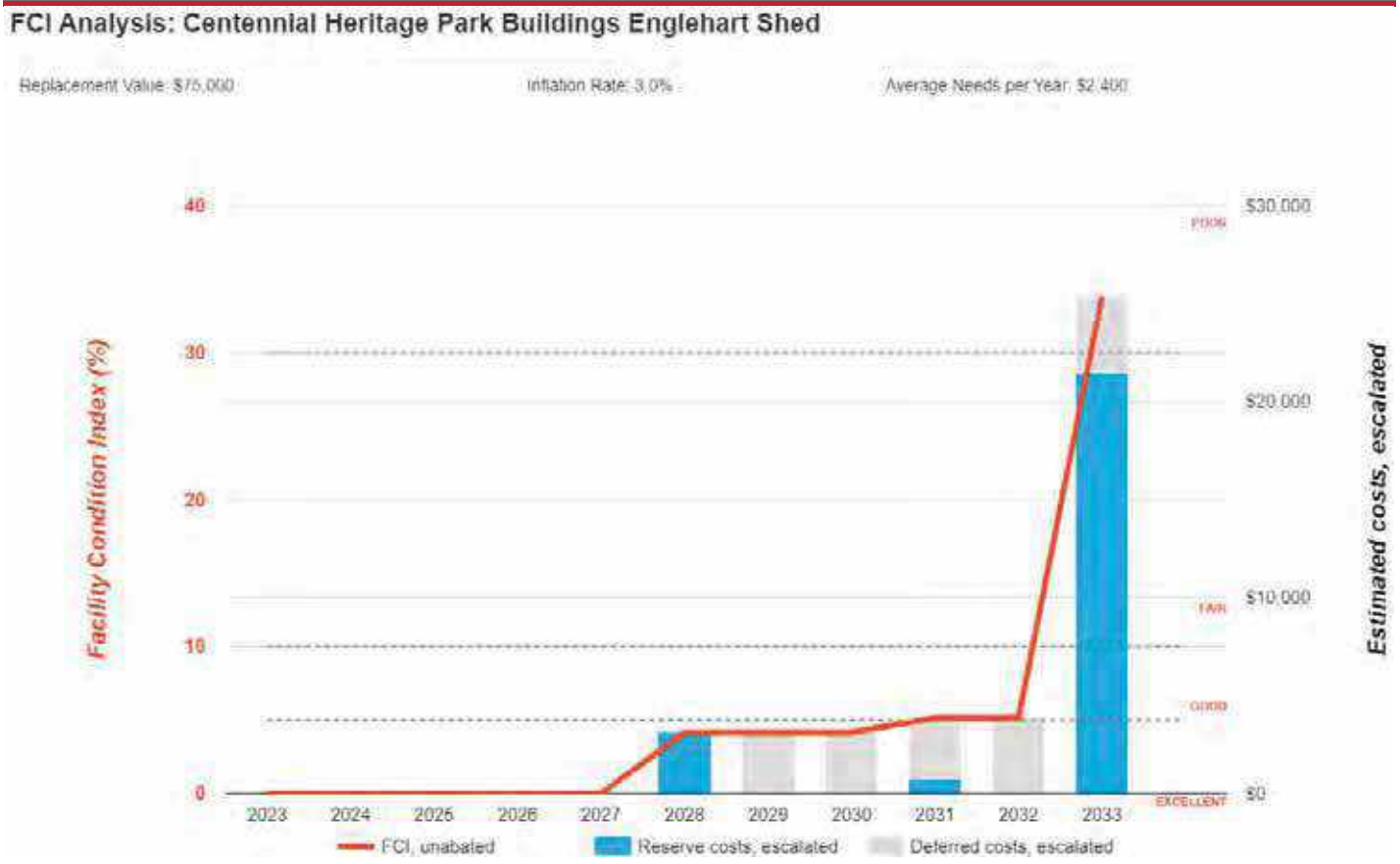
Englehart Shed: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$2,300	$18,400	$4,700	$25,400
Roofing	-	-	-	$2,300	-	$2,300
Interiors	-	-	$800	-	$7,400	$8,200
Electrical	-	-	-	$800	$7,000	$7,800
Fire Alarm & Electronic Systems	-	-	-	$800	-	$800
TOTALS (3% inflation)	**-**	**-**	**$3,100**	**$22,300**	**$19,000**	**$44,400**

*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



4. Hamilton House





Hamilton House: Systems Summary

Address	725 East Mauna Loa Avenue; Glendora, California 91740	
Constructed/Renovated	1895	
Building Size	1,267 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Wood siding with wood windows	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted drywall Floors: Wood strip, vinyl sheeting Ceilings: Painted drywall	Fair
Elevators	None	--
Plumbing	Copper supply and cast iron waste and venting No hot water Toilet and sink in restroom	Fair
HVAC	None	--
Fire Suppression	Fire extinguishers only	Fair

Hamilton House: Systems Summary

Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency: none	Fair
Fire Alarm	Smoke detectors	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Exterior paint chipping	

Hamilton House: Systems Expenditure Forecast

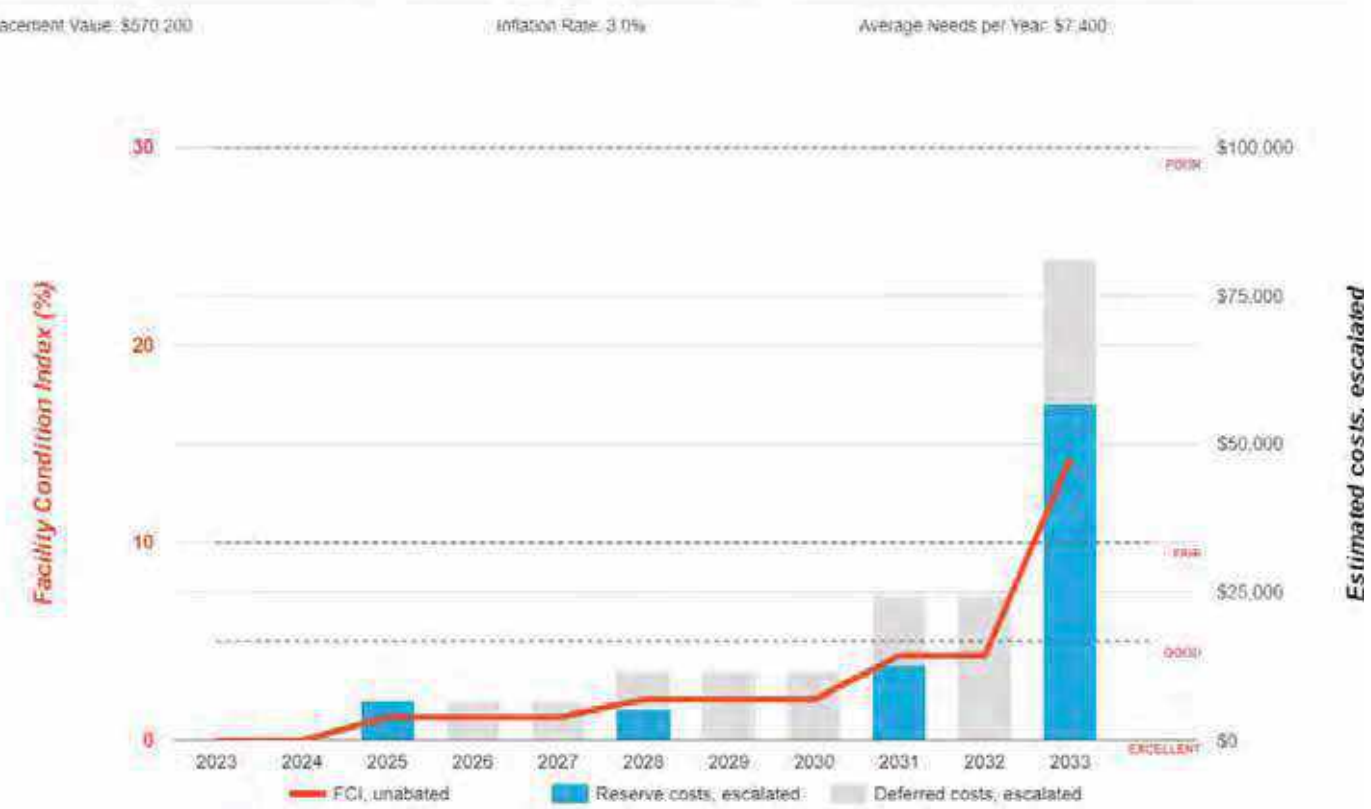
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$6,600	-	-	$162,500	$169,200
Roofing	-	-	-	$9,600	-	$9,600
Interiors	-	-	$5,100	$42,900	$6,900	$55,000
Plumbing	-	-	-	$6,800	$25,400	$32,200
Electrical	-	-	-	$5,300	$46,800	$52,100
Fire Alarm & Electronic Systems	-	-	-	$4,800	-	$4,800
TOTALS (3% inflation)	**-**	**$6,600**	**$5,100**	**$69,500**	**$241,600**	**$322,800**

*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Centennial Heritage Park Buildings Hamilton House



5. Print Shop Barn





Print Shop Barn: Systems Summary

Address	725 East Mauna Loa Avenue; Glendora, California 91740	
Constructed/Renovated	1895	
Building Size	500 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Wood siding with wood windows	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Wood strip Floors: Unfinished Ceilings: Wood strip	Fair
Elevators	None	--
Plumbing	None	--
HVAC	None	--
Fire Suppression	Fire extinguishers only	Fair

Print Shop Barn: Systems Summary

Electrical	Source & Distribution: Fed from Hamilton House with copper wiring Interior Lighting: LED Emergency: none	Fair
Fire Alarm	Smoke detectors	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Minor exterior wood deterioration	

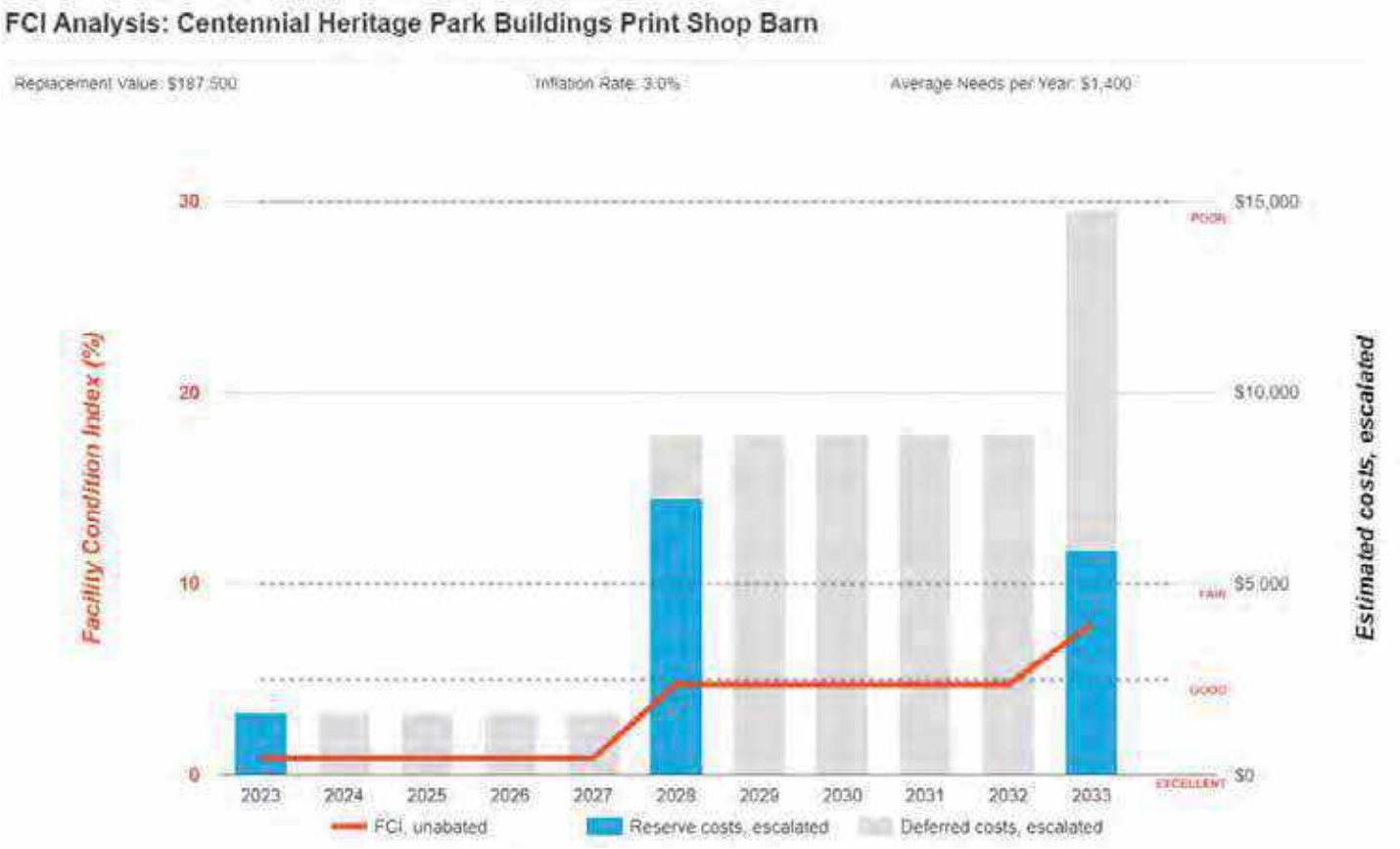
Print Shop Barn: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	$1,600	-	$2,100	-	$27,580	$31,300
Roofing	-	-	-	$3,800	-	$3,800
Interiors	-	-	$5,200	-	$23,200	$28,300
Electrical	-	-	-	$2,100	$3,400	$5,500
TOTALS (3% Inflation)	**$1,600**	**-**	**$7,200**	**$5,900**	**$54,100**	**$68,800**

*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



6. Storage Shed





Storage Shed: Systems Summary

Address	725 East Mauna Loa Avenue; Glendora, California 91740	
Constructed/Renovated	1895	
Building Size	250 SF	
Number of Stories	One	
System	*Description*	*Condition*
Structure	Conventional wood frame structure on concrete slab	Good
Façade	Wood siding with wood windows	Fair
Roof	Gable construction with asphalt shingles	Poor
Interiors	Walls: Painted drywall, wallpaper Floors: Unfinished Ceilings: Painted drywall	Poor
Elevators	None	--
Plumbing	Copper supply and cast iron waste and venting Electric storage tank water heater Toilet and sink in restroom	Fair
HVAC	None	--

Storage Shed: Systems Summary

Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Fed from Hamilton House with copper wiring Interior Lighting: LED Emergency: none	Fair
Fire Alarm	Smoke detectors	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Roof damage, ceiling leak	

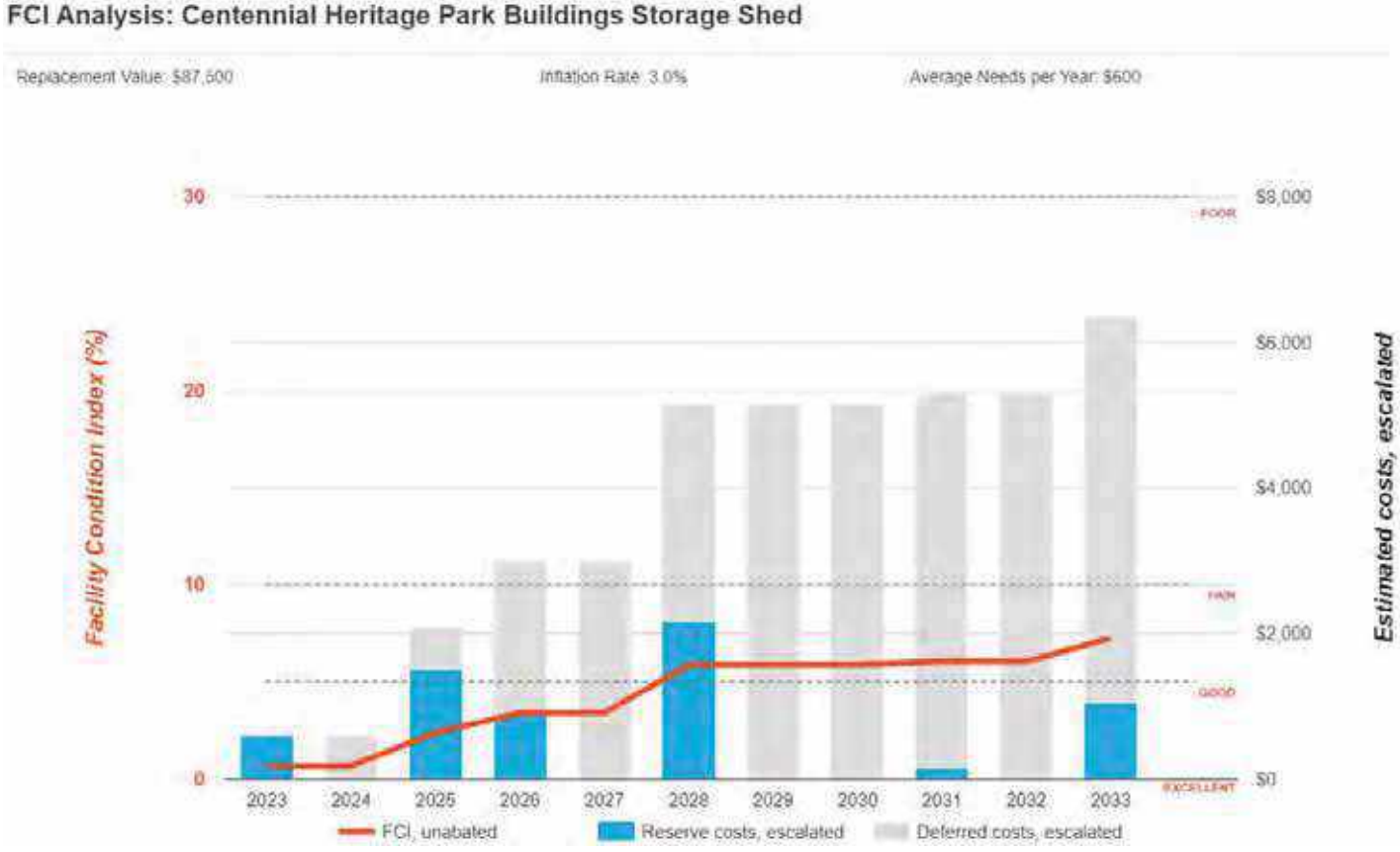
Storage Shed: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$2,100	-	$11,200	$13,200
Roofing	-	$1,500	-	-	-	$1,500
Interiors	$600	-	$100	$200	$100	$1,000
Plumbing	-	-	$900	-	$5,800	$6,700
Electrical	-	-	-	$1,000	$8,700	$9,800
TOTALS (3% Inflation)	**$600**	**$1,500**	**$3,100**	**$1,200**	**$25,900**	**$32,300**

*Totals have been rounded to the nearest $100.

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the dollar amounts along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



7. Site Summary





Site Information

Lot Size	1.24 acres (estimated)	
Parking Spaces	No designated parking	
System	*Description*	*Condition*
Pavement/Flatwork	No pavement	--
Site Development	Building-mounted signage, chain link fencing	Fair
Landscaping and Topography	Heavy landscaping features Irrigation present Low to moderate site slopes throughout	Fair
Utilities	On-site well and septic tank Local utility-provided electric	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED	Fair
Ancillary Structures	Storage shed	Fair
Accessibility	Presently it does not appear an accessibility study is needed for the exterior site areas. See Appendix C.	
Key Issues and Findings	Mature tree leaning on Englehart Shed	

Site: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	-	-	-	-	$12,100	$12,100
Special Construction & Demo	-	-	-	-	$10,600	$10,600
Site Development	$2,200	-	$1,000	$35,700	$31,600	$70,500
Site Utilities	-	-	-	$13,600	$8,100	$21,700
TOTALS (3% inflation)	**$2,200**	**-**	**$1,000**	**$49,300**	**$62,400**	**$114,900**

* Totals have been rounded to the nearest $100.

8. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries and the exterior of the property.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

9. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "public facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities.
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the checklists that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are not included in the dataset
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance

The facility was originally constructed in 1895. The facility has not since been substantially renovated.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues was reported.

A detailed follow-up accessibility study is included as a recommendation because potential moderate to major issues were observed at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

10. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. A component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed, or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

11. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

12. Energy Audit

The purpose of this Energy Audit is to provide Centennial Heritage Park Facilities with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation and special use areas. Where we anticipated significant losses, we utilized infrared thermographs to analyze heat loss across the envelope.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

13. Historical Energy and Water Performance Metrics

Utility Data Tabulation Methodology

The baseline utility consumption data for the proper has been developed by aggregating the consumption from one electric meter.

Data Limitation:

No assumptions were made in tabulation of the utility data for the purposes of the audit.

The cost associated with the utility consumption at the building was not made available to Bureau Veritas at the time of report compilation. As a result, Bureau Veritas has modeled the approximate rate based on the utility company published tariff for commercial institutions. Bureau Veritas will update the report on receipt of the actual data from the client.

Utilities Metering at Glance	
Number of electric meters observed	One
Number of gas meters observed	-
Number of domestic water meter observed	-

Average Utility Rates		
Electricity	Natural Gas	Water and Sewer
$0.30/kWh	N/A	N/A

Electricity

Note: No utility data was received by Bureau Veritas from the housing authority at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the housing authority.

Natural Gas

Not applicable. There is no natural gas service provided to the facility.

Water and Sewer

The property has an on-site well and septic tank.

End Use Energy Distribution

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete end use energy distribution on receipt of the actual data from the client.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas will complete energy benchmarking on receipt of the actual data from the client.

14. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Centennial Heritage Park Facilities. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

There are few electro-mechanical components at the property, and lighting has already been upgraded with LED bulbs. Therefore, there does not appear to be an opportunity for energy savings at this time.

15. Operations and Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property.

Building Envelope

- ✓ Ensure that the building envelope has proper caulking and weather stripping.
- ✓ Patch holes in the building envelope with foam insulation and fire rated caulk around combustion vents
- ✓ Inspect building vents semiannually for bird infestation
- ✓ Inspect windows monthly for damaged panes and failed thermal seals
- ✗ Repair and adjust automatic door closing mechanisms as needed.

Heating and Cooling

- ✗ All preventive maintenance should be performed on all furnaces and boilers, which would include cleaning of burners and heat exchanger tubes.
- ✗ Ensure that the combustion vents exhaust outside the conditioned space and the vent dampers are functional
- ✗ Ensure that the control valves are functioning properly before start of every season
- ✗ Ensure steam traps are functional before start of each heating season
- ✗ Ensure use of chemical treatment for boiler make up water
- ✗ Ensure boiler outside temperature re-set is set to 55F
- ✗ Ensure use of chemical treatment for cooling tower water to prevent corrosion
- ✗ Ensure the duct work in unconditioned space is un-compromised and well insulated
- ✗ Duct cleaning is recommended every 10 years. This should include sealing of ducts using products similar to 'aero-seal'
- ✗ Ensure use of economizer mode is functional and used
- ✗ Ensure that the outside air dampers actuators are operating correctly
- ✗ Ensure air coils in the AHU and FCA's are pressure washed annually
- ✗ Return vents should remain un-obstructed and be located centrally
- ✗ Temperature settings reduced in unoccupied areas and set points seasonally adjusted.
- ✗ Evaporator coils and condenser coils should be regularly cleaned to improve heat transfer
- ✗ Refrigerant pipes should be insulated with a minimum of ¾" thick Elastomeric Rubber Pipe Insulation
- ✗ Ensure refrigerant pressure is maintained in the condensers
- ✗ Change air filters on return vents seasonally. Use only filters with 'Minimum Efficiency Rating Value'(MERV) of 8

Central Domestic Hot Water Heater

- ✗ Never place gas fired water heaters adjacent to return vents so as to prevent flame roll outs
- ✓ Ensure the circulation system is on timer to reduce the losses through re-circulation
- ✓ Ensure all hot water pipes are insulated with fiberglass insulation at all times
- ✓ Replacement water heater should have Energy Factor (EF)>0.9
- ✓ Tank-type water heaters flushed annually.

Lighting Improvements

- ✓ Utilize bi-level lighting controls in stairwells and hallways.
- ✓ Use LED replacement lamps
- ✓ Clean lighting fixture reflective surfaces and translucent covers.
- ✓ Ensure that timers and/or photocells are operating correctly on exterior lighting
- ✓ Use occupancy sensors for offices and other rooms with infrequent occupancy

Existing Equipment and Replacements

- ✗ Ensure that refrigerator and freezer doors close and seal correctly
- ✓ Ensure kitchen and bathroom exhaust outside the building and the internal damper operates properly
- ✓ Ensure that bathroom vents exhaust out
- ✗ Office/ computer equipment either in the “sleep” or “off” mode when not used

Key

✗	Maintenance Measure is Not Applicable For the Given Facility
✓	Maintenance Measure is Applicable For the Given Facility

16. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Centennial Heritage Park Facilities, 725 East Mauna Loa Avenue, Glendora, California 91740, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

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17. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Lighting System Schedule
Appendix J: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview



1 - CITRUS SNACK STAND FRONT ELEVATION



2 - CITRUS SNACK STAND LEFT ELEVATION



3 - ENGLEHARD SHED FRONT ELEVATION



4 - ENGLEHART SHED LEFT ELEVATION



5 - HAMILTON HOUSE FRONT ELEVATION



6 - HAMILTON HOUSE LEFT ELEVATION

Photographic Overview



7 - PRINT SHOP BARN FRONT ELEVATION



8 - PRINT SHOP BARN LEFT ELEVATION



9 - STORAGE BUILDING FRONT ELEVATION



10 - STORAGE BUILDING LEFT ELEVATION

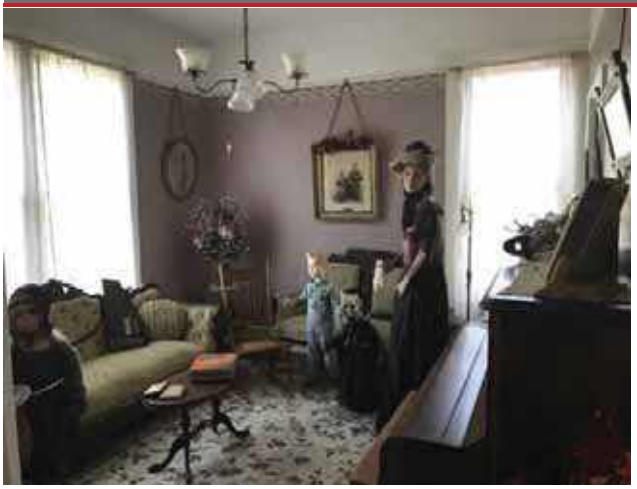


11 - CITRUS SNACK STAND INTERIOR



12 - ENGLEHART SHED INTERIOR AREA

Photographic Overview



13 - HAMILTON HOUSE INTERIOR AREA



14 - HAMILTON HOUSE KITCHEN AREA



15 - PRINT SHOP INTERIOR AREA



16 - STORAGE BUILDING INTERIOR AREA



17 - STORAGE BUILDING TYPICAL RESTROOM



18 - STORAGE TANK WATER HEATER

Photographic Overview



19 - MAIN BUILDING ELECTRICAL PANEL



20 - FACILITY SECURITY SYSTEM CONTROLLER



21 - SITE IRRIGATION SYSTEM CONTROLLER



22 - SITE OUTDOOR PICNIC AREA



23 - ANCILLARY WOOD STORAGE BUILDING



24 - SITE CHAIN LINK FENCING

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-044.379	Centennial Heritage Park Facilities
Source	**On-Site Date**
Google	November 8, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Centennial Heritage Park Facilities
Name of person completing form:	John De Lazzaro
Title / Association w/ property:	Glendora Preservation Foundation President
Length of time associated w/ property:	32 years
Date Completed:	November 8, 2023
Phone Number:	714.412.2541
Method of Completion:	INTERVIEW - verbally completed during interview

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

Data Overview		Response		
1	Year(s) constructed	Constructed: 1895	Renovated:	
2	Building size in SF	2,267 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof		Hamilton House roof replaced 15 years ago
		Interiors		
		HVAC		
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?	X				Storage shed has roof leak after tree fell.
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			



Signature of Assessor



Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Centennial Heritage Park Facilities

BV Project Number: 158691.23R000-044.379

Abbreviated Accessibility Checklist					
Facility History & Interview					
	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?		X		
2	Have any ADA improvements been made to the property since original construction? Describe.		X		No designated parking or accessible restrooms.
3	Has building management reported any accessibility-based complaints or litigation?		X		

Abbreviated Accessibility Checklist

Exterior Accessible Route



PATH TO HAMILTON HOUSE



PATH TO CITRUS SNACK STAND

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?			X	
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?		X		The entrance to the museum is only accessible by stairs
3	Are curb ramps present at transitions through raised curbs on all accessible routes?		X		
4	Do curb ramps appear to have compliant slopes for all components ?			X	
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✕	
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			✕	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	

Abbreviated Accessibility Checklist

Building Entrances



HAMILTON HOUSE ENTRANCE



ENGLEHART SHED ENTRANCE

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?		X		
2	If the main entrance is not accessible, is an alternate accessible entrance provided?		X		
3	Is signage provided indicating the location of alternate accessible entrances ?			X	
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?			X	
5	Do doors at accessible entrances appear to have compliant hardware ?		X		
6	Do doors at accessible entrances appear to have a compliant clear opening width ?		X		

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?			X	
8	Do thresholds at accessible entrances appear to have a compliant height ?		X		

Abbreviated Accessibility Checklist

Interior Accessible Route



INTERIOR PATH



NON COMPLIANT MANEUVERING SPACE

	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?		X		Non compliant maneuvering space
2	Do accessible routes appear free of obstructions and/or protruding objects ?		X		
3	Do ramps on accessible routes appear to have compliant slopes ?			X	
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	
6	Do ramps on accessible routes appear to have compliant handrails ?			X	

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?			X	
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?		X		
11	Do doors at interior accessible routes appear to have compliant hardware ?		X		
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	X			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?		X		

Appendix E:
Component Condition Report

Component Condition Report | Centennial Heritage Park Buildings / Englehart Shed

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	450 SF	5	7044660
B2020	Building Exterior	Fair	Window, Wood Historical, up to 15 SF, Restore	4	10	7144652
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	1	13	7044642
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	300 SF	10	7142666
Interiors						
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	300 SF	5	7044653
C2030	Throughout building	Fair	Flooring, Wood, Strip	200 SF	12	7044650
Electrical						
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	200 SF	20	7140691
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	200 SF	10	7140690
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	200 SF	8	7044544

Component Condition Report | Centennial Heritage Park Buildings / Hamilton House

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	1,400 SF	2	7044662
B2020	Building Exterior	Fair	Window, Wood Historical, 16-25 SF, Restore	7	15	7044673
B2020	Building Exterior	Fair	Window, Wood Historical, up to 15 SF, Restore	17	15	7044679
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	3	13	7044676
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	1,267 SF	10	7044661

Component Condition Report | Centennial Heritage Park Buildings / Hamilton House

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Interiors						
C2010	Throughout building	Fair	Wall Finishes, Wallpaper	1,600 SF	8	7044674
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	300 SF	5	7044664
C2030	Restrooms	Fair	Flooring, Vinyl Sheeting	100 SF	8	7044672
C2030	Throughout building	Fair	Flooring, Wood, Strip	1,167 SF	10	7044668
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	1,267 SF	5	7044670
Plumbing						
D2010	Restrooms	Fair	Tub, Enameled Steel	1	10	7044675
D2010	Restrooms	Fair	Toilet, Child-Sized	1	10	7044666
D2010	Restrooms	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	15	7044665
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	1,267 SF	20	7044677
D2010	Kitchen	Fair	Sink/Lavatory, Trough Style, Solid Surface	1	15	7044678
Electrical						
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	1,267 SF	20	7044671
D5020	Building exterior	Fair	Distribution Panel, 120/240 V, Residential Style	1	15	7044663
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	1,267 SF	10	7140692
Fire Alarm & Electronic Systems						
D7030	Throughout building	Fair	Security/Surveillance System, Full System Upgrade, Average Density	1,267 SF	8	7044669

Component Condition Report | Centennial Heritage Park Buildings / Print Shop Barn

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	400 SF	5	7044689
B2010	Building Exterior	Poor	Exterior Walls, any type, Repairs per Man-Day, Repair	1	0	7044683
B2020	Building Exterior	Fair	Window, Wood Historical, 16-25 SF, Restore	2	15	7044682

Component Condition Report | Centennial Heritage Park Buildings / Print Shop Barn

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core Decorative High-End	2	13	7044688
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	1	13	7044686
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	500 SF	10	7044684
Interiors						
C2010	Throughout	Fair	Wall Finishes, Wood Paneling, Refinish	750 SF	5	7142998
C2050	Throughout building	Fair	Ceiling Finishes, Wood Paneling	500 SF	15	7142997
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	500 SF	20	7140693
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	500 SF	10	7044685

Component Condition Report | Centennial Heritage Park Buildings / Storage Shed

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	400 SF	5	7142668
B2020	Building Exterior	Fair	Window, Wood Historical, up to 15 SF, Restore	1	15	7044692
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	2	13	7044696
Roofing						
B3010	Roof	Poor	Roofing, Asphalt Shingle, 20-Year Standard	250 SF	2	7044698
Interiors						
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	37 SF	5	7044693
C2010	Restroom	Fair	Wall Finishes, Wallpaper	37 SF	8	7142999
C2050		Poor	Ceiling Finishes, Gypsum Board/Plaster, Repair	50 SF	0	7044690
Plumbing						
D2010	Restrooms	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	12	7044697

Component Condition Report | Centennial Heritage Park Buildings / Storage Shed

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Storage Area	Fair	Water Heater, Electric, Residential	1	3	7044691
D2010	Restrooms	Fair	Toilet, Residential Water Closet	1	12	7044694
Electrical						
D5020	Throughout building	Fair	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity	250 SF	20	7140694
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	250 SF	10	7044695

Component Condition Report | Centennial Heritage Park Buildings / Citrus Snack Stand

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2020	Building Exterior	Fair	Window, Wood Historical, up to 15 SF, Restore	1	6	7044636
B2050	Building Exterior	Fair	Exterior Door, Wood, Solid-Core	2	13	7044638
Roofing						
B3010	Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard	50 SF	10	7044639
Interiors						
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	75 SF	5	7140688
C2030	Throughout	Fair	Flooring, Vinyl Sheeting	50 SF	5	7142995
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	50 SF	5	7140687
Electrical						
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	50 SF	20	7140689
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	50 SF	10	7044637
Equipment & Furnishings						
E2010	Throughout building	Fair	Casework, Cabinetry, Hardwood Standard	12 LF	10	7044635

Component Condition Report | Centennial Heritage Park Buildings / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	15	7044701
Special Construction & Demo						
F1020	Site	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal	70 SF	18	7044713
Sitework						
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	1	8	7044702
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	8	7044649
G2060	Site	Fair	Trash Receptacle, Portable/Light-Duty	1	8	7044643
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	10	7044647
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	10	7044641
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	650 LF	15	7044714
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	6	7044648
G2060	Site	Fair	Trash Receptacle, Portable/Light-Duty	1	8	7044711
G2060	Site	Fair	Trash Receptacle, Portable/Light-Duty	1	8	7044712
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	10	7044646
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	10	7044654
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	8	7044658
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	10	7044700
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	1	8	7044709
G2060	Site	Fair	Trash Receptacle, Portable/Light-Duty	1	8	7044656
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	1	10	7044703
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	6	7044659
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	10	7044707
G2060	Site	Fair	Trash Receptacle, Portable/Light-Duty	1	8	7044645
G2060	Site	Fair	Trash Receptacle, Portable/Light-Duty	1	8	7044706

Component Condition Report | Centennial Heritage Park Buildings / Site

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Trash Receptacle, Portable/Light-Duty	1	8	7044657
G2060	Site	Fair	Trash Receptacle, Portable/Light-Duty	1	8	7044705
G2060	Site	Fair	Park Bench, Wood/Composite/Fiberglass	1	3	7044708
G2060	Site	Fair	Picnic Table, Wood/Composite/Fiberglass	1	10	7044655
G2080	Site	Fair	Irrigation System, Control Panel	1	8	7044710
G2080	Englehart Shed	Poor	Landscaping, Mature Trees, Removal/Trimming, Repair	1	0	7044651
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	2,000 SF	10	7044715
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	10	7044704
Utilities						
G3020	Site	Fair	Septic Tank, Precast Concrete, Replace/Install	1	20	7044657

Appendix F:
Replacement Reserves

Replacement Reserves Report



1/9/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Centennial Heritage Park Buildings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Centennial Heritage Park Buildings / Citrus Snack Stand	$0	$0	$0	$0	$0	$970	$4,086	$0	$0	$0	$7,787	$0	$0	$3,059	$0	$493	$0	$0	$0	$0	$1,276	**$17,671**
Centennial Heritage Park Buildings / Englehart Shed	$0	$0	$0	$0	$0	$3,104	$0	$0	$754	$0	$21,513	$0	$6,363	$1,529	$0	$4,172	$0	$0	$0	$0	$6,986	**$44,422**
Centennial Heritage Park Buildings / Hamilton House	$0	$0	$6,629	$0	$0	$5,146	$0	$0	$12,728	$0	$56,742	$0	$8,909	$4,588	$0	$166,844	$0	$0	$0	$0	$61,279	**$322,864**
Centennial Heritage Park Buildings / Print Shop Barn	$1,636	$0	$0	$0	$0	$7,244	$0	$0	$0	$0	$5,898	$0	$0	$8,084	$0	$42,647	$0	$0	$0	$0	$3,359	**$68,868**
Centennial Heritage Park Buildings / Site	$2,232	$0	$0	$975	$0	$0	$2,132	$0	$19,976	$0	$27,191	$0	$0	$0	$0	$43,690	$0	$0	$10,637	$0	$8,061	**$114,895**
Centennial Heritage Park Buildings / Storage Shed	$595	$0	$1,499	$894	$0	$2,165	$0	$0	$153	$0	$1,050	$0	$4,454	$3,059	$0	$8,241	$0	$0	$1,393	$0	$8,733	**$32,236**
Grand Total	**$4,463**	**$0**	**$8,128**	**$1,869**	**$0**	**$18,630**	**$6,217**	**$0**	**$33,612**	**$0**	**$120,181**	**$0**	**$19,726**	**$20,318**	**$0**	**$266,087**	**$0**	**$0**	**$12,030**	**$0**	**$89,693**	**$600,956**

Centennial Heritage Park Buildings

Centennial Heritage Park Buildings / Citrus Snack Stand

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2020	Building Exterior	7044636	Window, Wood Historical, up to 15 SF, Restore	30	24	6	1	EA	$2,300.00	$3,421.71	$3,422							$3,422															**$3,422**
B2050	Building Exterior	7044638	Exterior Door, Wood, Solid-Core, Replace	25	12	13	2	EA	$700.00	$1,041.39	$2,083														$2,083								**$2,083**
B3010	Roof	7044639	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	10	10	50	SF	$3.80	$5.65	$283											$283											**$283**
C2010	Throughout building	7140688	Wall Finishes, any surface, Prep & Paint	10	5	5	75	SF	$1.50	$2.23	$167						$167										$167						**$335**
C2030	Throughout	7142995	Flooring, Vinyl Sheeting, Replace	15	10	5	50	SF	$7.00	$10.41	$521						$521															$521	**$1,041**
C2050	Throughout building	7140687	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	50	SF	$2.00	$2.98	$149						$149										$149						**$298**
D5030	Throughout building	7140689	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	50	SF	$2.50	$3.72	$186																					$186	**$186**
D5040	Throughout building	7044637	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	50	SF	$2.10	$3.12	$156											$156											**$156**
E2010	Throughout building	7044635	Casework, Cabinetry, Hardwood Standard, Replace	20	10	10	12	LF	$300.00	$446.31	$5,356											$5,356											**$5,356**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$837**	**$3,422**	**$0**	**$0**	**$0**	**$5,795**	**$0**	**$0**	**$2,083**	**$0**	**$316**	**$0**	**$0**	**$0**	**$0**	**$707**	**$13,159**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$970**	**$4,086**	**$0**	**$0**	**$0**	**$7,787**	**$0**	**$0**	**$3,059**	**$0**	**$493**	**$0**	**$0**	**$0**	**$0**	**$1,276**	**$17,671**

Centennial Heritage Park Buildings / Englehart Shed

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building Exterior	7044660	Exterior Walls, any painted surface, Prep & Paint	10	5	5	450	SF	$3.00	$4.46	$2,008						$2,008										$2,008						**$4,017**
B2020	Building Exterior	7044652	Window, Wood Historical, up to 15 SF, Restore	30	20	10	4	EA	$2,300.00	$3,421.71	$13,687											$13,687											**$13,687**
B2050	Building Exterior	7044642	Exterior Door, Wood, Solid-Core, Replace	25	12	13	1	EA	$700.00	$1,041.39	$1,041														$1,041								**$1,041**
B3010	Roof	7142666	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	10	10	300	SF	$3.80	$5.65	$1,696											$1,696											**$1,696**
C2010	Throughout building	7044653	Wall Finishes, any surface, Prep & Paint	10	5	5	300	SF	$1.50	$2.23	$669						$669										$669						**$1,339**
C2030	Throughout building	7044650	Flooring, Wood, Strip, Replace	30	18	12	200	SF	$15.00	$22.32	$4,463													$4,463									**$4,463**
D5020	Throughout building	7140691	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	20	20	200	SF	$13.00	$19.34	$3,868																					$3,868	**$3,868**
D5040	Throughout building	7140690	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	200	SF	$2.10	$3.12	$625											$625											**$625**
D7030	Throughout building	7044644	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	200	SF	$2.00	$2.98	$595									$595													**$595**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$2,678**	**$0**	**$0**	**$595**	**$0**	**$16,008**	**$0**	**$4,463**	**$1,041**	**$0**	**$2,678**	**$0**	**$0**	**$0**	**$0**	**$3,868**	**$31,331**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$3,104**	**$0**	**$0**	**$754**	**$0**	**$21,513**	**$0**	**$6,363**	**$1,529**	**$0**	**$4,172**	**$0**	**$0**	**$0**	**$0**	**$6,986**	**$44,422**

Centennial Heritage Park Buildings / Hamilton House

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building Exterior	7044662	Exterior Walls, any painted surface, Prep & Paint	10	8	2	1400	SF	$3.00	$4.46	$6,248			$6,248										$6,248									**$12,497**
B2020	Building Exterior	7044679	Window, Wood Historical, up to 15 SF, Restore	30	15	15	17	EA	$2,300.00	$3,421.71	$58,169																$58,169						**$58,169**
B2020	Building Exterior	7044673	Window, Wood Historical, 16-25 SF, Restore	30	15	15	7	EA	$3,600.00	$5,355.72	$37,490																$37,490						**$37,490**
B2050	Building Exterior	7044676	Exterior Door, Wood, Solid-Core, Replace	25	12	13	3	EA	$700.00	$1,041.39	$3,124														$3,124								**$3,124**
B3010	Roof	7044661	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	10	10	1267	SF	$3.80	$5.65	$7,163											$7,163											**$7,163**

Replacement Reserves Report



1/9/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
C2010	Throughout building	7044674	Wall Finishes, Wallpaper, Replace	15	7	8	1600	SF	$2.20	$3.27	$5,237									$5,237													**$5,237**
C2010	Throughout building	7044664	Wall Finishes, any surface, Prep & Paint	10	5	5	300	SF	$1.50	$2.23	$669						$669										$669							**$1,339**
C2030	Throughout building	7044668	Flooring, Wood, Strip, Replace	30	20	10	1167	SF	$15.00	$22.32	$26,042											$26,042											**$26,042**
C2030	Restrooms	7044672	Flooring, Vinyl Sheeting, Replace	15	7	8	100	SF	$7.00	$10.41	$1,041									$1,041													**$1,041**
C2050	Throughout building	7044670	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	1267	SF	$2.00	$2.98	$3,770						$3,770										$3,770							**$7,540**
D2010	Throughout building	7044677	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	20	20	1267	SF	$5.00	$7.44	$9,425																						$9,425	**$9,425**
D2010	Restrooms	7044675	Tub, Enameled Steel, Replace	20	10	10	1	EA	$2,500.00	$3,719.25	$3,719											$3,719											**$3,719**
D2010	Restrooms	7044666	Toilet, Child-Sized, Replace	30	20	10	1	EA	$900.00	$1,338.93	$1,339											$1,339											**$1,339**
D2010	Kitchen	7044678	Sink/Lavatory, Trough Style, Solid Surface, Replace	30	15	15	1	EA	$2,500.00	$3,719.25	$3,719																$3,719							**$3,719**
D2010	Restrooms	7044665	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	15	15	1	EA	$1,100.00	$1,636.47	$1,636																$1,636							**$1,636**
D5020	Building exterior	7044663	Distribution Panel, 120/240 V, Residential Style, Replace	30	15	15	1	EA	$1,100.00	$1,636.47	$1,636																$1,636							**$1,636**
D5020	Throughout building	7044671	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	20	20	1267	SF	$13.00	$19.34	$24,504																						$24,504	**$24,504**
D5040	Throughout building	7140692	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	1267	SF	$2.10	$3.12	$3,958											$3,958											**$3,958**
D7030	Throughout building	7044669	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	7	8	1267	SF	$2.00	$2.98	$3,770									$3,770													**$3,770**
Totals, Unescalated												**$0**	**$0**	**$6,248**	**$0**	**$0**	**$4,439**	**$0**	**$0**	**$10,048**	**$0**	**$42,221**	**$0**	**$6,248**	**$3,124**	**$0**	**$107,091**	**$0**	**$0**	**$0**	**$0**	**$33,928**	**$213,349**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$6,629**	**$0**	**$0**	**$5,146**	**$0**	**$0**	**$12,728**	**$0**	**$56,742**	**$0**	**$8,909**	**$4,588**	**$0**	**$166,844**	**$0**	**$0**	**$0**	**$0**	**$61,279**	**$322,864**

Centennial Heritage Park Buildings / Print Shop Barn

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building Exterior	7044683	Exterior Walls, any type, Repairs per Man-Day, Repair	0	0	0	1	EA	$1,100.00	$1,636.47	$1,636	$1,636																					**$1,636**
B2010	Building Exterior	7044689	Exterior Walls, any painted surface, Prep & Paint	10	5	5	400	SF	$3.00	$4.46	$1,785						$1,785										$1,785							**$3,570**
B2020	Building Exterior	7044682	Window, Wood Historical, 16-25 SF, Restore	30	15	15	2	EA	$3,600.00	$5,355.72	$10,711																$10,711							**$10,711**
B2050	Building Exterior	7044686	Exterior Door, Wood, Solid-Core, Replace	25	12	13	1	EA	$700.00	$1,041.39	$1,041														$1,041								**$1,041**
B2050	Building Exterior	7044688	Exterior Door, Wood, Solid-Core Decorative High-End, Replace	25	12	13	2	EA	$1,500.00	$2,231.55	$4,463														$4,463								**$4,463**
B3010	Roof	7044684	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	10	10	500	SF	$3.80	$5.65	$2,827											$2,827											**$2,827**
C2010	Throughout	7142998	Wall Finishes, Wood Paneling, Refinish	10	5	5	750	SF	$4.00	$5.95	$4,463						$4,463										$4,463							**$8,926**
C2050	Throughout building	7142997	Ceiling Finishes, Wood Paneling, Replace	30	15	15	500	SF	$14.00	$20.83	$10,414																$10,414							**$10,414**
D5030	Throughout building	7140693	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	500	SF	$2.50	$3.72	$1,860																						$1,860	**$1,860**
D5040	Throughout building	7044685	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	500	SF	$2.10	$3.12	$1,562											$1,562											**$1,562**
Totals, Unescalated												**$1,636**	**$0**	**$0**	**$0**	**$0**	**$6,248**	**$0**	**$0**	**$0**	**$0**	**$4,389**	**$0**	**$0**	**$5,504**	**$0**	**$27,374**	**$0**	**$0**	**$0**	**$0**	**$1,860**	**$47,011**
Totals, Escalated (3.0% inflation, compounded annually)												**$1,636**	**$0**	**$0**	**$0**	**$0**	**$7,244**	**$0**	**$0**	**$0**	**$0**	**$5,898**	**$0**	**$0**	**$8,084**	**$0**	**$42,647**	**$0**	**$0**	**$0**	**$0**	**$3,359**	**$68,868**

Centennial Heritage Park Buildings / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Site	7044701	Backflow Preventer, Domestic Water, Replace	30	15	15	1	EA	$5,200.00	$7,736.04	$7,736																$7,736							**$7,736**
F1020	Site	7044713	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, Replace	35	17	18	70	SF	$60.00	$89.26	$6,248																			$6,248				**$6,248**
G2060	Site	7044708	Park Bench, Wood/Composite/Fiberglass, Replace	20	17	3	1	EA	$600.00	$892.62	$893					$893																		**$893**
G2060	Site	7044659	Picnic Table, Wood/Composite/Fiberglass, Replace	20	14	6	1	EA	$600.00	$892.62	$893							$893																**$893**
G2060	Site	7044648	Picnic Table, Wood/Composite/Fiberglass, Replace	20	14	6	1	EA	$600.00	$892.62	$893							$893																**$893**
G2060	Site	7044702	Park Bench, Wood/Composite/Fiberglass, Replace	20	12	8	1	EA	$600.00	$892.62	$893									$893														**$893**
G2060	Site	7044709	Park Bench, Wood/Composite/Fiberglass, Replace	20	12	8	1	EA	$600.00	$892.62	$893									$893														**$893**
G2060	Site	7044711	Trash Receptacle, Portable/Light-Duty, Replace	15	7	8	1	EA	$400.00	$595.08	$595									$595														**$595**
G2060	Site	7044712	Trash Receptacle, Portable/Light-Duty, Replace	15	7	8	1	EA	$400.00	$595.08	$595									$595														**$595**
G2060	Site	7044706	Trash Receptacle, Portable/Light-Duty, Replace	15	7	8	1	EA	$400.00	$595.08	$595									$595														**$595**
G2060	Site	7044705	Trash Receptacle, Portable/Light-Duty, Replace	15	7	8	1	EA	$400.00	$595.08	$595									$595														**$595**
G2060	Site	7044643	Trash Receptacle, Portable/Light-Duty, Replace	15	7	8	1	EA	$400.00	$595.08	$595									$595														**$595**
G2060	Site	7044656	Trash Receptacle, Portable/Light-Duty, Replace	15	7	8	1	EA	$400.00	$595.08	$595									$595														**$595**

Replacement Reserves Report



1/9/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2060	Site	7044645	Trash Receptacle, Portable/Light-Duty, Replace	15	7	8	1	EA	$400.00	$595.08	$595									$595													**$595**
G2060	Site	7044657	Trash Receptacle, Portable/Light-Duty, Replace	15	7	8	1	EA	$400.00	$595.08	$595									$595													**$595**
G2060	Site	7044649	Picnic Table, Wood/Composite/Fiberglass, Replace	20	12	8	1	EA	$600.00	$892.62	$893									$893													**$893**
G2060	Site	7044658	Picnic Table, Wood/Composite/Fiberglass, Replace	20	12	8	1	EA	$600.00	$892.62	$893									$893													**$893**
G2060	Site	7044700	Picnic Table, Wood/Composite/Fiberglass, Replace	20	10	10	1	EA	$600.00	$892.62	$893											$893											**$893**
G2060	Site	7044703	Park Bench, Wood/Composite/Fiberglass, Replace	20	10	10	1	EA	$600.00	$892.62	$893											$893											**$893**
G2060	Site	7044707	Picnic Table, Wood/Composite/Fiberglass, Replace	20	10	10	1	EA	$600.00	$892.62	$893											$893											**$893**
G2060	Site	7044647	Picnic Table, Wood/Composite/Fiberglass, Replace	20	10	10	1	EA	$600.00	$892.62	$893											$893											**$893**
G2060	Site	7044641	Picnic Table, Wood/Composite/Fiberglass, Replace	20	10	10	1	EA	$600.00	$892.62	$893											$893											**$893**
G2060	Site	7044646	Picnic Table, Wood/Composite/Fiberglass, Replace	20	10	10	1	EA	$600.00	$892.62	$893											$893											**$893**
G2060	Site	7044654	Picnic Table, Wood/Composite/Fiberglass, Replace	20	10	10	1	EA	$600.00	$892.62	$893											$893											**$893**
G2060	Site	7044655	Picnic Table, Wood/Composite/Fiberglass, Replace	20	10	10	1	EA	$600.00	$892.62	$893											$893											**$893**
G2060	Site	7044714	Fences & Gates, Fence, Chain Link 6', Replace	40	25	15	650	LF	$21.00	$31.24	$20,307																$20,307						**$20,307**
G2080	Site	7044710	Irrigation System, Control Panel, Replace	15	7	8	1	EA	$5,000.00	$7,438.50	$7,439									$7,439													**$7,439**
G2080	Site	7044715	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	20	10	10	2000	SF	$1.00	$1.49	$2,975											$2,975											**$2,975**
G2080	Englehart Shed	7044651	Landscaping, Mature Trees, Removal/Trimming, Repair	0	0	0	1	EA	$1,500.00	$2,231.55	$2,232	$2,232																					**$2,232**
G3020	Site	7044667	Septic Tank, Precast Concrete, Replace/Install	40	20	20	1	EA	$3,000.00	$4,463.10	$4,463																					$4,463	**$4,463**
G4050	Site	7044704	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	10	10	1	EA	$6,800.00	$10,116.36	$10,116											$10,116											**$10,116**
Totals, Unescalated												**$2,232**	**$0**	**$0**	**$893**	**$0**	**$0**	**$1,785**	**$0**	**$15,770**	**$0**	**$20,233**	**$0**	**$0**	**$0**	**$0**	**$28,043**	**$0**	**$0**	**$6,248**	**$0**	**$4,463**	**$79,666**
Totals, Escalated (3.0% inflation, compounded annually)												**$2,232**	**$0**	**$0**	**$975**	**$0**	**$0**	**$2,132**	**$0**	**$19,976**	**$0**	**$27,191**	**$0**	**$0**	**$0**	**$0**	**$43,690**	**$0**	**$0**	**$10,637**	**$0**	**$8,061**	**$114,895**

Centennial Heritage Park Buildings / Storage Shed

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Building exterior	7142668	Exterior Walls, any painted surface, Prep & Paint	10	5	5	400	SF	$3.00	$4.46	$1,785						$1,785										$1,785						**$3,570**
B2020	Building Exterior	7044692	Window, Wood Historical, up to 15 SF, Restore	30	15	15	1	EA	$2,300.00	$3,421.71	$3,422																$3,422						**$3,422**
B2050	Building Exterior	7044696	Exterior Door, Wood, Solid-Core, Replace	25	12	13	2	EA	$700.00	$1,041.39	$2,083														$2,083								**$2,083**
B3010	Roof	7044698	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	18	2	250	SF	$3.80	$5.65	$1,413			$1,413																			**$1,413**
C2010	Restroom	7142999	Wall Finishes, Wallpaper, Replace	15	7	8	37	SF	$2.20	$3.27	$121									$121													**$121**
C2010	Throughout building	7044693	Wall Finishes, any surface, Prep & Paint	10	5	5	37	SF	$1.50	$2.23	$83						$83										$83						**$165**
C2050	Storage Shed	7044690	Ceiling Finishes, Gypsum Board/Plaster, Repair	0	0	0	50	SF	$8.00	$11.90	$595	$595																					**$595**
D2010	Storage Area	7044691	Water Heater, Electric, Residential, Replace	15	12	3	1	EA	$550.00	$818.24	$818				$818															$818			**$1,636**
D2010	Restrooms	7044694	Toilet, Residential Water Closet, Replace	30	18	12	1	EA	$700.00	$1,041.39	$1,041													$1,041									**$1,041**
D2010	Restrooms	7044697	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	23	12	1	EA	$1,400.00	$2,082.78	$2,083													$2,083									**$2,083**
D5020	Throughout building	7140694	Electrical System, Full System Renovation/Upgrade, Low Density/Complexity, Replace	40	20	20	250	SF	$13.00	$19.34	$4,835																					$4,835	**$4,835**
D5040	Throughout building	7044695	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	10	10	250	SF	$2.10	$3.12	$781											$781											**$781**
Totals, Unescalated												**$595**	**$0**	**$1,413**	**$818**	**$0**	**$1,868**	**$0**	**$0**	**$121**	**$0**	**$781**	**$0**	**$3,124**	**$2,083**	**$0**	**$5,290**	**$0**	**$0**	**$818**	**$0**	**$4,835**	**$21,746**
Totals, Escalated (3.0% inflation, compounded annually)												**$595**	**$0**	**$1,499**	**$894**	**$0**	**$2,165**	**$0**	**$0**	**$153**	**$0**	**$1,050**	**$0**	**$4,454**	**$3,059**	**$0**	**$8,241**	**$0**	**$0**	**$1,393**	**$0**	**$8,733**	**$32,236**

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7044691	D2010	**Water Heater**	Electric, Residential	15 GAL	Centennial Heritage Park Buildings / Storage Shed	Storage Area	Inaccessible	Inaccessible	Inaccessible		002390	
2	7044701	D2010	**Backflow Preventer**	Domestic Water	3 IN	Centennial Heritage Park Buildings / Site	Site						

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7044663	D5020	**Distribution Panel**	120/240 V, Residential Style	100 AMP	Centennial Heritage Park Buildings / Hamilton House	Building exterior	Square D	No dataplate	No dataplate		002389	

G30 Liquid & Gas Site Utilities

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7044667	G3020	**Septic Tank**	Precast Concrete	500 GAL	Centennial Heritage Park Buildings / Site	Site						

Appendix H:
Energy Conservation Measures Calculations

Note: There are few electro-mechanical components at the property, and the lighting has already been upgraded with LED bulbs. Therefore, there does not appear to be an opportunity for energy savings at this time.

Appendix I:
Lighting System Schedule

Note : All Lighting is LED hence the Lighting System Schedule is not available for this facility.

Appendix J:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) **I**nvestment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT

prepared for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd



Big Dalton Canyon - Girl Scout Cabin
Big Dalton Canyon Road
Glendora, California 91741

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BV PROJECT #:
158691.23R000-047.379

DATE OF REPORT:
February 13, 2024

ON SITE DATE:
December 21, 2023

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Scout Cabin
Main Address	Big Dalton Canyon Road, Glendora, California 91741
Site Developed	1970
Site Area	0.36 acres (estimated)
Parking Spaces	No designated parking area
Building Area	1,309 SF
Number of Stories	One above grade
Outside Occupants / Leased Spaces	None
Date(s) of Visit	December 21, 2023
Management Point of Contact	City of Glendora, Mr. Michael Sledd, Assistant Public Works Director 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Hugo Soltero 626.672.6311
Assessment and Report Prepared By	Usama Anwar
Reviewed By	Carl Alejandro Technical Reviewer carl.alejandro@bureauveritas.com 800.733.0660 x7296236
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The Girl Scout Cabin was constructed in 1970. The building is located across the street from the park's day camp area. The facility has not undergone any renovations since it was built.

Architectural

The hut-shaped structure is constructed with a concrete masonry framework featuring wooden siding and decks, all topped with metal roof finishes. The roof has a partially barrel-shaped design at the rear and a flat structure at the front-facing side. Stains resulting from mildew and algae growth have appeared on the metal finishes on the rear elevations. Therefore, it is recommended to clean the affected areas to preserve the integrity of the finishes. The facade features original steel doors, wooden doors, and wooden-framed windows, all covered with aluminum shutters. The interior floors are covered with vinyl sheeting and VCT tiles that show significant wear and require replacement in the near future. A budgetary cost for typical life-cycle based replacement of interior and exterior finishes is anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The building is not equipped with any HVAC system. The plumbing fixtures are properly installed, and there have been no reported issues of plumbing failures or leakages. The domestic hot water heater appears to have deteriorated over the years and has exceeded its expected useful life; hence, a budgeted cost is included for near replacement. A low-voltage distribution panel satisfies the electrical load of the building, and the interior lighting system consists of surface mounted T8 fluorescent lighting fixtures. Fire protection is provided by a wall mounted fire extinguisher. A smoke detector was not observed during the on-site visit and is recommended to be installed. An anticipatory cost for all the MEPF assets is anticipated.

Site

Concrete sidewalks are the only flatwork surfaces identified at the site. Potential trip hazards due to cracked pavement were identified at the main entrance which require resurfacing in the near future. The facility is accessed via a pedestrian bridge located adjacent to the main street. In general, the site appears to be regularly maintained, and typical lifecycle replacements are budgeted over the reserve term.

Recommended Additional Studies

Some areas of the facility were identified as having major or moderate accessibility issues. Bureau Veritas recommends a study be performed to take measurements, provide additional itemized details, research local requirements, and, if necessary, estimate the scope and cost of any required improvements. The cost of this study is included in the cost tables. Due to the lack of measurements and itemized findings at this point in time, the costs for any possible subsequent repairs or improvements are not currently included.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

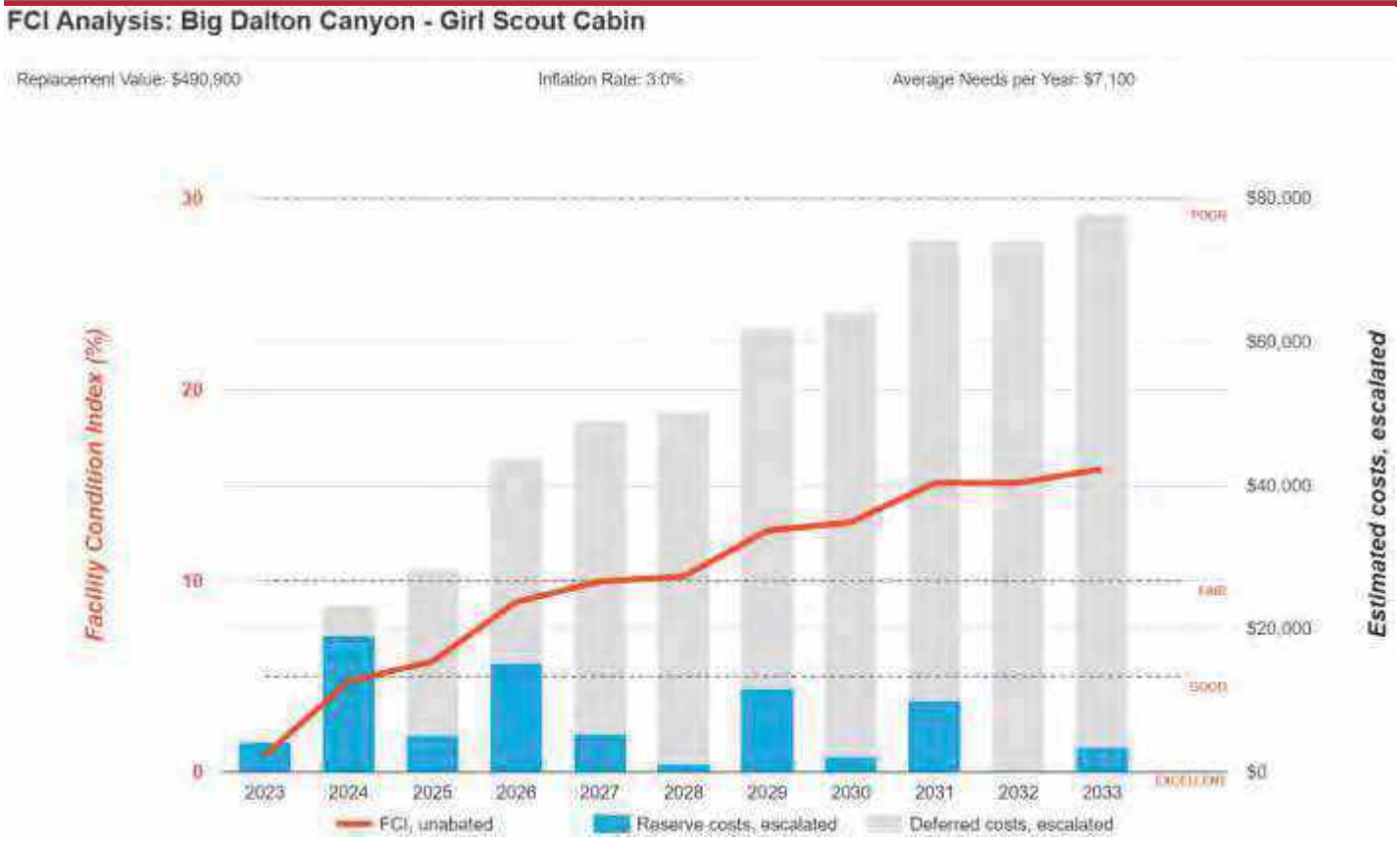
FCI Analysis | Big Dalton Canyon - Girl Scout Cabin(1940)

Replacement Value	*Total SF*	*Cost/SF*
$ 490,900	*1,309*	*$ 375*

	Est Reserve Cost	FCI
Current	$ 4,300	0.9 %
3-Year	$ 43,700	8.9 %
5-Year	$ 50,300	10.2 %
10-Year	$ 77,800	15.8 %

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

Facility/Building	Total Items	Total Cost
Big Dalton Canyon - Girl Scout Cabin	2	$4,200
Total	**2**	**$4,200**

Big Dalton Canyon - Girl Scout Cabin

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7190999	Big Dalton Canyon - Girl Scout Cabin	Rare Elevation	B2010	Exterior Walls, any surface clean	Poor	Performance/Integrity	$4,000
7190608	Big Dalton Canyon - Girl Scout Cabin	Throughout building	D7050	Fire Alarm Devices, Smoke Detector, Replace/Install	Failed	Performance/Integrity	$200
Total (2 items)							**$4,200**

Key Findings



Exterior Walls in Poor condition.

any surface clean
Big Dalton Canyon - Girl Scout Cabin Rare Elevation

Uniformat Code: B2010
Recommendation: **in 2023**

Priority Score: **89.9**

Plan Type: Performance/Integrity

Cost Estimate: $4,000

**$$**$$

The metal finishes at the rare elevations have developed stains due to mildew and algae growth. Hence, cleaning of the impacted portions is recommended to maintain the integrity of finishes. - AssetCALC ID: 7190999



Sidewalk in Poor condition.

Concrete, Small Areas/Sections
Big Dalton Canyon - Girl Scout Cabin Main entrance

Uniformat Code: G2030
Recommendation: **Replace in 2024**

Priority Score: **85.9**

Plan Type: Performance/Integrity

Cost Estimate: $800

**$$**$$

potential trip hazard - AssetCALC ID: 7191000



Water Heater in Poor condition.

Electric, Residential, 30 to 52 GAL
Big Dalton Canyon - Girl Scout Cabin Utility closet

Uniformat Code: D2010
Recommendation: **Replace in 2025**

Priority Score: **83.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,200

**$$**$$

Antiquated water heater and worn down - AssetCALC ID: 7190917



Fire Alarm Devices in Failed condition.

Smoke Detector
Big Dalton Canyon - Girl Scout Cabin
Throughout building

Uniformat Code: D7050
Recommendation: **Replace/Install in 2023**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $200

**$$**$$

Smoke detector should be installed for fire safety - AssetCALC ID: 7190608



Flooring in Poor condition.

Vinyl Tile (VCT)
Big Dalton Canyon - Girl Scout Cabin
Throughout building

Uniformat Code: C2030
Recommendation: **Replace in 2024**

Priority Score: **81.9**

Plan Type: Performance/Integrity

Cost Estimate: $7,600

**$$**$$

Stained and cracked floor coverings - AssetCALC ID: 7190619



Flooring in Poor condition.

Vinyl Sheeting
Big Dalton Canyon - Girl Scout Cabin
Restrooms

Uniformat Code: C2030
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,700

**$$**$$

Stained and worn out floor coverings - AssetCALC ID: 7190625



Exterior Door in Poor condition.

Wood, Solid-Core
Big Dalton Canyon - Girl Scout Cabin Building exterior

Uniformat Code: B2050
Recommendation: **Replace in 2025**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,900

**$$**$$

Damaged doors - AssetCALC ID: 7191002



ADA Miscellaneous

Level III Study, Includes Measurements
Big Dalton Canyon - Girl Scout Cabin Building interior and exterior

Uniformat Code: Y1090
Recommendation: **Evaluate/Report in 2024**

Priority Score: **63.9**

Plan Type: Accessibility

Cost Estimate: $10,100

**$$$**$

Moderate and major accessibility issues were observed on-site - AssetCALC ID: 7336211

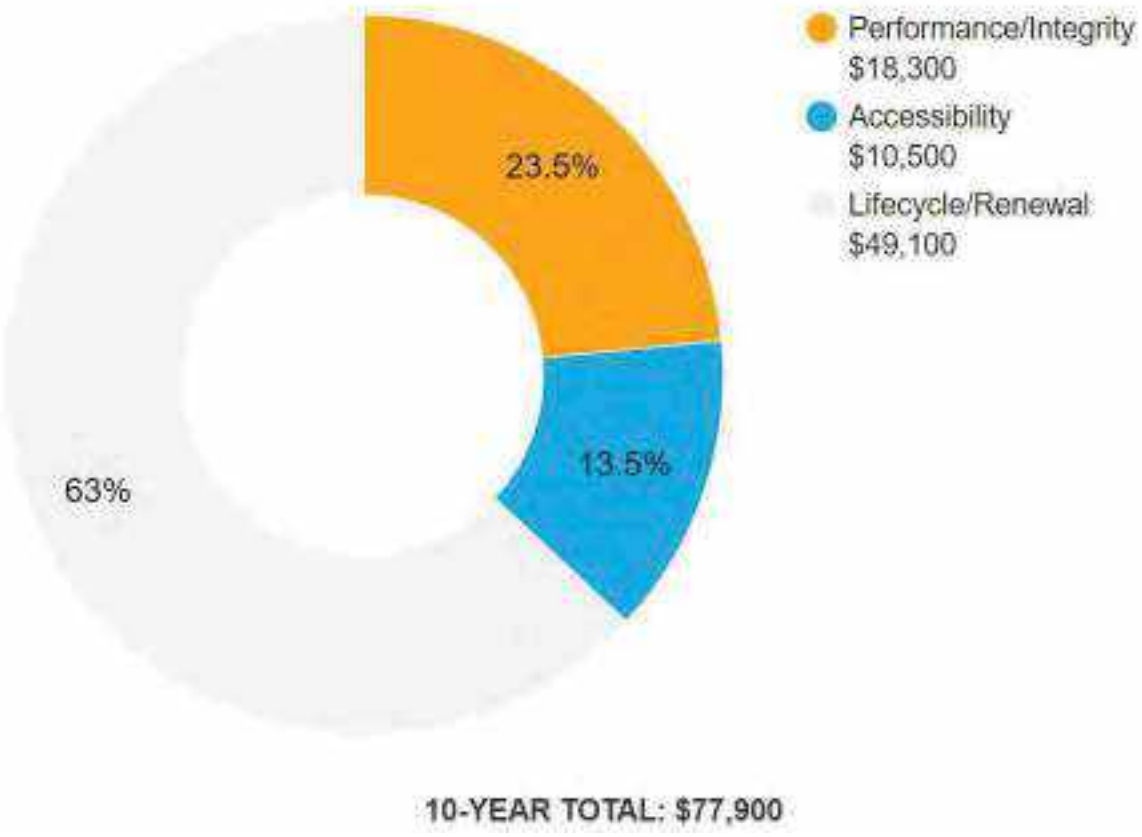
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Building and Site Information





Systems Summary

System	Description	Condition
Structure	Masonry bearing walls with wood roof deck supported by wood joists and slab on grade foundation	Good
Façade	Primary Wall Finish: Wood siding Secondary Wall Finish: Brick Tertiary Wall Finish: Metal siding Doors: Steel and Wood	Fair
Roof	Partially curved and partially flat construction with metal finish	Fair
Interiors	Walls: Wood paneling, gypsum board and ceramic tile Floors: VCT tiles and vinyl sheeting Ceilings: wood paneling	Poor
Elevators	None	--
Plumbing	Distribution: Copper supply and cast-iron waste and venting Hot Water: Electric water heater with integral tank Fixtures: Toilets and sinks in all restrooms	Poor
HVAC	None	--
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main panel with copper wiring Interior Lighting: T8 fluorescent lights Emergency Power: None	Fair

Systems Summary

Fire Alarm	Smoke detectors only	Fair
Equipment/Special	None	--
Site Pavement	Concrete sidewalks	Fair
Site Development	Wooden-framed pedestrian bridge	Good
Landscaping and Topography	Moderate landscaping features including trees and bushes Irrigation not present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric	Fair
Site Lighting	Building-mounted: Jelly Jar LED	Fair
Ancillary Structures	None	--
Accessibility	Potential moderate/major issues have been identified at this property and a detailed accessibility study is recommended. See Appendix D.	
Key Issues and Findings	Aged water heater, mildew on exterior metal finishes, damaged exterior doors, stained and peeling interior floors, missing smoke detectors	

Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	$4,000	$2,000	$5,600	$11,000	$29,800	$52,400
Roofing	-	-	-	-	$60,200	$60,200
Interiors	-	$9,700	$2,700	-	$63,900	$76,300
Plumbing	-	$1,300	$7,400	$6,200	$4,800	$19,700
HVAC	-	-	$800	-	$1,200	$1,900
Electrical	-	-	-	$10,100	$10,300	$20,400
Fire Alarm & Electronic Systems	$200	-	-	$300	$400	$900
Equipment & Furnishings	-	-	$5,300	-	$1,000	$6,300
Site Pavement	-	$800	-	-	$2,600	$3,500
Site Development	-	-	-	-	$310,900	$310,900
Accessibility	-	$10,400	-	-	-	$10,400
TOTALS (3% inflation)	**$4,200**	**$24,200**	**$21,800**	**$27,600**	**$485,200**	**$563,000**

3. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roof.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "public facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the checklists that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are not included in the dataset
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance

The facility was originally constructed in 1970.The facility has not since been substantially renovated.

During the interview process with the client representatives, no complaints or pending litigation associated with potential accessibility issues were reported.

A detailed follow-up accessibility study is included as a recommendation because potential moderate to major issues were observed at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

5. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed, or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct, and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

7. Energy Audit

The purpose of this Energy Audit is to provide Big Dalton Canyon - Girl Scout Cabin with a baseline of energy usage, the relative energy efficiency of the facility, and specific recommendations for Energy Conservation Measures. Information obtained from these analyses may be used to support a future application to an Energy Conservation Program, Federal and Utility grants towards energy conservation, as well as support performance contracting, justify a municipal bond-funded improvement program, or as a basis for replacement of equipment or systems.

The energy audit consisted of an onsite visual assessment to determine current conditions, itemize the energy consuming equipment (i.e. Boilers, Make-Up Air Units, DWH equipment); review lighting systems both exterior and interior; and review efficiency of all such equipment. The study also included interviews and consultation with operational and maintenance personnel. The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

The following is a summary of the tasks and reporting that make up the Energy Audit portion of the report.

Energy and Water Using Equipment

- Bureau Veritas has surveyed the common areas, offices, maintenance facilities and mechanical rooms to document utility-related equipment, including heating systems, cooling systems, air handling systems and lighting systems.

Building Envelope

- Bureau Veritas has reviewed the characteristics and conditions of the building envelope, checking insulation values and conditions. This review also includes an inspection of the condition of walls, windows, doors, roof areas, insulation, and special use areas. Where we anticipated significant losses, we utilized infrared thermographs to analyze heat loss across the envelope.

Recommendations for Energy Savings Opportunities

- Based on the information gathered during the on-site assessment, the utility rates, as well as recent consumption data and engineering analysis, Bureau Veritas has identified opportunities to save energy and provide probable construction costs, projected energy/utility savings and provide a simple payback analysis.

Analysis of Energy Consumption

- Based on the information gathered during the on-site assessment and a, Bureau Veritas has conducted an analysis of the energy usage of all equipment, and identified which equipment is using the most energy and what equipment upgrades may be necessary. As a result, equipment upgrades, or replacements are identified that may provide a reasonable return on the investment and improve maintenance reliability.

Energy Audit Process

- Interviewing staff and review plans and past upgrades
- Performing an energy audit for each use type
- Performing a preliminary evaluation of the utility system
- Analyzing findings, utilizing ECM cost-benefit worksheets
- Making preliminary recommendations for system energy improvements and measures
- Estimating initial cost and changes in operating and maintenance costs based on implementation of energy efficiency measures
- Ranking recommended cost measures, based on the criticality of the project and the largest payback

8. Energy Conservation Measures

Bureau Veritas has conducted an Energy Audit on Big Dalton Canyon - Girl Scout Cabin. The study included a review of the building's construction features, historical energy and water consumption and costs, review of the building envelope, HVAC equipment, heat distribution systems, lighting, and the building's operational and maintenance practices.

Bureau Veritas has evaluated four Energy Conservation Measures (ECMs) for this property. The savings for each measure are calculated using standard engineering methods followed in the industry, and detailed calculations for ECM are provided in Appendix H for reference. A 10% discount in energy savings was applied to account for the interactive effects amongst the ECMs. In addition to the consideration of the interactive effects, Bureau Veritas has applied a 15% contingency to the implementation costs to account for potential cost overruns during the implementation of the ECMs.

Recommended Energy Conservation Measures: Financial Impact	
Total Projected Initial ECM Investment	$3,666 *(In Current Dollars)*
Estimated Annual Cost Savings Related to ECMs	$571 *(In Current Dollars)*
Net Effective ECM Payback	6.42 years

Bureau Veritas screens ECMs using two financial methodologies. ECMs which are considered financially viable must meet both criteria.

1. Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates. ECMs with a payback period greater than the Expected Useful Life (EUL) of the project are not typically recommended, as the cost of the project will not be recovered during the lifespan of the equipment. These ECMs are recommended for implementation during future system replacement. At that time, replacement may be evaluated based on the premium cost of installing energy efficient equipment.

$$Simple\ Payback = \frac{Initial\ Cost}{Annual\ Savings}$$

Bureau Veritas screens and categorizes all the ECM's as per the 24 CFR 905 regulation requirements based on their payback, but only those ECM's are recommended for implementation that have a Savings to Investment Ratio ≥1.0.

Financialy methodology used to determine the Savings to Investment Ratio is as follows:

2. Savings-to-Investment Ratio (SIR) – The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value over the estimated useful life (EUL) of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy efficiency recommendations should be based on a calculated SIR, with larger SIRs receiving a higher priority. A project is typically only recommended if SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

$$SIR = \frac{Present\ Value\ (Annual\ Savings, i\%, EUL)}{Initial\ Cost}$$

Bureau Veritas has identified four Energy Conservation Measures (ECM) for this property. The basis for an ECM recommendation is a payback of less than the remaining useful life of the system or component. Recommended energy efficiency improvements and the installed cost estimates for recommended energy efficiency measures are provided in the following table:

Energy Conservation Measures					
Priority	Brief Description	Initial Investment	Annual Savings	Payback Period *(years)*	Component EUL *(years)*
1	Upgrade Building Lighting to LED and Install Automatic Lighting Controls	$745	$311	2.39	15
2	Install Low Flow Faucet Aerators	$544	$158	3.44	10
3	Retrofit Flush Tank Toilets to Dual Flush	$416	$42	9.98	20
4	Replace Existing Water Heater With New Energy Efficient Units	$1,483	$124	11.98	18

9. Utility Analysis

Establishing the energy baseline begins with an analysis of the utility cost and consumption of the facility. Utilizing the historical energy data and local weather information, we evaluate the existing utility consumption and assign it to the various end-uses throughout the buildings. The Historical Data Analysis breaks down utilities by consumption, cost, and annual profile.

This data is analyzed, using standard engineering assumptions and practices. The analysis serves the following functions:

- Allows our engineers to benchmark the energy and water consumption of the facilities against consumption of efficient buildings of similar construction, use and occupancy.
- Generates the historical and current unit costs for energy and water
- Provides an indication of how well changes in energy consumption correlate to changes in weather.
- Reveals potential opportunities for energy consumption and/or cost reduction. For example, the analysis may indicate that there is excessive, simultaneous heating and cooling, which may mean that there is an opportunity to improve the control of the heating and cooling systems.

By performing this analysis and leveraging our experience, our engineers prioritize buildings and pinpoint systems for additional investigation during the site visit, thereby maximizing the benefit of their time spent on-site and minimizing time and effort by the customer's personnel.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the utility rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Estimated Utility Rates	
Electricity	Water and Sewer
$0.30/kWh	$8.36/CCF

The data analyzed provides the following information: 1) breakdown of utilities by consumption, 2) cost and annual profile, 3) baseline consumption in terms of energy/utility at the facility, 4) the Energy Use Index, or BTU/SF, and cost/SF. For multiple water meters, the utility data is combined to illustrate annual consumption for each utility type.

Electricity

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used the electric rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data from the client.

Water and Sewer

The City of Glendora satisfies the water and sewer requirements of the facility. The billing for the water and sewer is monthly.

Note: No water and sewer utility data was received by Bureau Veritas from the client at the time of report compilation. As a result, Bureau Veritas has used a rate from other properties within the same geographical region having similar construction layout and usage patterns. Bureau Veritas will update the report on receipt of the actual data.

Energy Star Portfolio Manager Facility Summary

Bureau Veritas uses the Portfolio Manager tool developed by the Federal Environmental Protection Agency to track relative energy uses of buildings by property type. This tool allows the input of a facility's historic utility data to be compared with normalized data of a large database of its peer facilities.

Note: No utility data was received by Bureau Veritas from the client at the time of report compilation. Hence energy benchmarking for the facility cannot be evaluated at this time. Bureau Veritas will update the report on receipt of the actual data.

10. Operations & Maintenance Plan

The quality of the maintenance and the operation of the facility's energy systems have a direct effect on its overall energy efficiency. Energy-efficiency needs to be a consideration when implementing facility modifications, equipment replacements, and general corrective actions. The following is a list of activities that should be performed as part of the routine maintenance program for the property. These actions will ensure that the energy conservation measures identified in this report will remain effective. The following general recommendations should be continued or implemented.

Central Domestic Hot Water

1. Ensure the circulation system is on timer to reduce the losses through re-circulation
2. Ensure all hot water pipes are insulated with fiberglass insulation at all times
3. Replacement water heater should have Energy Factor (EF)>0.9
4. Tank-type water heaters flushed annully.

Lighting

1. Use energy efficient replacement lamps (LEDs)
2. Clean lighting fixture reflective surfaces and translucent covers.
3. Ensure that timers and/or photocells are operating correctly on exterior lighting
4. Use occupancy sensors for the rooms with infrequent occupancy

11. Certification

City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Big Dalton Canyon - Girl Scout Cabin, Big Dalton Canyon Road, Glendora, California 91741, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling, or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

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12. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Equipment Inventory List
Appendix H: Energy Conservation Measures Calculations
Appendix I: Lighting System Schedule
Appendix J: Energy Audit Glossary of Terms

Appendix A:
Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - METAL ROOFING



6 - INTERIOR OVERVIEW

Photographic Overview



7 - KITCHEN OVERVIEW



8 - RESTROOM OVERVIEW



9 - WATER HEATER



10 - DISTRIBUTION PANEL AND ELECTRIC METER



11 - CONCRETE SIDEWALKS



12 - PEDESTRIAN BRIDGE

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-047.379	Big Dalton Canyon - Girl Scout Cabin
Source	**On-Site Date**
Google	December 21, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Big Dalton Canyon - Girl Scout Cabin

Name of person completing form: Hugo Soltero

Title / Association w/ property: Park Maintenance Supervisor

Length of time associated w/ property: 5 years

Date Completed: 11/6/2023

Phone Number:

Method of Completion: DURING - verbally completed during assessment

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

Data Overview		Response		
1	Year(s) constructed	Constructed: 1940	Renovated: 0	None
2	Building size in SF	**SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade	None	
		Roof	None	
		Interiors	None	
		HVAC	NA	
		Electrical	None	
		Site Pavement	None	
		Accessibility	Unknown	
4	List other significant capital improvements (focus on recent years; provide approximate date).	Unknown		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Unknown		
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Unknown		

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?				X	
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?				X	
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.				X	
20	ADA: Has building management reported any accessibility-based complaints or litigation?				X	
21	Are any areas of the property leased to outside occupants?			X		



Signature of Assessor

Signature of POC

Appendix D:
Accessibility Review and Photos

Visual Checklist - 2010 ADA Standards for Accessible Design

Property Name: Big Dalton Canyon - Girl Scout Cabin

BV Project Number: 158691.23R000-047.379

Abbreviated Accessibility Checklist					
Facility History & Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.			X	
3	Has building management reported any accessibility-based complaints or litigation?			X	

Abbreviated Accessibility Checklist

Exterior Accessible Route



ACCESSIBLE PATH



2ND PATHWAY

	Question	Yes	No	NA	Comments
1	Is an accessible route present from public transportation stops and municipal sidewalks on or immediately adjacent to the property ?		X		
2	Does a minimum of one accessible route appear to connect all public areas on the exterior, such as parking and other outdoor amenities, to accessible building entrances ?		X		
3	Are curb ramps present at transitions through raised curbs on all accessible routes?			X	
4	Do curb ramps appear to have compliant slopes for all components ?			X	
5	Do ramp runs on an accessible route appear to have compliant slopes ?			X	
6	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	

7	Do ramps on an accessible route appear to have compliant end and intermediate landings ?			✕	
8	Do ramps and stairs on an accessible route appear to have compliant handrails?			✕	
9	For stairways that are open underneath, are permanent barriers present that prevent or discourage access?			✕	

Abbreviated Accessibility Checklist

Building Entrances



MAIN ENTRANCE



ADDITIONAL ENTRANCE

	Question	Yes	No	NA	Comments
1	Do a sufficient number of accessible entrances appear to be provided ?		X		
2	If the main entrance is not accessible, is an alternate accessible entrance provided?		X		
3	Is signage provided indicating the location of alternate accessible entrances ?		X		
4	Do doors at accessible entrances appear to have compliant maneuvering clearance area on each side ?		X		
5	Do doors at accessible entrances appear to have compliant hardware ?		X		
6	Do doors at accessible entrances appear to have a compliant clear opening width ?		X		

7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them ?		✕		
8	Do thresholds at accessible entrances appear to have a compliant height ?		✕		

Abbreviated Accessibility Checklist

Interior Accessible Route



ACCESSIBLE INTERIOR PATH



DOOR HARDWARE

	Question	Yes	No	NA	Comments
1	Does an accessible route appear to connect all public areas inside the building ?	X			
2	Do accessible routes appear free of obstructions and/or protruding objects ?	X			
3	Do ramps on accessible routes appear to have compliant slopes ?			X	
4	Do ramp runs on an accessible route appear to have a compliant rise and width ?			X	
5	Do ramps on accessible routes appear to have compliant end and intermediate landings ?			X	
6	Do ramps on accessible routes appear to have compliant handrails ?			X	

7	Are accessible areas of refuge and the accessible means of egress to those areas identified with accessible signage ?			X	
8	Do public transaction areas have an accessible, lowered service counter section ?			X	
9	Do public telephones appear mounted with an accessible height and location ?			X	
10	Do doors at interior accessible routes appear to have compliant maneuvering clearance area on each side ?	X			
11	Do doors at interior accessible routes appear to have compliant hardware ?		X		
12	Do non-fire hinged, sliding, or folding doors on interior accessible routes appear to have compliant opening force ?	X			
13	Do doors on interior accessible routes appear to have a compliant clear opening width ?	X			

Abbreviated Accessibility Checklist

Public Restrooms



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

	Question	Yes	No	NA	Comments
1	Do publicly accessible toilet rooms appear to have a minimum compliant floor area ?	X			
2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area ?	X			
3	Does the lavatory faucet have compliant handles ?	X			
4	Is the plumbing piping under lavatories configured to protect against contact ?		X		Missing knee wraps
5	Are grab bars provided at compliant locations around the toilet ?		X		
6	Do toilet stall doors appear to provide the minimum compliant clear width ?	X			

7	Do toilet stalls appear to provide the minimum compliant clear floor area ?	✕			
8	Where more than one urinal is present in a multi-user restroom, does minimum one urinal appear to be mounted at a compliant height and with compliant approach width ?			✕	
9	Do accessories and mirrors appear to be mounted at a compliant height ?	✕			

Appendix E:
Component Condition Report

Component Condition Report | Big Dalton Canyon - Girl Scout Cabin

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Wood Shakes/Shingles	990 SF	14	7190617
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	990 SF	4	7190604
B2010	Rare Elevation	Poor	Exterior Walls, any surface clean	660 SF	0	7190999
B2020	Building Exterior	Fair	Window, Wood, 16-25 SF	4	6	7190622
B2020	Building exterior	Fair	Screens & Shutters, Aluminum Window Screen, up to 15 SF	5	3	7191001
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	3	10	7190621
B2050	Building exterior	Poor	Exterior Door, Wood, Solid-Core	2	2	7191002
Roofing						
B3010	Roof	Fair	Roofing, Metal	1,900 SF	20	7190631
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Hollow-Core Residential	2	5	7190624
C2010	Throughout building	Fair	Wall Finishes, Wood Paneling, Plywood	1,100 SF	12	7190632
C2010	Restroom and Kitchen	Good	Wall Finishes, Ceramic Tile	150 SF	30	7190629
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	660 SF	3	7190627
C2030	Throughout building	Poor	Flooring, Vinyl Tile (VCT)	1,129 SF	1	7190619
C2030	Restrooms	Poor	Flooring, Vinyl Sheeting	180 SF	2	7190625
C2050	Throughout building	Fair	Ceiling Finishes, Wood Paneling	1,309 SF	11	7190618
Plumbing						
D2010	Restroom - 1	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	11	7190626
D2010	Kitchen	Fair	Sink/Lavatory, Commercial Kitchen, 3-Bowl	1	6	7190610
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	1,309 SF	7	7190611
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	3	3	7190616
D2010	Restroom - 2	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	1	3	7190613

Component Condition Report | Big Dalton Canyon - Girl Scout Cabin

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Utility closet	Poor	Water Heater, Electric, Residential, 30 to 52 GAL [No tag found]	1	2	7190917
HVAC						
D3060	Restrooms	Fair	Exhaust Fan, Residential Bathroom	2	4	7190609
Electrical						
D5020	Restroom	Fair	Distribution Panel, 120/208 V, 200 AMP [No tag found]	1	12	7190612
D5030	Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	1,309 SF	13	7190615
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	1,309 SF	8	7190605
Fire Alarm & Electronic Systems						
D7050	Throughout building	Failed	Fire Alarm Devices, Smoke Detector, Replace/Install	1	0	7190608
Equipment & Furnishings						
E2010	Kitchen	Fair	Casework, Cabinetry Economy	18 LF	3	7190628
E2010	Kitchen	Fair	Casework, Countertop, Plastic Laminate	9 LF	3	7190614
Pedestrian Plazas & Walkways						
G2030	Main entrance	Poor	Sidewalk, Concrete, Small Areas/Sections	30 SF	1	7191000
G2030	Site	Fair	Sidewalk, Concrete, Large Areas	120 SF	20	7190620
Sitework						
G2060	Site	Good	Pedestrian Bridge, Wood Construction	850 SF	20	7190602
Accessibility						
Y1090	Building interior and exterior	NA	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	1	1	7336211

Appendix F:
Replacement Reserves

Replacement Reserves Report

Big Dalton Canyon - Girl Scout Cabin

2/13/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Big Dalton Canyon - Girl Scout Cabin	$4,226	$19,112	$5,099	$15,253	$5,272	$1,252	$11,767	$2,173	$10,074	$0	$3,556	$37,049	$16,553	$9,937	$28,302	$0	$12,229	$4,820	$1,034	$1,184	$374,125	**$563,018**
Grand Total	**$4,226**	**$19,112**	**$5,099**	**$15,253**	**$5,272**	**$1,252**	**$11,767**	**$2,173**	**$10,074**	**$0**	**$3,556**	**$37,049**	**$16,553**	**$9,937**	**$28,302**	**$0**	**$12,229**	**$4,820**	**$1,034**	**$1,184**	**$374,125**	**$563,018**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2010	Rare Elevation	7190999	Exterior Walls, any surface clean	0	0	0	660	SF	$4.50	$6.08	$4,010	$4,010																					**$4,010**
B2010	Building Exterior	7190604	Exterior Walls, any painted surface, Prep & Paint	10	6	4	990	SF	$3.00	$4.05	$4,010					$4,010										$4,010								**$8,019**
B2010	Building Exterior	7190617	Exterior Walls, Wood Shakes/Shingles, Replace	30	16	14	990	SF	$11.00	$14.85	$14,702															$14,702								**$14,702**
B2020	Building Exterior	7190622	Window, Wood, 16-25 SF, Replace	30	24	6	4	EA	$1,200.00	$1,620.00	$6,480							$6,480																**$6,480**
B2020	Building exterior	7191001	Screens & Shutters, Aluminum Window Screen, up to 15 SF, Replace	10	7	3	5	EA	$150.00	$202.50	$1,013				$1,013												$1,013								**$2,025**
B2050	Building exterior	7191002	Exterior Door, Wood, Solid-Core, Replace	25	23	2	2	EA	$700.00	$945.00	$1,890			$1,890																				**$1,890**
B2050	Building Exterior	7190621	Exterior Door, Steel, Standard, Replace	40	30	10	3	EA	$600.00	$810.00	$2,430												$2,430											**$2,430**
B3010	Roof	7190631	Roofing, Metal, Replace	40	20	20	1900	SF	$13.00	$17.55	$33,345																						$33,345	**$33,345**
C1030	Throughout building	7190624	Interior Door, Wood, Hollow-Core Residential, Replace	20	15	5	2	EA	$400.00	$540.00	$1,080						$1,080																	**$1,080**
C2010	Throughout building	7190632	Wall Finishes, Wood Paneling, Plywood, Replace	30	18	12	1100	SF	$6.00	$8.10	$8,910														$8,910									**$8,910**
C2010	Throughout building	7190627	Wall Finishes, any surface, Prep & Paint	10	7	3	660	SF	$1.50	$2.03	$1,337				$1,337											$1,337								**$2,673**
C2030	Throughout building	7190619	Flooring, Vinyl Tile (VCT), Replace	15	14	1	1129	SF	$5.00	$6.75	$7,621		$7,621																$7,621					**$15,242**
C2030	Restrooms	7190625	Flooring, Vinyl Sheeting, Replace	15	13	2	180	SF	$7.00	$9.45	$1,701			$1,701															$1,701				**$3,402**
C2050	Throughout building	7190618	Ceiling Finishes, Wood Paneling, Replace	30	19	11	1309	SF	$14.00	$18.90	$24,740												$24,740											**$24,740**
D2010	Utility closet	7190917	Water Heater, Electric, Residential, 30 to 52 GAL, Replace	15	13	2	1	EA	$900.00	$1,215.00	$1,215			$1,215															$1,215					**$2,430**
D2010	Throughout building	7190611	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures), Replace	40	33	7	1309	SF	$1.00	$1.35	$1,767								$1,767															**$1,767**
D2010	Restrooms	7190616	Toilet, Commercial Water Closet, Replace	30	27	3	3	EA	$1,300.00	$1,755.00	$5,265				$5,265																			**$5,265**
D2010	Restroom - 2	7190613	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace	30	27	3	1	EA	$1,100.00	$1,485.00	$1,485				$1,485																			**$1,485**
D2010	Kitchen	7190610	Sink/Lavatory, Commercial Kitchen, 3-Bowl, Replace	30	24	6	1	EA	$2,500.00	$3,375.00	$3,375							$3,375																**$3,375**
D2010	Restroom - 1	7190626	Sink/Lavatory, Wall-Hung, Vitreous China, Replace	30	19	11	1	EA	$1,500.00	$2,025.00	$2,025												$2,025											**$2,025**
D3060	Restrooms	7190609	Exhaust Fan, Residential Bathroom, Replace	15	11	4	2	EA	$250.00	$337.50	$675					$675															$675		**$1,350**
D5020	Restroom	7190612	Distribution Panel, 120/208 V, 200 AMP, Replace	30	18	12	1	EA	$2,000.00	$2,700.00	$2,700														$2,700									**$2,700**
D5030	Throughout building	7190615	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	27	13	1309	SF	$2.50	$3.38	$4,418															$4,418								**$4,418**
D5040	Throughout building	7190605	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	1309	SF	$4.50	$6.08	$7,952									$7,952														**$7,952**
D7050	Throughout building	7190608	Fire Alarm Devices, Smoke Detector, Replace/Install	10	10	0	1	EA	$160.00	$216.00	$216	$216										$216											$216	**$648**
E2010	Kitchen	7190628	Casework, Cabinetry Economy, Replace	20	17	3	18	LF	$175.00	$236.25	$4,253				$4,253																			**$4,253**
E2010	Kitchen	7190614	Casework, Countertop, Plastic Laminate, Replace	15	12	3	9	LF	$50.00	$67.50	$608				$608															$608				**$1,215**
G2030	Main entrance	7191000	Sidewalk, Concrete, Small Areas/Sections, Replace	50	49	1	30	SF	$20.00	$27.00	$810		$810																					**$810**
G2030	Site	7190620	Sidewalk, Concrete, Large Areas, Replace	50	30	20	120	SF	$9.00	$12.15	$1,458																						$1,458	**$1,458**
G2060	Site	7190602	Pedestrian Bridge, Wood Construction, Replace	25	5	20	850	SF	$150.00	$202.50	$172,125																						$172,125	**$172,125**
Y1090	Building interior and exterior	7336211	ADA Miscellaneous, Level III Study, Includes Measurements, Evaluate/Report	0	-1	1	1	EA	$7,500.00	$10,125.00	$10,125		$10,125																					**$10,125**
Totals, Unescalated												**$4,226**	**$18,556**	**$4,806**	**$13,959**	**$4,685**	**$1,080**	**$9,855**	**$1,767**	**$7,952**	**$0**	**$2,646**	**$26,765**	**$11,610**	**$6,767**	**$18,711**	**$0**	**$7,621**	**$2,916**	**$608**	**$675**	**$207,144**	**$352,347**
Totals, Escalated (3.0% inflation, compounded annually)												**$4,226**	**$19,112**	**$5,099**	**$15,253**	**$5,272**	**$1,252**	**$11,767**	**$2,173**	**$10,074**	**$0**	**$3,556**	**$37,049**	**$16,553**	**$9,937**	**$28,302**	**$0**	**$12,229**	**$4,820**	**$1,034**	**$1,184**	**$374,125**	**$563,018**

Appendix G:
Equipment Inventory List

D20 Plumbing

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7190917	D2010	**Water Heater** [No tag found]	Electric, Residential, 30 to 52 GAL	40 Gal	Big Dalton Canyon - Girl Scout Cabin	Utility closet	Reliance	5 40 20ASD	E95984211	1995	002583	

D50 Electrical

Index	ID	UFCode	Component Description	Attributes	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	7190612	D5020	**Distribution Panel** [No tag found]	120/208 V, 200 AMP	400 AMP	Big Dalton Canyon - Girl Scout Cabin	Restroom	Inaccessible	Inaccessible	Inaccessible	2006	002537	

Appendix H:
Energy Conservation Measures Calculations

roperty o B All Rights Reser ed

IC	Upgrade Building Lighting to LED and Install Automatic Lighting Controls
EAL10	Location: Building Interior - Big Dalton Canyon - Girl Scout Cabin
Attributes:	Replace Linear Fluorescent (17x)

	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O M Savings
Upgrade Lighting to LED		1	3	9 3	291. 8	21.01

Existing Technology	Sub-Technology	No. of ECMs	No. of Fixtures	No. of Lamps	KWh Saved	Energy Cost Saving	O M Savings
CFL	CFL - 2 Pin	0	0	0	0	0	0
CFL	CFL - Pin	0	0	0	0	0	0
CFL	CFL - Screw-in	0	0	0	0	0	0
Circiline	T9	0	0	0	0	0	0
Incan/HI/MR	H	0	0	0	0	0	0
Incan/HI/MR	Incan	0	0	0	0	0	0
Incan/HI/MR	MR	0	0	0	0	0	0
HID	HPS	0	0	0	0	0	0
HID	MH	0	0	0	0	0	0
HID	M	0	0	0	0	0	0
HID	L	0	0	0	0	0	0
Linear Fluorescent	T8		1	1	9 3	292	21
Linear Fluorescent	T12	0	0	0	0	0	0
Linear Fluorescent	T8 U	0	0	0	0	0	0
Linear Fluorescent	T12 U	0	0	0	0	0	0
Linear Fluorescent	T5	0	0	0	0	0	0
Linear Fluorescent	T6	0	0	0	0	0	0
Linear Fluorescent	T10	0	0	0	0	0	0

Proposed Controls	No. of Controls		No. of Controls
Photo Sensor	0	Ceiling Mounted	0
Wall Mounted			

Initial Investment			Equipment Rentals	
Material Cost	356.00		Scissor Lift 26' - Interior Spaces	0.00
Labor Cost	389.0		Bucket Truck - Exterior Spaces	0.00
Local Electric Rate	0.30	/kWh	Estimated Annual Energy Savings	9 3
			Estimated Demand Savings	0
Hourly Labor Rate For Electrician	2.05		Estimated Annual Energy Cost Savings	292
udgeted Initial Investment	5		Estimated Annual M Cost Savings	21
Estimated Return on Investment	2.38	ears	Estimated Annual Cost Savings	313
(Including M Savings)				

Disclaimer PREPARED UREAU ERITAS ( ). FE RUAR 2022 INF RMATI N C NTAINED IN THIS D CUMENT IS PRI ILEGED AND C NFIDENTIAL TRADE SECRET AND IS THE S LE PR PERT F . THIS MATERIAL MUST E C NSIDERED PRI ELEDGED AND C NFIDENTIAL ALL PARTIES PRI .

Appendix I:
Lighting System Schedule

Lighting Schedule - Existing

										Lamp Details				Fixture Details						Existing Consumption	
Line No.	Building Name	Interior/ Exterior	Floor	Space Type	Room No.	Additional Area Description	LUX	Control Quantity	Existing Control	Technology	Sub-Technology	Lamp Type	Total Lamps	Fixture Type	Linear Fluorescent Fixture Lens	Fixture Mounting	Fixture Quantity	24x7 Fixture Count	Fixture Height	Annual Hours	Existing Annual kWh
1	Dalton Canyon - Girl Scout C	Interior	1	Kitchen		Kitchen	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	4	Troffer - Surface Mounted Indirect 2	Prism	Surface Mount	2	No	≥ 9	520	67
2	Dalton Canyon - Girl Scout C	Interior	1	Dinning Area		Dinning area	-	1	Light Switch	Linear Fluorescent	T8	4' 32W T8	24	Troffer - Surface Mounted Indirect 2	Prism	Surface Mount	12	No	≥ 9	2,080	1,597
3	Dalton Canyon - Girl Scout C	Interior	1	Restrooms		Restroom-1		1	Light Switch	Linear Fluorescent	T8	4' 32W T8	4	Troffer - Surface Mounted Indirect 2	Prism	Surface Mount	2	No	≥ 9	1,040	133
4	Dalton Canyon - Girl Scout C	Interior	1	Restrooms		Restroom-2		1	Light Switch	Linear Fluorescent	T8	4' 32W T8	2	Troffer - Surface Mounted Indirect 2	Prism	Surface Mount	1	No	≥ 9	1,040	67

Appendix J:
Energy Audit Glossary of Terms

Glossary of Terms and Acronyms

ECM – Energy Conservation Measures are projects recommended to reduce energy consumption. These can be No/Low cost items implemented as part of routine maintenance or Capital Cost items to be implemented as a capital improvement project.

Initial Investment – The estimated cost of implementing an ECM project. Estimates typically are based on R.S. Means Construction cost data and Industry Standards.

Annual Energy Savings – The reduction in energy consumption attributable to the implementation of a particular ECM. These savings values do not include the interactive effects of other ECMs.

Cost Savings – The expected reduction in utility or energy costs achieved through the corresponding reduction in energy consumption by implementation of an ECM.

Simple Payback Period –The number of years required for the cumulative value of energy or water cost savings less future non-fuel or non-water costs to equal the investment costs of the building energy or water system, without consideration of discount rates.

EUL – Expected Useful Life is the estimated lifespan of a typical piece of equipment based on industry accepted standards.

RUL – Remaining Useful Life is the EUL minus the effective age of the equipment and reflects the estimated number of operating years remaining for the item.

SIR - The savings-to-investment ratio is the ratio of the present value savings to the present value costs of an energy or water conservation measure. The numerator of the ratio is the present value of net savings in energy or water and non-fuel or non-water operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure. It is recommended that energy-efficiency recommendations be based on a calculated SIR, with larger SIRs receiving a higher priority. A project typically is recommended only if the SIR is greater than or equal to 1.0, unless other factors outweigh the financial benefit.

Life Cycle Cost - The sum of the present values of (a) Investment costs, less salvage values at the end of the study period; (b) Non-fuel operation and maintenance costs: (c) Replacement costs less salvage costs of replaced building systems; and (d) Energy and/or water costs.

Life Cycle Savings – The sum of the estimated annual cost savings over the EUL of the recommended ECM, expressed in present value dollars.

Building Site Energy Use Intensity - The sum of the total site energy use in thousands of Btu per unit of gross building area. Site energy accounts for all energy consumed at the building location only not the energy consumed during generation and transmission of the energy to the site.

Building Source Energy Use Intensity – The sum of the total source energy use in thousands of Btu per unit of gross building area. Source energy is the energy consumed during generation and transmission in supplying the energy to your site.

Building Cost Intensity - This metric is the sum of all energy use costs in dollars per unit of gross building area.

Greenhouse Gas Emissions - Although there are numerous gases that are classified as contributors to the total for Greenhouse Emissions, the scope of this energy audit focuses on carbon dioxide (CO_2). Carbon dioxide enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees, and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).

FACILITY CONDITION ASSESSMENT

prepare for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd



Plaza Bus Stop
158 ½ Glendora Avenue
Glendora, California 91741

PREPARED BY:
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BV CONTACT:
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BV PROJECT #:

DATE OF REPORT:
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ON SITE DATE:
No e ber

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1. Plaza Bus Stop Executive Summary

1.1. Plaza Bus Stop Overview and Assessment Details

General Information	
Park Type	Plaza Bus Stop
Number of Buildings	1 small restroom building
Main Address	158 ½ Glendora Avenue Glendora, California 91741
Site Developed	1994 constructed 2005 renovated
Site Area	0.23 acres (estimated)
Outside Occupants/Leased Spaces	None
Date(s) of Visit	November 13, 2023
Management Point of Contact	Michael Sledd, Assistant Public Works Director City of Glendora 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Ryan Hacecky
Assessment and Report Prepared By	Alvaro Bedoya
Reviewed By	Mary Venable, CEM, RA Program Manager Mary.venable@bureauveritas.com 800.733.0660 x7292719
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

1.2. Plaza Bus Stop Findings and Deficiencies

Historical Summary

The Bus Stop Plaza in the city of Glendora was initially developed in 1994 and underwent a renovation in 2005, during which it underwent a complete redesign. Public restrooms were added, and all ADA requirements were met.

Amenities and General Site

The plaza is a meticulously designed space for the Glendora community, allowing residents to enjoy various areas. Its geometric and clean design creates an organized layout with different sections. In the western zone, there is a seating area with tables and chairs, inviting people to gather or simply take a break comfortably during lunchtime. Another section features a circular terrace with benches and, towards the back, public restrooms—all designed with ADA considerations in mind. The entire plaza is thoughtfully planned and designed to meet ADA standards. The lighting, vegetation, and landscape are well-considered, and the contemporary modern public furniture imparts a sense of sophistication and cleanliness to the plaza.

Architectural

The Bus Stop Plaza features an ancillary structure encompassing approximately 400 sq ft, housing bathrooms, electrical components, and control panels. This small building, constructed with CMU walls and a gable-type roof adorned with clay tiles, boasts interior finishes comprising ceramic tile flooring and walls, along with a painted flat surface on both walls and ceilings. The plaza floor exhibits a combination of concrete and pavers, incorporating various patterns to delineate designated areas, transitions, seating zones, and circulation spaces.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Fundamentally, the MEPF system of the plaza bus stop in Glendora encompasses the plumbing components of the bathrooms, as well as the irrigation system for the shrubs and planters throughout the plaza. On the other hand, the electrical system includes minimal lighting in the bathrooms and an exterior lighting system for the entire plaza, featuring various types of illumination detailed in the report.

Recommended Additional Studies

No additional studies recommended at this time.

2. Amenities and General Site

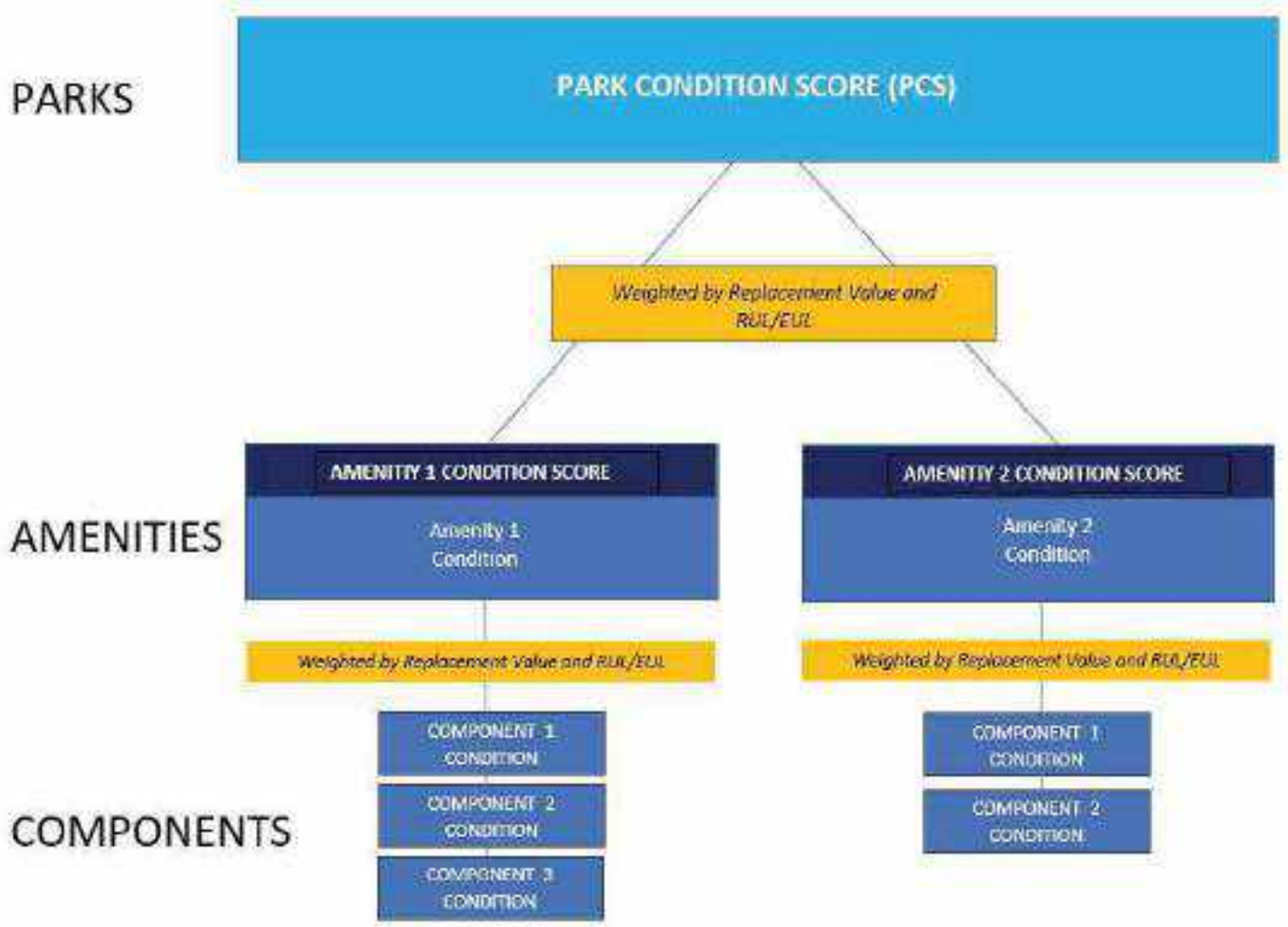
2.1. Prioritization Methodology

Urban Trail Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

To assist in the overall prioritization effort, the following terms are used at the Component and Amenity level:

- **Component:** individual elements of the amenity or park that are evaluated and assigned conditions and GPS coordinates. Examples of components include benches, trash receptacles, tennis nets, playground surfaces, or split-rail fencing.
- **Amenity:** defined as a group of components that constitute a major feature of the park, logically grouped together by purpose and/or proximity. Examples of an amenity include a basketball court, a softball field, a dog park, picnic area, or playground.
- **Current Renewal Value (CRV):** the cost in today's dollars of the major constituent parts that make up the whole:
  - for Parks: CRV = renewal cost of all **developed** amenities within it (land value is excluded)
  - for Amenities: CRV = renewal cost of all significant components within it



The Amenity Condition Score (ACS) is a score calculated from an algorithm comprising a weighted average of the conditions of all the components within it.

AMENITY CONDITION SCORE (ACS) FORMULA = SUM [Remaining Value / Renewal Value (RenV) of combined components]

Remaining value = RenV multiplied by RUL/EUL

The Park Condition Score (PCS) is the total score for a single park property calculated from the sum of the Amenity Condition Scores (ACSs) for each amenity within the park.

PARK CONDITION SCORE FORMULA = SUM [Remaining Value]/ SUM [Renewal Value]

2.2. Plaza Prioritization Metrics

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

The PCS and ACS metrics have been developed so that the higher the score, the less the park or amenity needs short term financial attention, due to its relative condition. The lower the score, the more attention is needed. An increasingly low score indicates an increased need to address deficiencies, provide replacements or make essential repairs. The lower the score, the more the amenity or park requires renewal or replacement. Both PCS and ACS scores range from 0 to 100.

The color coding reflects the score definition. Higher scores are assigned a sliding scale of green, with 100 assigned the deepest green. Yellow indicates a condition in the middle of the range, with yellow green in the high mid ranges, and yellow red in the low mid ranges. Scores in the low range are assigned a sliding scale of red, with 0 assigned the deepest red.



FAILED CONDITION - 0 _____ EXCELLENT CONDITION -100

The table on the following page shows the PCS condition score of this park, along with the ACS condition score of each amenity within the park:

Plaza Bus Stop	OVERALL CONDITION SCORE **49**	TOTAL ACRES: REPLACEMENT VALUE: **$ 379,020** REMAINING VALUE: **$ 185,858** SAFETY ISSUES: **0** FAILED COMPONENTS: **0**

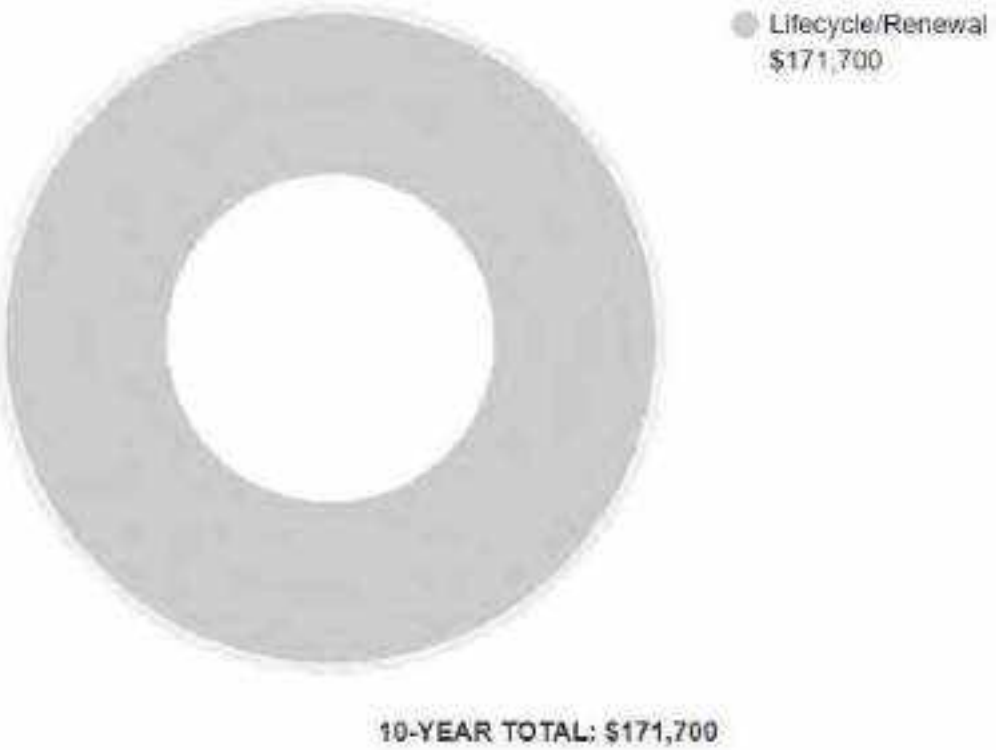
2.3. Plan Types (General Site)

Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the best fit, typically the one with the greatest significance. See the *Purpose* description in the *Purpose an Scope* section for an explanation of Component Type.

Plan Type Descriptions

Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental	Improvements to air, water, or soil quality, including removal of hazardous materials from the site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost) – Timeframe 10 Years



2.4. Immediate Needs (General Site)

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safet* or *Perfor ance ntegrit* Plan Types, are considered Immediate Needs.

BV did not identify any immediate needs associated with the general site.

2.5. Key Findings (General Site)

Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

The numerical scoring of condition as shown in the Key Findings is based on a 0-100 scale, as illustrated below:

- 0 - Replacement has none or very low impact on park operations
- 33 – Replacement has low impact on park operations
- 66 - Replacement has medium impact on park operation
- 100 - Failing, safety or code requirement component with high impact on park operations

Bureau Veritas did not identify any key findings for this site.

2.6. General Site





General Information	
Asset Type	Public Plaza
Asset Location	At Downtown right by 158 Glendora Avenue
Overall Condition	Good

Co ponent	*escription*	*uantit*	*Con ition*

General Information

Landscaping and Topography	Limited landscaping features and planters; irrigation present
Storm Water Management	Surface drainage to developed surroundings
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.

General Site

Co ponent	*escription*	*uantit*	*Con ition*
Pole Light Fixture with Lamps	any type 20' High, with LED Replacement, Replace/Install	6 EA	Fair
Park Bench	Metal Powder-Coated, Replace	6 EA	Good
Planter Boxes	Pre-Manufactured, High-End, Replace	12 LF	Good
Park Bench	Wood/Composite/Fiberglass, Replace	4 EA	Good
Picnic Table	Metal Powder-Coated, Replace	13 EA	Good
Trash Receptacle	Medium-Duty Metal or Precast, Replace	2 EA	Fair
Stairs	Concrete, Exterior, Replace	380 SF	Good
Roadways	Signage, Guide and Directional, Replace/Install	2 EA	Good
Floodlights	Floodlights, 90 W, Replace/Install	14 EA	Fair
Site Walkway Fixture with Lamp	Bollard Style, Replace/Install	37 EA	Fair
Roofing	Clay/Concrete Tile, Replace	540 SF	Fair
Bike Rack	Fixed 1-5 Bikes, Replace	2 EA	Good

General Information

Distribution Panel	120/208 V, Replace	1 EA	Fair
Sidewalk	Concrete, Small Areas/Sections, Replace	4600 SF	Good
Irrigation System	Drip System, Replace/Install	1100 SF	Fair
Trash Receptacle	Medium-Duty Metal or Precast, Replace	2 EA	Good
Clock	Pole Clock, Digital Time Control Clock and Photosensor, Replace	1 EA	Fair
Sidewalk	Brick/Masonry Pavers, Replace	2700 SF	Good
Backflow Preventer	Domestic Water, Replace	1 EA	Fair
Drinking Fountain	Exterior/Site, Precast Pedestal, Replace	1 EA	Fair
Ramp	Concrete, Exterior, Replace	740 SF	Fair

3. Restroom Building

4. Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

FCI Analysis | Plaza Bus Stop / Restroom Building		
Replacement Value *$ 198,800*	*Total SF* *0*	*Cost/SF* *$ 375*

	Est Reserve Cost	FCI
Current	$ 0	0.0 %
3-Year	$ 0	0.0 %
5-Year	$ 1,800	0.9 %
10-Year	$ 23,700	11.9 %

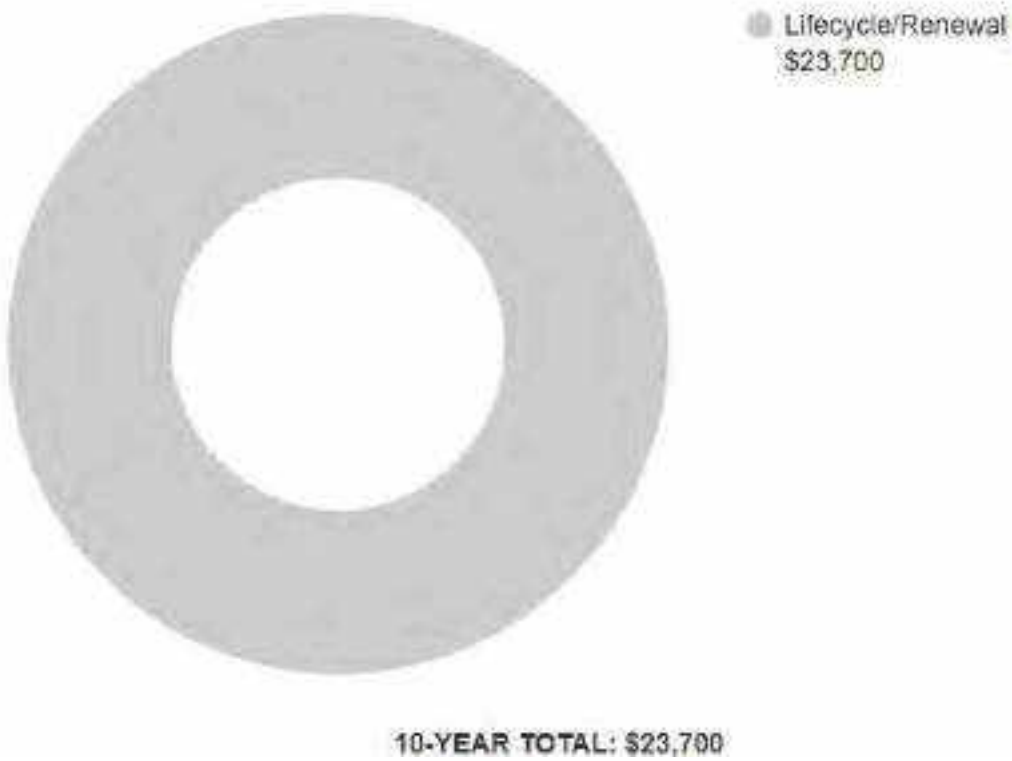
5. Plan Types (Buildings)

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost) – Timeframe 10 Years



6. Immediate Needs (Buildings)

No immediate needs were identified.

7. Key Findings (Buildings)

No immediate needs were identified.

8. Restroom Building





Building 1: Systems Summary		
Constructed/Renovated	2005	
Building/Group Size	530 SF	
Number of Stories	One above grade	
S ste	*escription*	*Con ition*
Structure	Masonry bearing walls with wood roof deck supported by wood framing	Good
Façade	Primary Wall Finish: CMU Secondary Wall Finish: Stone veneer Windows: Glass block	Good
Roof	Primary: Gable construction with clay tiles	Fair
Interiors	Walls: Painted gypsum board, ceramic tile Floors: Ceramic tile Ceilings: Painted gypsum board	Good
Elevators	None	--

Building 1: Systems Summary

Plumbing	Distribution: Copper supply, waste not observed Hot Water: None Fixtures: Toilets, urinals, and sinks	Fair
HVAC	None	--
Fire Suppression	None	--
Electrical	Source & Distribution: Main panel	Fair
Fire Alarm	None	--
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this building. See Appendix D.	
Key Issues and Findings	None observed at time of assessment.	

Restroom Building: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	-	$19,600	$19,600
Interiors	-	-	$1,700	-	$62,800	$64,500
Plumbing	-	-	-	$12,000	-	$12,000
Electrical	-	-	-	$7,600	$15,900	$23,500
Site Utilities	-	-	-	$2,400	-	$2,400
TOTALS (3% inflation)	**-**	**-**	**$1,700**	**$21,900**	**$98,300**	**$121,900**

*Totals have been rounded to the nearest $100.

The vertical bars below represent the year-by-year needs identified for the building. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



9. Property Space Use and Observed Areas

Areas Observed

Most of the spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roof.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

10. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the matrix included in the Accessibility appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance.
- Only a representative sample of areas was observed.
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance.
- Itemized costs for individual non-compliant items are not // are included in the dataset.
- For any “none” boxes checked or reference to “no issues” identified, that alone does not guarantee full compliance.

The plaza was originally constructed in 1994. It is not clear whether any accessibility features have been added since its original construction.

11. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes construction systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of construction systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of existing systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe the exterior amenities of the property, including individual site elements.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key facts about the portfolio.

12. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *S eans C itestone* and *ars all Swift* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

12.1. Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effecti e age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

12.2. Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safet* or *Perfor ance ntegrit* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Amenities and General Site and Facilities sections of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

13. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Plaza Bus Stop, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose an Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

Prepared by: Alvaro Bedoya,
Project Manager

Reviewed by: 

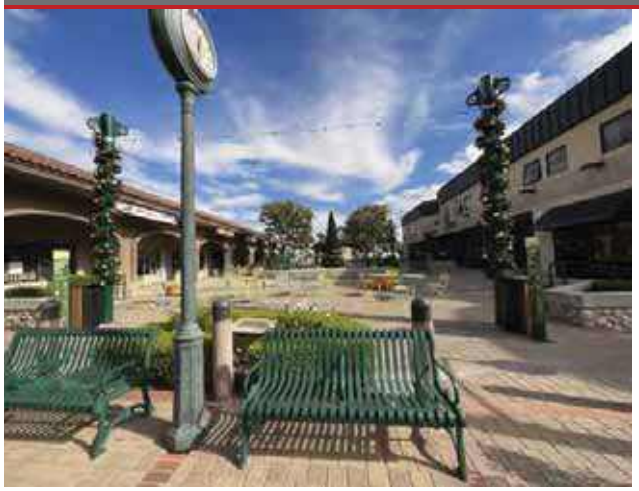
Mary Venable, CEM, RA
Program Manager
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14. Appendices

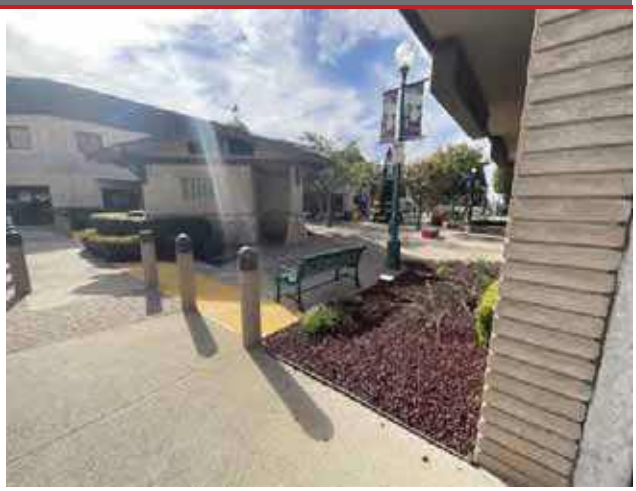
Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves

Appendix A:
Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - REAR ELEVATION



4 - RIGHT ELEVATION



5 - SEATING AREA



6 - RESTROOMS

Photographic Overview



7 - RESTROOM FIXRURES



8 - BACKFLOW PREVENTER



9 - MAIN DISTRIBUTION PANEL



10 - PARK BENCH



11 - PARK BENCH



12 - PARK BENCH

Photographic Overview



13 - BIKE RACK



14 - PLANTER BOXES



15 - BOLLARD LIGHTS



16 - FLOOR LIGHTS



17 - ACCESSIBLE PATH



18 - ACCESSIBLE RAMP AND STAIRS

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-013.468	Plaza Bus Stop
Source	**On-Site Date**
Google Earth Pro	November 13, 2023

BUREAU VERITAS

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Plaza Bus Stop
Name of person completing form:	
Title / Association w/ property:	
Length of time associated w/ property:	
Date Completed:	10/16/2023
Phone Number:	
Method of Completion:	INCOMPLETE - client/POC unwilling or unable to complete

The Pre-Survey Questionnaire was not filled out either prior to or during the assessment.

Signature of Assessor	*Signature of POC*

Appendix D:
Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Plaza Bus Stop

BV Project Number: 158691.23R000-013.468

Facility History & Interview

	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.			X	
3	Has building management reported any accessibility-based complaints or litigation?			X	

Plaza Bus Stop: Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking	**NA**			
Exterior Accessible Route				
Building Entrances	**NA**			
Interior Accessible Route	**NA**			
Elevators	**NA**			
Public Restrooms				
Kitchens/Kitchenettes	**NA**			
Playgrounds & Swimming Pools	**NA**			
Other				

**be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*

Plaza Bus Stop: Photographic Overview



ACCESSIBLE PATH



ACCESSIBLE RAMP



TOILET STALL OVERVIEW



SINK, FAUCET HANDLES AND ACCESSORIES

Appendix E:
Component Condition Report

Component Condition Report | Plaza Bus Stop

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Structure						
B1080	Site	Good	Stairs, Concrete, Exterior	380 SF	30	7049573
B1080	Site	Fair	Ramp, Concrete, Exterior	740 SF	27	7049566
Roofing						
B3010	Roof	Fair	Roofing, Clay/Concrete Tile	540 SF	25	7049577
Plumbing						
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	4	7049585
D2010	Site	Fair	Drinking Fountain, Exterior/Site, Precast Pedestal	1	3	7049596
Electrical						
D5020	Site	Fair	Distribution Panel, 120/208 V	1	15	7049618
D5040	Site	Fair	Clock, Pole Clock, Digital Time Control Clock & Photosensor	1	9	7049606
Pedestrian Plazas & Walkways						
G2010	Site	Good	Roadways, Signage, Guide & Directional, Replace/Install	1	11	7049608
G2010	Site	Good	Roadways, Signage, Guide & Directional, Replace/Install	1	11	7049610
G2030	Site	Good	Sidewalk, Concrete, Small Areas/Sections	4,600 SF	27	7049559
G2030	Site	Good	Sidewalk, Brick/Masonry Pavers	2,700 SF	16	7049615
Sitework						
G2060	Site	Good	Park Bench, Metal Powder-Coated	1	17	7049607
G2060	Site	Good	Park Bench, Metal Powder-Coated	1	17	7049617
G2060	Site	Good	Park Bench, Wood/Composite/Fiberglass	1	13	7049591
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	15	7049601
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	9	7049624
G2060	Site	Good	Park Bench, Wood/Composite/Fiberglass	1	13	7049599
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	15	7049589

Component Condition Report | Plaza Bus Stop

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Good	Park Bench, Metal Powder-Coated	1	17	7049614
G2060	Site	Good	Park Bench, Metal Powder-Coated	1	17	7049581
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	15	7049588
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	15	7049596
G2060	Site	Good	Bike Rack, Fixed 1-5 Bikes	1	15	7049583
G2060	Site	Good	Park Bench, Wood/Composite/Fiberglass	1	13	7049558
G2060	Site	Good	Park Bench, Metal Powder-Coated	1	17	7049562
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	15	7049592
G2060	Site	Good	Trash Receptacle, Medium-Duty Metal or Precast	1	13	7049594
G2060	Site	Good	Trash Receptacle, Medium-Duty Metal or Precast	1	13	7049611
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	15	7049605
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	15	7049604
G2060	Site	Good	Bike Rack, Fixed 1-5 Bikes	1	15	7049571
G2060	Site	Good	Park Bench, Wood/Composite/Fiberglass	1	13	7049576
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	15	7049582
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	15	7049565
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	15	7049593
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	15	7049616
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	10	7049580
G2060	Site	Good	Park Bench, Metal Powder-Coated	1	17	7049623
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	15	7049590
G2060	Site	Good	Picnic Table, Metal Powder-Coated	1	15	7049612
G2080	Site	Good	Planter Boxes, Pre-Manufactured, High-End	3 LF	18	7049619
G2080	Site	Good	Planter Boxes, Pre-Manufactured, High-End	3 LF	18	7049574
G2080	Site	Fair	Irrigation System, Drip System, Replace/Install	1,100 SF	10	7049563

Component Condition Report | Plaza Bus Stop

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2080	Site	Good	Planter Boxes, Pre-Manufactured, High-End	3 LF	18	7049595
G2080	Site	Good	Planter Boxes, Pre-Manufactured, High-End	3 LF	18	7049567
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	5	7049587
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	5	7049566
G4050	Site	Fair	Floodlights, Floodlights, 90 W, Replace/Install	14	3	7049575
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	5	7049584
G4050	Site	Fair	Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install	19	7	7049603
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	5	7049570
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	5	7049621
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	1	5	7049572
G4050	Site	Fair	Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install	18	5	7049602

Component Condition Report | Plaza Bus Stop / Restroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Good	Exterior Walls, Concrete Block (CMU)	1,050 SF	30	7049600
B2020	Building Exterior	Good	Glazing, any type, by SF	100 SF	16	7049586
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	4	20	7049597
Interiors						
C2010	Restrooms	Fair	Wall Finishes, Ceramic Tile	750 SF	20	7049564
C2030	Restrooms	Fair	Flooring, Ceramic Tile	500 SF	20	7049578
C2050	Restrooms	Fair	Ceiling Finishes, any flat surface, Prep & Paint	500 SF	5	7049609
Plumbing						
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	2	10	7049622
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Stainless Steel	2	10	7049569

Component Condition Report | Plaza Bus Stop / Restroom Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5020	Restrooms	Fair	Distribution Panel, 120/208 V	1	11	7049620
D5030	Restrooms	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	530 SF	20	7049579
D5040	Restrooms	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	520 SF	8	7049561
D5040	Restrooms	Fair	Lighting Controls, Occupancy Sensor, Indoor Lighting	1	7	7049560
Sitework						
G4050	Restrooms	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	2	10	7049613

Appendix F:
Replacement Reserves

Replacement Reserves Report



12/30/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Plaza Bus Stop	$0	$0	$0	$30,094	$2,127	$62,914	$0	$22,082	$0	$22,603	$8,198	$2,409	$0	$10,177	$0	$36,386	$193,022	$9,372	$16,548	$0	$0	**$415,931**
Plaza Bus Stop / Restroom Building	$0	$0	$0	$0	$0	$1,725	$0	$3,147	$4,410	$0	$14,395	$12,356	$0	$0	$0	$2,318	$13,130	$0	$0	$0	$70,465	**$121,946**
Grand Total	**$0**	**$0**	**$0**	**$30,094**	**$2,127**	**$64,638**	**$0**	**$25,229**	**$4,410**	**$22,603**	**$22,593**	**$14,765**	**$0**	**$10,177**	**$0**	**$38,704**	**$206,152**	**$9,372**	**$16,548**	**$0**	**$70,465**	**$537,877**

Plaza Bus Stop

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Site	7049585	Backflow Preventer, Domestic Water, Replace	30	26	4	1	EA	$1,400.00	$1,890.00	$1,890					$1,890																	**$1,890**
D2010	Site	7049596	Drinking Fountain, Exterior/Site, Precast Pedestal, Replace	15	12	3	1	EA	$3,600.00	$4,860.00	$4,860				$4,860															$4,860				**$9,720**
D5020	Site	7049618	Distribution Panel, 120/208 V, Replace	30	15	15	1	EA	$7,000.00	$9,450.00	$9,450																$9,450						**$9,450**
D5040	Site	7049606	Clock, Pole Clock, Digital Time Control Clock & Photosensor, Replace	20	11	9	1	EA	$4,680.00	$15,678.00	$15,678										$15,678												**$15,678**
G2010	Site	7049608	Roadways, Signage, Guide & Directional, Replace/Install	20	9	11	1	EA	$200.00	$870.00	$870												$870										**$870**
G2010	Site	7049610	Roadways, Signage, Guide & Directional, Replace/Install	20	9	11	1	EA	$200.00	$870.00	$870												$870										**$870**
G2030	Site	7049615	Sidewalk, Brick/Masonry Pavers, Replace	30	14	16	2700	SF	$33.00	$44.55	$120,285																	$120,285					**$120,285**
G2060	Site	7049624	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	11	9	1	EA	$700.00	$1,645.00	$1,645										$1,645												**$1,645**
G2060	Site	7049580	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	10	10	1	EA	$700.00	$1,645.00	$1,645											$1,645											**$1,645**
G2060	Site	7049591	Park Bench, Wood/Composite/Fiberglass, Replace	20	7	13	1	EA	$600.00	$1,110.00	$1,110														$1,110								**$1,110**
G2060	Site	7049599	Park Bench, Wood/Composite/Fiberglass, Replace	20	7	13	1	EA	$600.00	$1,110.00	$1,110														$1,110								**$1,110**
G2060	Site	7049558	Park Bench, Wood/Composite/Fiberglass, Replace	20	7	13	1	EA	$600.00	$1,410.00	$1,410														$1,410								**$1,410**
G2060	Site	7049611	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	7	13	1	EA	$700.00	$945.00	$945														$945								**$945**
G2060	Site	7049576	Park Bench, Wood/Composite/Fiberglass, Replace	20	7	13	1	EA	$600.00	$1,410.00	$1,410														$1,410								**$1,410**
G2060	Site	7049594	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	7	13	1	EA	$700.00	$945.00	$945														$945								**$945**
G2060	Site	7049601	Picnic Table, Metal Powder-Coated, Replace	20	5	15	1	EA	$700.00	$945.00	$945																$945						**$945**
G2060	Site	7049589	Picnic Table, Metal Powder-Coated, Replace	20	5	15	1	EA	$700.00	$945.00	$945																$945						**$945**
G2060	Site	7049588	Picnic Table, Metal Powder-Coated, Replace	20	5	15	1	EA	$700.00	$945.00	$945																$945						**$945**
G2060	Site	7049598	Picnic Table, Metal Powder-Coated, Replace	20	5	15	1	EA	$700.00	$945.00	$945																$945						**$945**
G2060	Site	7049583	Bike Rack, Fixed 1-5 Bikes, Replace	20	5	15	1	EA	$600.00	$810.00	$810																$810						**$810**
G2060	Site	7049605	Picnic Table, Metal Powder-Coated, Replace	20	5	15	1	EA	$700.00	$945.00	$945																$945						**$945**
G2060	Site	7049604	Picnic Table, Metal Powder-Coated, Replace	20	5	15	1	EA	$700.00	$945.00	$945																$945						**$945**
G2060	Site	7049571	Bike Rack, Fixed 1-5 Bikes, Replace	20	5	15	1	EA	$600.00	$810.00	$810																$810						**$810**
G2060	Site	7049582	Picnic Table, Metal Powder-Coated, Replace	20	5	15	1	EA	$700.00	$945.00	$945																$945						**$945**
G2060	Site	7049565	Picnic Table, Metal Powder-Coated, Replace	20	5	15	1	EA	$700.00	$945.00	$945																$945						**$945**
G2060	Site	7049593	Picnic Table, Metal Powder-Coated, Replace	20	5	15	1	EA	$700.00	$945.00	$945																$945						**$945**
G2060	Site	7049592	Picnic Table, Metal Powder-Coated, Replace	20	5	15	1	EA	$700.00	$945.00	$945																$945						**$945**
G2060	Site	7049616	Picnic Table, Metal Powder-Coated, Replace	20	5	15	1	EA	$700.00	$945.00	$945																$945						**$945**
G2060	Site	7049590	Picnic Table, Metal Powder-Coated, Replace	20	5	15	1	EA	$700.00	$945.00	$945																$945						**$945**
G2060	Site	7049612	Picnic Table, Metal Powder-Coated, Replace	20	5	15	1	EA	$700.00	$945.00	$945																$945						**$945**
G2060	Site	7049607	Park Bench, Metal Powder-Coated, Replace	20	3	17	1	EA	$700.00	$945.00	$945																		$945				**$945**
G2060	Site	7049617	Park Bench, Metal Powder-Coated, Replace	20	3	17	1	EA	$700.00	$945.00	$945																		$945				**$945**
G2060	Site	7049614	Park Bench, Metal Powder-Coated, Replace	20	3	17	1	EA	$700.00	$945.00	$945																		$945				**$945**
G2060	Site	7049581	Park Bench, Metal Powder-Coated, Replace	20	3	17	1	EA	$700.00	$945.00	$945																		$945				**$945**
G2060	Site	7049562	Park Bench, Metal Powder-Coated, Replace	20	3	17	1	EA	$700.00	$945.00	$945																		$945				**$945**
G2060	Site	7049623	Park Bench, Metal Powder-Coated, Replace	20	3	17	1	EA	$700.00	$945.00	$945																		$945				**$945**
G2080	Site	7049563	Irrigation System, Drip System, Replace/Install	20	10	10	1100	SF	$3.00	$4.05	$4,455											$4,455											**$4,455**
G2080	Site	7049619	Planter Boxes, Pre-Manufactured, High-End, Replace	25	7	18	3	LF	$300.00	$405.00	$1,215																			$1,215			**$1,215**
G2080	Site	7049574	Planter Boxes, Pre-Manufactured, High-End, Replace	25	7	18	3	LF	$300.00	$405.00	$1,215																			$1,215			**$1,215**
G2080	Site	7049595	Planter Boxes, Pre-Manufactured, High-End, Replace	25	7	18	3	LF	$300.00	$405.00	$1,215																			$1,215			**$1,215**
G2080	Site	7049567	Planter Boxes, Pre-Manufactured, High-End, Replace	25	7	18	3	LF	$300.00	$405.00	$1,215																			$1,215			**$1,215**

Replacement Reserves Report



12/30/2023

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G4050	Site	7049587	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	15	5	1	EA	$4,000.00	$5,400.00	$5,400						$5,400																	**$5,400**
G4050	Site	7049572	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	15	5	1	EA	$4,000.00	$5,400.00	$5,400						$5,400																	**$5,400**
G4050	Site	7049602	Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install	20	15	5	18	EA	$900.00	$1,215.00	$21,870						$21,870																	**$21,870**
G4050	Site	7049584	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	15	5	1	EA	$4,000.00	$5,400.00	$5,400						$5,400																	**$5,400**
G4050	Site	7049570	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	15	5	1	EA	$4,000.00	$5,400.00	$5,400						$5,400																	**$5,400**
G4050	Site	7049621	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	15	5	1	EA	$4,000.00	$5,400.00	$5,400						$5,400																	**$5,400**
G4050	Site	7049568	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	20	15	5	1	EA	$4,000.00	$5,400.00	$5,400						$5,400																	**$5,400**
G4050	Site	7049603	Site Walkway Fixture w/ Lamp, Bollard Style, Replace/Install	20	13	7	19	EA	$700.00	$945.00	$17,955								$17,955															**$17,955**
G4050	Site	7049575	Floodlights, Floodlights, 90 W, Replace/Install	20	17	3	14	EA	$1,200.00	$1,620.00	$22,680				$22,680																			**$22,680**
Totals, Unescalated												**$0**	**$0**	**$0**	**$27,540**	**$1,890**	**$54,270**	**$0**	**$17,955**	**$0**	**$17,323**	**$6,100**	**$1,740**	**$0**	**$6,930**	**$0**	**$23,355**	**$120,285**	**$5,670**	**$9,720**	**$0**	**$0**	**$292,778**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$30,094**	**$2,127**	**$62,914**	**$0**	**$22,082**	**$0**	**$22,603**	**$8,198**	**$2,409**	**$0**	**$10,177**	**$0**	**$36,386**	**$193,022**	**$9,372**	**$16,548**	**$0**	**$0**	**$415,931**

Plaza Bus Stop / Restroom Building

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2020	Building Exterior	7049586	Glazing, any type, by SF, Replace	30	14	16	100	SF	$55.00	$81.82	$8,182																	$8,182					**$8,182**
B2050	Building Exterior	7049597	Exterior Door, Steel, Standard, Replace	40	20	20	4	EA	$600.00	$892.62	$3,570																					$3,570	**$3,570**
C2010	Restrooms	7049564	Wall Finishes, Ceramic Tile, Replace	40	20	20	750	SF	$18.00	$26.78	$20,084																					$20,084	**$20,084**
C2030	Restrooms	7049578	Flooring, Ceramic Tile, Replace	40	20	20	500	SF	$18.00	$26.78	$13,389																					$13,389	**$13,389**
C2050	Restrooms	7049609	Ceiling Finishes, any flat surface, Prep & Paint	10	5	5	500	SF	$2.00	$2.98	$1,488						$1,488										$1,488						**$2,975**
D2010	Restrooms	7049569	Sink/Lavatory, Wall-Hung, Stainless Steel, Replace	30	20	10	2	EA	$1,700.00	$2,529.09	$5,058											$5,058											**$5,058**
D2010	Restrooms	7049622	Toilet, Commercial Water Closet, Replace	30	20	10	2	EA	$1,300.00	$1,934.01	$3,868											$3,868											**$3,868**
D5020	Restrooms	7049620	Distribution Panel, 120/208 V, Replace	30	19	11	1	EA	$6,000.00	$8,926.20	$8,926												$8,926										**$8,926**
D5030	Restrooms	7049579	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	20	20	530	SF	$2.50	$3.72	$1,971																					$1,971	**$1,971**
D5040	Restrooms	7049560	Lighting Controls, Occupancy Sensor, Indoor Lighting, Replace	15	8	7	1	EA	$1,720.00	$2,558.84	$2,559								$2,559														**$2,559**
D5040	Restrooms	7049561	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	12	8	520	SF	$4.50	$6.69	$3,481									$3,481													**$3,481**
G4050	Restrooms	7049613	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	10	10	2	EA	$600.00	$892.62	$1,785											$1,785											**$1,785**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$1,488**	**$0**	**$2,559**	**$3,481**	**$0**	**$10,711**	**$8,926**	**$0**	**$0**	**$0**	**$1,488**	**$8,182**	**$0**	**$0**	**$0**	**$39,015**	**$75,850**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$1,725**	**$0**	**$3,147**	**$4,410**	**$0**	**$14,395**	**$12,356**	**$0**	**$0**	**$0**	**$2,318**	**$13,130**	**$0**	**$0**	**$0**	**$70,465**	**$121,946**

FACILITY CONDITION ASSESSMENT

prepare for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd



Church Parking Lot
Mountain View and Cullen Avenue
Glendora, California 91740

PREPARED BY:
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BV CONTACT:
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BV PROJECT #:

DATE OF REPORT:
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ON SITE DATE:
No e ber

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A. Parking Lot Executive Summary

A-1. Parking Lot Overview and Assessment Details

General Information	
Park Type	Parking Lot
Number of Buildings	None
Main Address	Mountain View and Cullen Avenue Glendora, California 91740
Site Developed	Unknow
Site Area	0.7 acres (estimated)
Parking Spaces	58 total spaces all in open lots; 5 of which are accessible
Outside Occupants/Leased Spaces	Grace Episcopal Church
Date(s) of Visit	November 14, 2023
Management Point of Contact	Michael Sledd, Assistant Public Works Director City of Glendora 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Unescorted
Assessment and Report Prepared By	Alvaro Bedoya
Reviewed By	Mary Venable, CEM, RA Program Manager Mary.venable@bureauveritas.com 800.733.0660 x7292719
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

A-2. Parking Lot Stop Findings and Deficiencies

Historical Summary

The facility, whose construction records are unavailable, is strategically positioned to incentivize people to park their vehicles and opt for public transportation for the rest of their commute. This approach aims to alleviate traffic congestion and advocate for sustainable transportation alternatives. Presently, the facility is under lease to a church, but the city of Glendora is overseeing its management.

Amenities and General Site

The asphalt-built parking lot has a capacity for approximately 58 cars in total, including 5 ADA spaces. On its northwest side, there is landscaped area with proper irrigation, and for illumination, it is equipped with three LED light poles. On the southeast side, there are two bus stops shade structures, two metal benches, and its corresponding trash bin.

Architectural

The parking lot contains no structures or significant built assets.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF system of the parking lot is basic, and we only identified power supply for its exterior lighting. As for its plumbing system component, it is solely dedicated to the irrigation system for the landscaped area.

Recommended Additional Studies

No additional studies recommended at this time.

B. Amenities and General Site

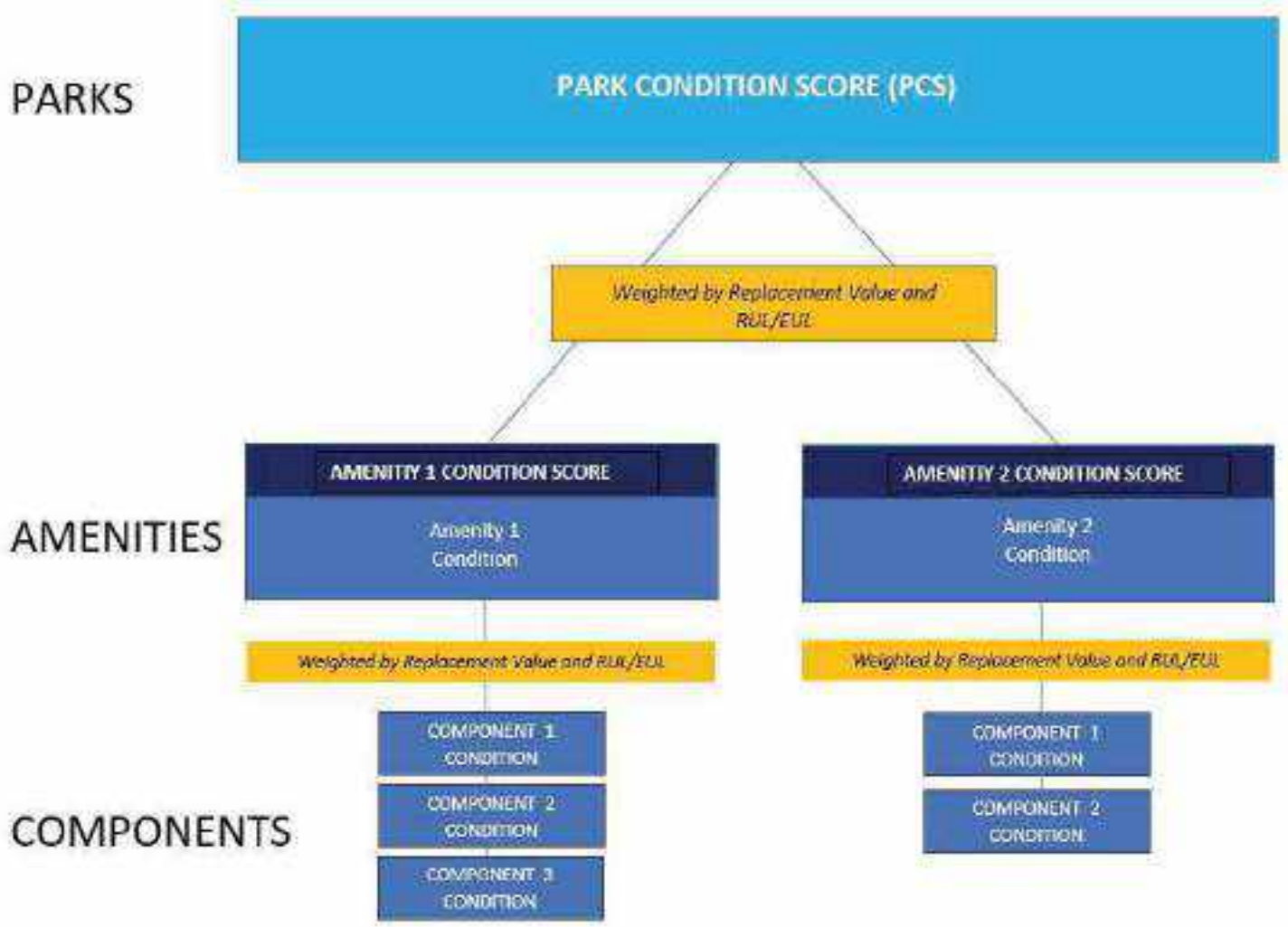
B-1. Prioritization Methodology

Parking Lot Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

To assist in the overall prioritization effort, the following terms are used at the Component and Amenity level:

- **Component:** individual elements of the amenity or park that are evaluated and assigned conditions and GPS coordinates. Examples of components include benches, trash receptacles, tennis nets, playground surfaces, or split-rail fencing.
- **Amenity:** defined as a group of components that constitute a major feature of the park, logically grouped together by purpose and/or proximity. Examples of an amenity include a basketball court, a softball field, a dog park, picnic area, or playground.
- **Current Renewal Value (CRV):** the cost in today's dollars of the major constituent parts that make up the whole:
  - for Parks: CRV = renewal cost of all **developed** amenities within it (land value is excluded)
  - for Amenities: CRV = renewal cost of all significant components within it



The Amenity Condition Score (ACS) is a score calculated from an algorithm comprising a weighted average of the conditions of all the components within it.

AMENITY CONDITION SCORE (ACS) FORMULA = SUM [Remaining Value / Renewal Value (RenV) of combined components]

Remaining value = RenV multiplied by RUL/EUL

The Park Condition Score (PCS) is the total score for a single park property calculated from the sum of the Amenity Condition Scores (ACSs) for each amenity within the park.

PARK CONDITION SCORE FORMULA = SUM [Remaining Value]/ SUM [Renewal Value]

B-2. Parking Lot Prioritization Metrics

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

The PCS and ACS metrics have been developed so that the higher the score, the less the park or amenity needs short term financial attention, due to its relative condition. The lower the score, the more attention is needed. An increasingly low score indicates an increased need to address deficiencies, provide replacements or make essential repairs. The lower the score, the more the amenity or park requires renewal or replacement. Both PCS and ACS scores range from 0 to 100.

The color coding reflects the score definition. Higher scores are assigned a sliding scale of green, with 100 assigned the deepest green. Yellow indicates a condition in the middle of the range, with yellow green in the high mid ranges, and yellow red in the low mid ranges. Scores in the low range are assigned a sliding scale of red, with 0 assigned the deepest red.



FAILED CONDITION - 0 _____ EXCELLENT CONDITION -100

The table on the following page shows the PCS condition score of this park, along with the ACS condition score of each amenity within the park:

Church Parking Lot	53	

B-3. Plan Types (Amenities and General Site)

Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the best fit, typically the one with the greatest significance. See the *Purpose* description in the *Purpose an Scope* section for an explanation of Component Type.

Plan Type Descriptions

Safety	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental	Improvements to air, water, or soil quality, including removal of hazardous materials from the site.
Retrofit/Adaptation	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost) – Timeframe 10 Years



B-4. Immediate Needs (Amenities and General Site)

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safet* or *Perfor ance ntegrit* Plan Types, are considered Immediate Needs.

BV did not identify any immediate needs associated with the amenities or general park areas at this site.

B-5. Key Findings (Amenities and General Site)

Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

The numerical scoring of condition as shown in the Key Findings is based on a 0-100 scale, as illustrated below:

- 0 - Replacement has none or very low impact on park operations
- 33 – Replacement has low impact on park operations
- 66 - Replacement has medium impact on park operation
- 100 - Failing, safety or code requirement component with high impact on park operations

No key findings were identified.

B-6. Parking Lot





General Information		
Asset Type	Parking Lot	
Asset Location	Mountain View and Cullen Avenue Glendora, California 91741	
Overall Condition	Fair	
Co ponent	*escription*	*Con ition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks	Fair
Site Development	Parking Lot entrance signage; Limited park bench and bus stop shade structures	Good
Landscaping and Topography	Limited landscaping features including lawns, trees, Irrigation present	Fair

General Information

Utilities	Municipal water and sewer Local utility-provided electric	Fair
Storm Water Management	Surface drainage to developed surroundings	
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.	
Key Issues and Findings	None	

General Site

Co ponent	*escription*	*uantit*	*Con ition*
Irrigation System	Control Panel, Replace	1 EA	Fair
Pole Light Fixture with Lamps	any type 30' High, with LED Replacement, Replace/Install	3 EA	Good
Irrigation System	Drip System, Replace/Install	7500 SF	Fair
Bus Stop	Metal-Framed, Standard, Replace	32 SF	Fair
Parking Lots	Pavement, Asphalt, Mill and Overlay	4150 SF	Fair
Bus stop	Metal-Framed, Standard, Replace	32 SF	Fair
Trash Receptacle	Medium-Duty Metal or Precast, Replace	1 EA	Fair
Park Bench	Metal Powder-Coated, Replace	2 EA	Fair
Signage	Property, Monument, Replace/Install	1 EA	Good
Bike Rack	Fixed 1-5 Bikes, Replace	1 EA	Fair

General Site			
Lighting Controls	Dimming Panel, Digital Time Control Clock and Photosensor, Replace	1 EA	Fair
Sidewalk	Concrete, Small Areas/Sections, Replace	940 SF	Good

C. Property Space Use and Observed Areas

Areas Observed

Most of the site was observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

D. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "public facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the matrix that are included in the Accessibility appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance.
- Only a representative sample of areas was observed.
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance.
- Itemized costs for individual non-compliant items are not included in the dataset.
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance.

The parking lot was originally estimated constructed in 1980s. The parking lot has not since been substantially renovated at least there is no record of any improvements being made or any information about it.

E. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes construction systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of construction systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of existing systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe the exterior amenities of the property, including individual site elements.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key facts about the portfolio.

F. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *S eans C itestone* and *ars all Swift* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

G-1. Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effecti e age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

G-2. Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safet* or *Perfor ance ntegrit* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Amenities and General Site and Facilities sections of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

G. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Church Parking Lot at E Mountain View & Cullen Ave. Glendora, CA 91741, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose an Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

Prepared by: Alvaro Bedoya,
Project Assessor

Reviewed by:



Mary Venable, CEM, RA
Program Manager
Mary.venable@bureauveritas.com
800.733.0660 x7292710

H. Appendices

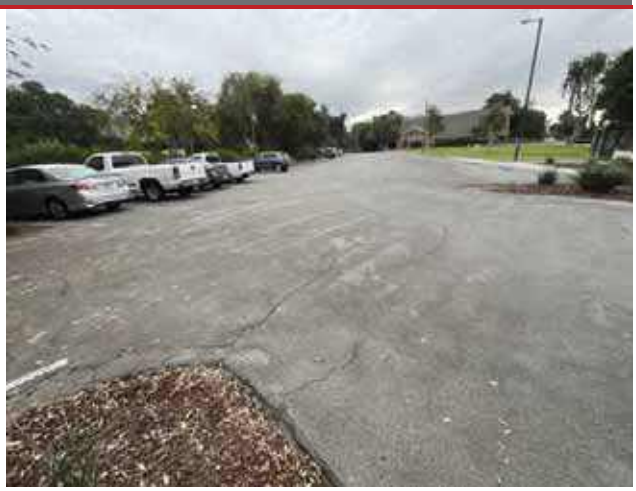
Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Observation GPS Map Links

Appendix A:
Photographic Record

Photographic Overview



1 - PARKING LOT CORNER VIEW



2 - OVERVIEW WEST TO EAST



3 - OVERVIEW EAST TO WEST



4 - OVERVIEW NORTH TO SOUTH



5 - PARK BENCHES



6 - LIGHTING CONTROL AND IRRIGATION PANELS

Photographic Overview



7 - CONCRETE PATH



8 - BUS STOP SHADE STRUCTURE



9 - MONUMENTAL SIGNAGE



10 - POLE LED LIGHT FIXTURE



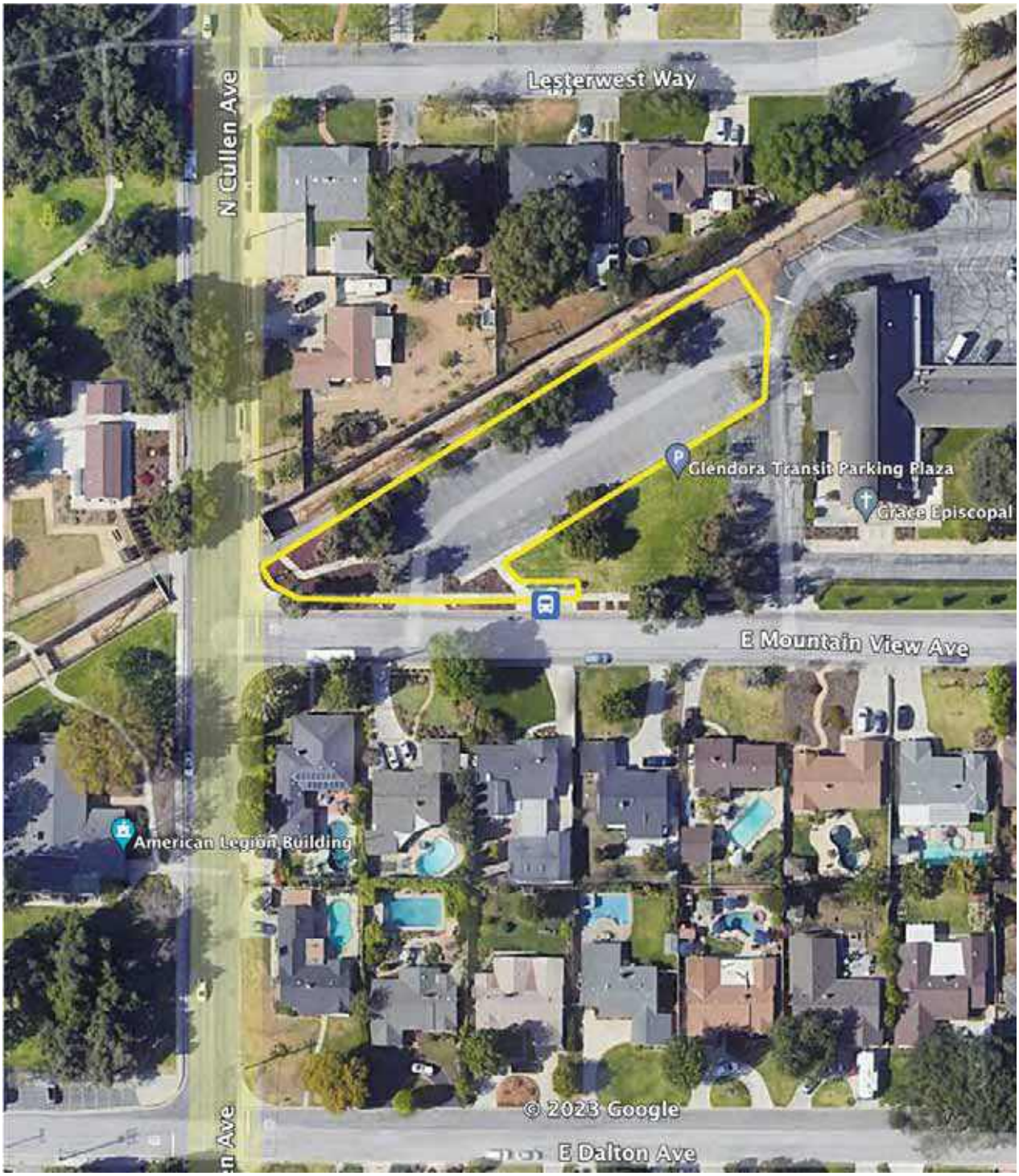
11 - TRASH RECEPTACLE



12 - BIKE RACK

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-050.468	Church Parking Lot
Source	**On-Site Date**
Google Earth Pro	November 14, 2023

BUREAU VERITAS

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Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	Church Parking Lot
Name of person completing form:	
Title / Association w/ property:	
Length of time associated w/ property:	
Date Completed:	11/14/2023
Phone Number:	
Method of Completion:	INCOMPLETE - client/POC unwilling or unable to complete

The Pre-Survey Questionnaire was not filled out either prior to or during the assessment.

Signature of Assessor	*Signature of POC*

Appendix D:
Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Church Parking Lot

BV Project Number: 158691.23R000-050.468

Facility History & Interview

	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.			X	
3	Has building management reported any accessibility-based complaints or litigation?			X	

Church Parking Lot: Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators				X
Public Restrooms				X
Kitchens/Kitchenettes				X
Playgrounds & Swimming Pools				X
Other				X

**be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*

Church Parking Lot: Photographic Overview



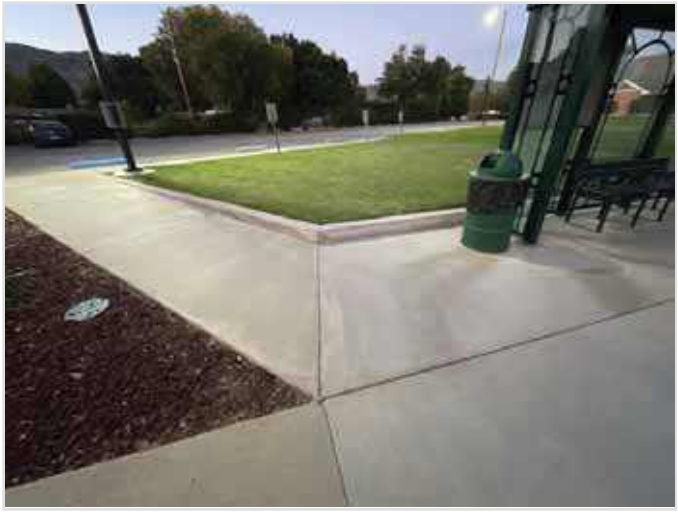
OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



ACCESSIBLE RAMP



ACCESSIBLE PATH

Appendix E:
Component Condition Report

Component Condition Report | Church Parking Lot

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Electrical						
D5040	Site	Fair	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor	1	10	7049644
Special Construction & Demo						
F1020	Site	Fair	Bus Stop, Metal-Framed, Standard	32 SF	15	7049656
F1020	Site	Fair	Bus stop, Metal-Framed, Standard	32 SF	15	7049652
Pedestrian Plazas & Walkways						
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	4,150 SF	10	7049647
G2030	Site	Good	Sidewalk, Concrete, Small Areas/Sections	940 SF	30	7049646
Sitework						
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	9	7049645
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	9	7049648
G2060	Site	Fair	Park Bench, Metal Powder-Coated	1	9	7049650
G2060	Site	Good	Signage, Property, Monument, Replace/Install	1	12	7049651
G2060	Site	Fair	Bike Rack, Fixed 1-5 Bikes	1	5	7052362
G2080	Site	Fair	Irrigation System, Control Panel	1	7	7049655
G2080	Site	Fair	Irrigation System, Drip System, Replace/Install	7,500 SF	8	7049657
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	15	7049654
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	15	7049653
G4050	Site	Good	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	15	7049649

Appendix F:
Replacement Reserves

Replacement Reserves Report

Church Parking Lot



12/31/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Church Parking Lot	$0	$0	$0	$0	$0	$939	$0	$8,302	$38,478	$3,699	$34,843	$0	$5,774	$0	$0	$59,608	$0	$0	$0	$0	$0	**$151,643**
Grand Total	**$0**	**$0**	**$0**	**$0**	**$0**	**$939**	**$0**	**$8,302**	**$38,478**	**$3,699**	**$34,843**	**$0**	**$5,774**	**$0**	**$0**	**$59,608**	**$0**	**$0**	**$0**	**$0**	**$0**	**$151,643**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D5040	Site	7049644	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor, Replace	20	10	10	1	EA	$4,680.00	$6,318.00	$6,318											$6,318												**$6,318**
F1020	Site	7049652	Bus stop, Metal-Framed, Standard, Replace	30	15	15	32	SF	$50.00	$167.50	$5,360																$5,360							**$5,360**
F1020	Site	7049656	Bus Stop, Metal-Framed, Standard, Replace	30	15	15	32	SF	$50.00	$167.50	$5,360																$5,360							**$5,360**
G2020	Site	7049647	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	15	10	4150	SF	$3.50	$4.73	$19,609											$19,609												**$19,609**
G2060	Site	7052362	Bike Rack, Fixed 1-5 Bikes, Replace	20	15	5	1	EA	$600.00	$810.00	$810						$810																	**$810**
G2060	Site	7049645	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	11	9	1	EA	$700.00	$945.00	$945										$945													**$945**
G2060	Site	7049648	Park Bench, Metal Powder-Coated, Replace	20	11	9	1	EA	$700.00	$945.00	$945										$945													**$945**
G2060	Site	7049650	Park Bench, Metal Powder-Coated, Replace	20	11	9	1	EA	$700.00	$945.00	$945										$945													**$945**
G2060	Site	7049651	Signage, Property, Monument, Replace/Install	20	8	12	1	EA	$3,000.00	$4,050.00	$4,050													$4,050										**$4,050**
G2080	Site	7049655	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$6,750.00	$6,750								$6,750															**$6,750**
G2080	Site	7049657	Irrigation System, Drip System, Replace/Install	20	12	8	7500	SF	$3.00	$4.05	$30,375									$30,375														**$30,375**
G4050	Site	7049654	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	5	15	1	EA	$6,800.00	$9,180.00	$9,180																$9,180							**$9,180**
G4050	Site	7049653	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	5	15	1	EA	$6,800.00	$9,180.00	$9,180																$9,180							**$9,180**
G4050	Site	7049649	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	5	15	1	EA	$6,800.00	$9,180.00	$9,180																$9,180							**$9,180**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$810**	**$0**	**$6,750**	**$30,375**	**$2,835**	**$25,927**	**$0**	**$4,050**	**$0**	**$0**	**$38,260**	**$0**	**$0**	**$0**	**$0**	**$0**	**$109,007**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$939**	**$0**	**$8,302**	**$38,478**	**$3,699**	**$34,843**	**$0**	**$5,774**	**$0**	**$0**	**$59,608**	**$0**	**$0**	**$0**	**$0**	**$0**	**$151,643**

Appendix G:
Observation GPS Map Links

Component Description	Attributes	Action Description	Location Description	Condition	Latitude	Longitude	GPS Map Link	Plan Type	Helper Label	Effective Age	Lifespan	RUL	Fiscal Year Observed	Quantity	Unit Cost	Total Cost	Barcode	Comments Public	Park Name	AssetCALC ID
Irrigation System	Control Panel	Replace	Site	Fair	34.137972	-117.858971	https://www.google.com/maps?q=34.13797...	Lifecycle/Renewal	Irrigation System, Control Panel, Replace	8	15	7		1	5415	5415.002422			Church Parking Lot	7049655
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Site	Good	34.138323	-117.858198	https://www.google.com/maps?q=34.13832...	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 400 W, Replace/Install	5	20	15		1	7364.4	7364.4.002469			Church Parking Lot	7049654
Irrigation System	Drip System	Replace/Install	Site	Fair	34.137991	-117.858988	https://www.google.com/maps?q=34.13799...	Lifecycle/Renewal	Irrigation System, Drip System, Replace/Install	12	20	8		7500	3.249	24367.5			Church Parking Lot	7049987
Bus Stop	Metal-Framed, Standard	Replace	Site	Fair	34.137941	-117.858759	https://www.google.com/maps?q=34.13794...	Lifecycle/Renewal	Shade Structure, Metal-Framed, Standard, Replace	15	30	15		32	162.45	5198.4.002407			Church Parking Lot	7049656
Parking Lots	Pavement, Asphalt	Mill & Overlay	Site	Fair	34.138080	-117.858853	https://www.google.com/maps?q=34.13808...	Lifecycle/Renewal	Parking Lots, Pavement, Asphalt, Mill & Overlay	15	25	10		4150	3.7935	15730.575			Church Parking Lot	7049647
Bus stop	Metal-Framed, Standard	Replace	Site	Fair	34.137977	-117.858963	https://www.google.com/maps?q=34.13797...	Lifecycle/Renewal	Shade Structure, Metal-Framed, Standard, Replace	15	30	15		32	162.45	5198.4.002406			Church Parking Lot	7049652
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Site	Good	34.138019	-117.858663	https://www.google.com/maps?q=34.13801...	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 400 W, Replace/Install	5	20	15		1	7364.4	7364.4.002405			Church Parking Lot	7049653
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Site	Good	34.138175	-117.858460	https://www.google.com/maps?q=34.13817...	Lifecycle/Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 400 W, Replace/Install	5	20	15		1	7364.4	7364.4.002468			Church Parking Lot	7049649
Trash Receptacle	Medium-Duty Metal or Precast	Replace	Site	Fair	34.138087	-117.858956	https://www.google.com/maps?q=34.13808...	Lifecycle/Renewal	Trash Receptacle, Medium-Duty Metal or Precast, Replace	11	20	9		1	758.1	758.1.002355			Church Parking Lot	7049645
Park Bench	Metal Powder-Coated	Replace	Site	Fair	34.137993	-117.858988	https://www.google.com/maps?q=34.13799...	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	11	20	9		1	758.1	758.1.002353			Church Parking Lot	7049648
Park Bench	Metal Powder-Coated	Replace	Site	Fair	34.138005	-117.858981	https://www.google.com/maps?q=34.13800...	Lifecycle/Renewal	Park Bench, Metal Powder-Coated, Replace	11	20	9		1	758.1	758.1.002354			Church Parking Lot	7049650
Signage	Property, Monument	Replace/Install	Site	Good	34.137982	-117.859186	https://www.google.com/maps?q=34.13798...	Lifecycle/Renewal	Signage, Property, Monument, Replace/Install	8	20	12		1	3249	3249.002352			Church Parking Lot	7049651
Bike Rack	Fixed 1-5 Bikes	Replace	Site	Fair	34.138016	-117.858702	https://www.google.com/maps?q=34.13801...	Lifecycle/Renewal	Bike Rack, Fixed 1-5 Bikes, Replace	15	20	5		1	649.8	649.8			Church Parking Lot	7052362
Lighting Controls	Dimming Panel, Digital Time Control Clock & Photosensor	Replace	Site	Fair	34.138154	-117.858940	https://www.google.com/maps?q=34.13815...	Lifecycle/Renewal	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor, Replace	10	20	10		1	5068.44	5068.44.002421			Church Parking Lot	7049644
Sidewalk	Concrete, Small Areas/Sections	Replace	Site	Good	34.138095	-117.858795	https://www.google.com/maps?q=34.13809...	Lifecycle/Renewal	Sidewalk, Concrete, Small Areas/Sections, Replace	20	50	30		940	21.66	20360.4			Church Parking Lot	7049646

FACILITY CONDITION ASSESSMENT

prepare for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd



City Baseball Field at Manooshian
#AIN 8648001800 (857 North Loraine Avenue)
Glendora, California 91741

PREPARED BY:
ureau eritas
Uni ersit oule ar Suite
llicott Cit ar lan

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BV CONTACT:
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A-1. Baseball Field Overview and Assessment Details 1
A-2. Baseball Field Stop Findings and Deficiencies 2
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A. Baseball Field Executive Summary

A-1. Baseball Field Overview and Assessment Details

General Information	
Park Type	Baseball Field
Number of Buildings	1 Ancillary building
Main Address	857 North Loraine Avenue. Glendora, California 91741
Site Developed	1990 (estimated)
Site Area	2.4 acres (estimated)
Parking Spaces	76 total spaces all in open lots; 5 of which are accessible
Outside Occupants/Leased Spaces	None
Date(s) of Visit	November 14, 2023
Management Point of Contact	Michael Sledd, Assistant Public Works Director City of Glendora 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Unescorted
Assessment and Report Prepared By	Alvaro Bedoya
Reviewed By	Mary Venable, CEM, RA Program Manager Mary.venable@bureauveritas.com 800.733.0660 x7292719
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

A-2. Baseball Field Stop Findings and Deficiencies

Historical Summary

The baseball field at George Manooshian Park in Glendora was originally established in the 1990s and has not seen any renovations since its inception. There is no recorded evidence of improvements, and no information has been provided regarding any upgrades or enhancements.

Amenities and General Site

The site is essentially a baseball field equipped with the standard necessities for baseball practice, including a fenced field, foul poles, a scoreboard, and two dugouts—one for the home team and another for the visiting team. There are also two seating sections for spectators. Additionally, the field features a parking area on its west side, basic lighting, and, finally, situated behind home plate, a small ancillary building utilized for storage which could not be accessed. The components are generally in fair condition. The parking lot striping is faded, and there are previously sealed longitudinal cracks and deteriorated portions of the asphalt surface. Milling and overlaying of the parking lot, along with a seal coat and new striping, is recommended

Architectural

The Baseball Field contains no structures or significant built assets.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF (Mechanical, Electrical, Plumbing, and Fire Protection) components for the Manooshian City Baseball Field primarily involve the electrical aspect, catering to the lighting and scoreboard. Located on the north side of the property, there is a backflow preventer. However, it is worth noting that the field lacks irrigation and water fountains.

Recommended Additional Studies

No additional studies recommended at this time.

B. Amenities and General Site

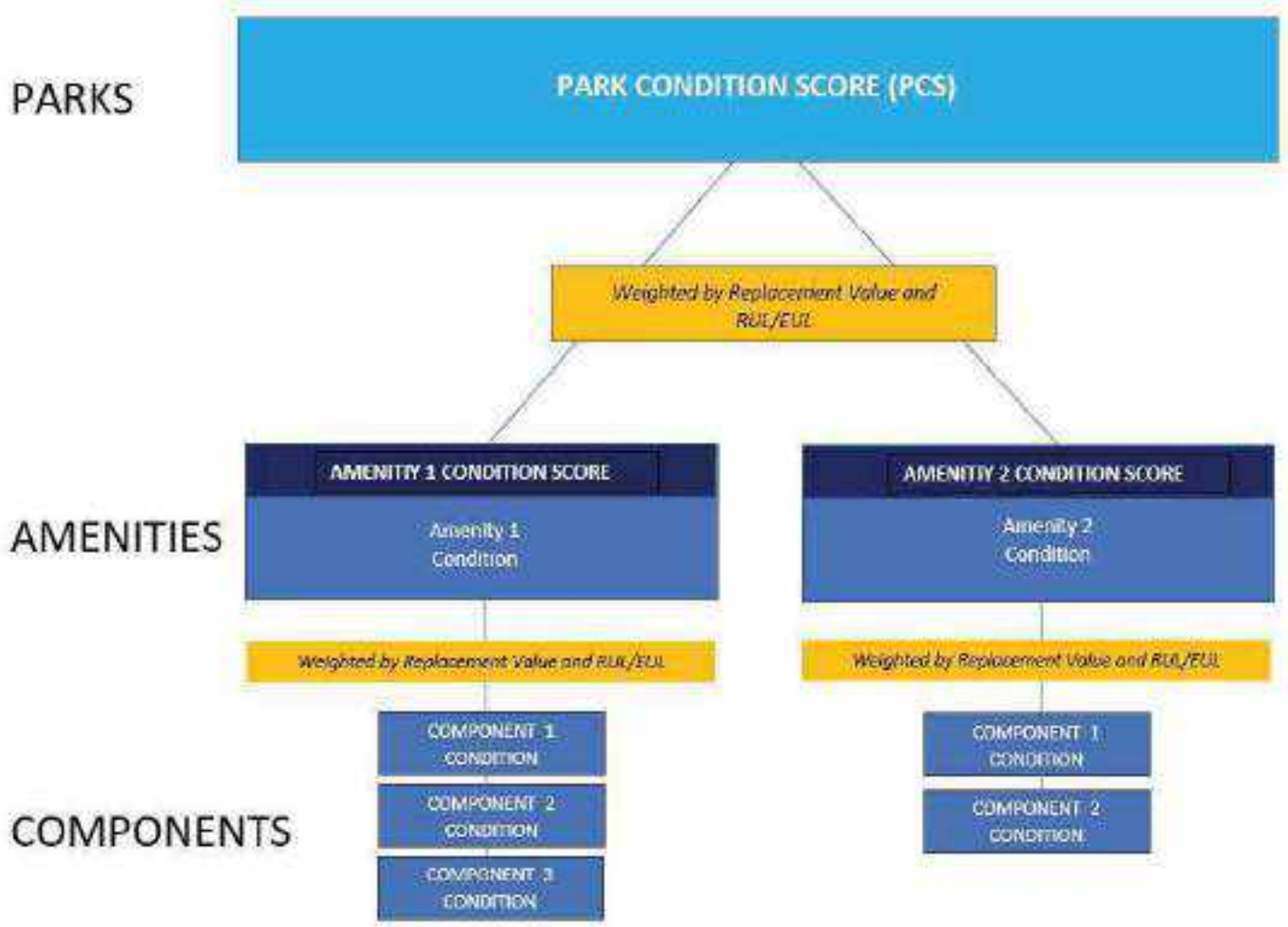
B-1. Prioritization Methodology

Baseball Field Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

To assist in the overall prioritization effort, the following terms are used at the Component and Amenity level:

- **Component:** individual elements of the amenity or park that are evaluated and assigned conditions and GPS coordinates. Examples of components include benches, trash receptacles, tennis nets, playground surfaces, or split-rail fencing.
- **Amenity:** defined as a group of components that constitute a major feature of the park, logically grouped together by purpose and/or proximity. Examples of an amenity include a basketball court, a softball field, a dog park, picnic area, or playground.
- **Current Renewal Value (CRV):** the cost in today's dollars of the major constituent parts that make up the whole:
  - for Parks: CRV = renewal cost of all **developed** amenities within it (land value is excluded)
  - for Amenities: CRV = renewal cost of all significant components within it



The Amenity Condition Score (ACS) is a score calculated from an algorithm comprising a weighted average of the conditions of all the components within it.

AMENITY CONDITION SCORE (ACS) FORMULA = SUM [Remaining Value / Renewal Value (RenV) of combined components]

Remaining value = RenV multiplied by RUL/EUL

The Park Condition Score (PCS) is the total score for a single park property calculated from the sum of the Amenity Condition Scores (ACSs) for each amenity within the park.

PARK CONDITION SCORE FORMULA = SUM [Remaining Value]/ SUM [Renewal Value]

B-2. Field Prioritization Metrics

Park Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

The PCS and ACS metrics have been developed so that the higher the score, the less the park or amenity needs short term financial attention, due to its relative condition. The lower the score, the more attention is needed. An increasingly low score indicates an increased need to address deficiencies, provide replacements or make essential repairs. The lower the score, the more the amenity or park requires renewal or replacement. Both PCS and ACS scores range from 0 to 100.

The color coding reflects the score definition. Higher scores are assigned a sliding scale of green, with 100 assigned the deepest green. Yellow indicates a condition in the middle of the range, with yellow green in the high mid ranges, and yellow red in the low mid ranges. Scores in the low range are assigned a sliding scale of red, with 0 assigned the deepest red.



FAILED CONDITION - 0 _____ EXCELLENT CONDITION -100

The table on the following page shows the PCS condition score of this park, along with the ACS condition score of each amenity within the park:

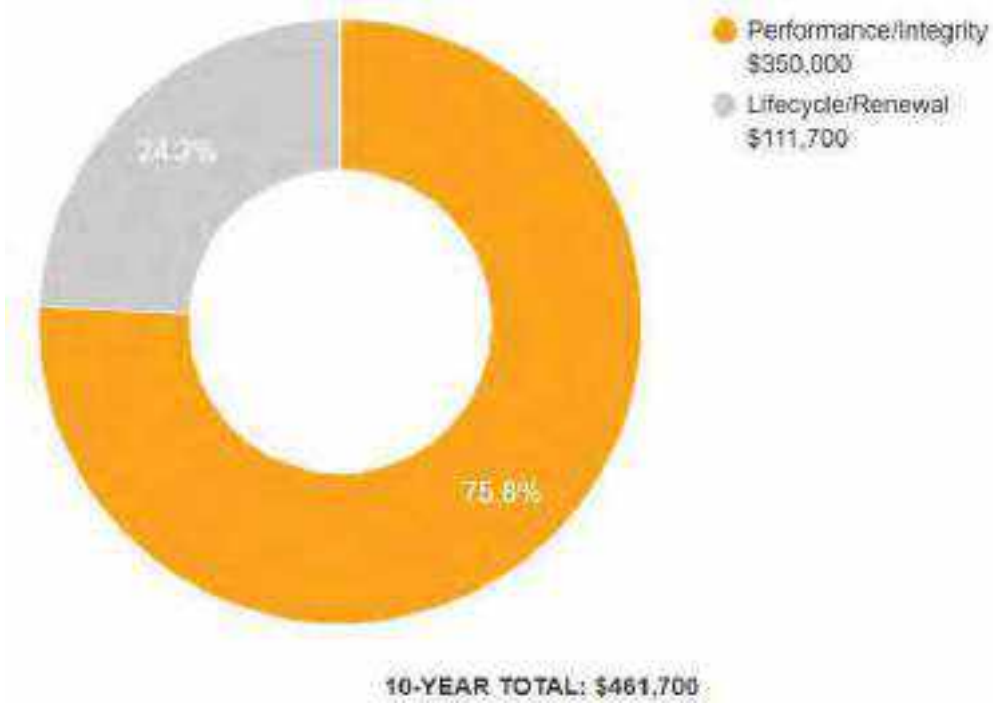
City Baseball Field at Manooshian	OVERALL CONDITION SCORE **23**	TOTAL ACRES: REPLACEMENT VALUE: $ 386,790 REMAINING VALUE: $ 89,231 SAFETY ISSUES: 0 FAILED COMPONENTS: 0
Baseball diamonds	COND. SCORE **39**	REPLACEMENT VALUE: $ 193,240 REMAINING VALUE: $ 75,511
General Site	COND. SCORE **7**	REPLACEMENT VALUE: $ 193,550 REMAINING VALUE: $ 13,720

B-3. Plan Types (Amenities and General Site)

Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the best fit, typically the one with the greatest significance. See the *Purpose* description in the *Purpose an Scope* section for an explanation of Component Type.

Plan Type Descriptions		
Safety		An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity		Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility		Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental		Improvements to air, water, or soil quality, including removal of hazardous materials from the site.
Retrofit/Adaptation		Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal		Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost) – Timeframe 10 Years



B-4. Immediate Needs (Amenities and General Site)

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safet* or *Perfor ance ntegrit* Plan Types, are considered Immediate Needs.

Facility/Building	Total Items	Total Cost
City Baseball Field at Manooshian	1	$29,800
Total	**1**	**$29,800**

City Baseball Field at Manooshian

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
7189604	City Baseball Field at Manooshian	Site	G2020	Parking Lots, Pavement, Asphalt, Seal & Stripe	Poor	Performance/Integrity	$29,800
Total (1 items)							**$29,800**

B-5. Key Findings (Amenities and General Site)

Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

The numerical scoring of condition as shown in the Key Findings is based on a 0-100 scale, as illustrated below:

- 0 - Replacement has none or very low impact on park operations
- 33 – Replacement has low impact on park operations
- 66 - Replacement has medium impact on park operation
- 100 - Failing, safety or code requirement component with high impact on park operations



Parking Lots in Poor condition.

Pavement, Asphalt
City Baseball Field at Manooshian Site

Uniformat Code: G2020
Recommendation: **Seal and Stripe in 2023**

Priority Score: **84.9**

Plan Type:
Performance/Integrity

Cost Estimate: $29,800

$$$$

Striping is faded - AssetCALC ID: 7189604



Parking Lots in Poor condition.

Pavement, Asphalt
City Baseball Field at Manooshian Site

Uniformat Code: G2020
Recommendation: **Mill and Overlay in 2025**

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: $231,500

$$$$

Surface deterioration, sealed longitudinal cracks - AssetCALC ID: 7049626

B-6. Baseball Field





General Information	
Asset Type	Baseball Field
Asset Location	857 North Loraine Avenue. Glendora, California 91741
Overall Condition	Fair

Co ponent	*escription*	*uantit*	*Con ition*
Landscaping and Topography	Limited landscaping features; irrigation not present		
Storm Water Management	Surface drainage to developed surroundings		
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D for more details.		
Key Issues and Findings	None		

Baseball diamonds

– *Co ponent*	▪ *escription*	▪ *uantit*	*Con ition*
– **Bleachers**	▪ Fixed Steel Frame, Aluminum Benches (per Seat), Replace	▪ 550 EA	Fair
– **Fences & Gates**	▪ Fence, Chain Link 4', Replace	▪ 360 LF	Fair

General Information

– **Sports Apparatus**	▪ Baseball, Foul Pole, Replace	▪ 2 EA	Fair
– **Parking Lots**	▪ Pavement, Asphalt, Mill and Overlay	▪ 49000 SF	Fair
– **Backflow Preventer**	▪ Domestic Water, Replace	▪ 1 EA	Fair
– **Site Light Pole**	▪ 20' Height, without Base or Fixtures, Replace/Install	▪ 6 EA	Fair
– **Ancillary Building**	▪ CMU, Basic/Minimal, Replace	▪ 500 SF	Fair
– **Fences and Gates**	▪ Fence, Chain Link 6', Replace	▪ 260 LF	Fair
– **Sports Apparatus**	▪ Player/Dugout Benches, 12' Length, Replace	▪ 2 EA	Fair
– **Exterior Fixture with Lamp**	▪ any type, with LED Replacement, Replace	▪ 3 EA	Fair
– **Pole Light Fixture with Lamps**	▪ any type 30' High, with LED Replacement, Replace/Install	▪ 1 EA	Fair
– **Sports Apparatus**	▪ Baseball, Backstop Chain-Link, Replace	▪ 1 EA	Fair
– **Sports Apparatus**	▪ Baseball/Football, Protective Netting, Replace	▪ 2400 SF	Fair
– **Outdoor Spectator Seating**	▪ Bleachers, Aluminum Benches (per Seat), Replace	▪ 180 EA	Fair
– **Bike Rack**	▪ Portable 6-10 Bikes, Replace	▪ 1 EA	Fair
– **Flagpole**	▪ Metal, Replace	▪ 1 EA	Fair
– **Roofing**	▪ Metal, Replace	▪ 500 SF	Fair
– **Exterior Door**	▪ Steel, Standard, Replace	▪ 2 EA	Fair

General Information				
– **Sports Apparatus**	▪	Scoreboard, Electronic Standard, Replace	▪ 1 EA	Fair

B-7. General Site





General Site			
Asset Type	Parking Lot		
Asset Location	East portion of site		
Overall Condition	Poor		
Co ponent	*escription*	*uantit*	*Con ition*
Parking Lots	Pavement, Asphalt, Mill and Overlay	49000 SF	Poor
Parking Lots	Pavement, Asphalt, Seal and Stripe	49000 SF	Poor

C. Property Space Use and Observed Areas

Areas Observed

Most of the field was observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property.

Key Spaces Not Observed

Areas of note that were either inaccessible or not observed for other reasons are listed here:

- Ancillary storage building; locked no key.

D. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "public facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the matrix included in the Accessibility appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance.
- Only a representative sample of areas was observed.
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance.
- Itemized costs for individual non-compliant items are not included in the dataset.
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance.

The baseball field was originally estimated constructed in 1990s. The baseball field has not since been substantially renovated.

No detailed follow-up accessibility studies are included as recommendations since no major or moderate issues were identified at any of the park amenities and facilities. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

E. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes construction systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of construction systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of existing systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe the exterior amenities of the property, including individual site elements.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key facts about the portfolio.

F. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *S eans C itestone* and *ars all Swift* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

G-1. Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effecti e age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

G-2. Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safet* or *Perfor ance ntegrit* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Amenities and General Site and Facilities sections of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

G. Certification

Th City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of City Baseball Field at Manooshian, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose an Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

Prepared by: Alvaro Bedoya,
Project Manager

Reviewed by:



Mary Venable,
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H. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Observation GPS Map Links

Appendix A:
Photographic Record

Photographic Overview



1 - OVERVIEW FROM THIRD BASE



2 - OVERVIEW FROM BASE



3 - DUGOUT



4 - BLEACHERS



5 - FOUL POLE



6 - BACKSTOP CHAIN-LINK FENCE

Photographic Overview



7 - FENCE AND SCOREBOARD



8 - LIGHTING



9 - ANCILLARY BUILDING



10 - LIGHTING AND FLAGPOLE



11 - PARKING LOT



12 - BACKFLOW PREVENTER

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-051.468	City Baseball Field at Manooshian
Source	**On-Site Date**
Google Earth Pro	November 14, 2023

N

Appendix C:
Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name:	City Baseball Field at Manooshian
Name of person completing form:	
Title / Association w/ property:	
Length of time associated w/ property:	
Date Completed:	11/14/2023
Phone Number:	
Method of Completion:	INCOMPLETE - client/POC unwilling or unable to complete

The Pre-Survey Questionnaire was not filled out either prior to or during the assessment.

Signature of Assessor	*Signature of POC*

Appendix D:
Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: City Baseball Field at Manooshian

BV Project Number: 158691.23R000-051.468

Facility History & Interview

	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.			X	
3	Has building management reported any accessibility-based complaints or litigation?			X	

City Baseball Field at Manooshian: Accessibility Issues

Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators				X
Public Restrooms				X
Kitchens/Kitchenettes				X
Playgrounds & Swimming Pools				X
Other				X

**be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*

City Baseball Field at Manooshian: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL

Appendix E:
Component Condition Report

Component Condition Report | City Baseball Field at Manooshian

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	2	17	7049643
Roofing						
B3010	Roof	Fair	Roofing, Metal	500 SF	17	7049640
Plumbing						
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	6	7049629
Equipment & Furnishings						
E2010	Site	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	300	11	7049642
E2010	Site	Fair	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat)	250	11	7049632
Special Construction & Demo						
F1020	Building Exterior	Fair	Ancillary Building, CMU, Basic/Minimal	500 SF	17	7049635
Pedestrian Plazas & Walkways						
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	49,000 SF	2	7049626
G2020	Site	Poor	Parking Lots, Pavement, Asphalt, Seal & Stripe	49,000 SF	0	7189604
Athletic, Recreational & Playfield Areas						
G2050	Site	Fair	Sports Apparatus, Baseball, Foul Pole	2	10	7049634
G2050	Site	Fair	Sports Apparatus, Player/Dugout Benches, 12' Length	2	6	7049638
G2050	Site	Fair	Sports Apparatus, Baseball, Backstop Chain-Link	1	8	7140084
G2050	Site	Fair	Sports Apparatus, Baseball/Football, Protective Netting	2,400 SF	6	7049631
G2050	Site	Fair	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat)	180	4	7049627
G2050	Site	Fair	Sports Apparatus, Scoreboard, Electronic Standard	1	10	7049639
Sitework						
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	360 LF	10	7049641
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	260 LF	15	7049625

Component Condition Report | City Baseball Field at Manooshian

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Fair	Bike Rack, Portable 6-10 Bikes	1	3	7049636
G2060	Site	Fair	Flagpole, Metal	1	11	7049633
G4050	Site	Fair	Site Light Pole, 20' Height, w/o Base or Fixtures, Replace/Install	6	15	7049630
G4050	Building Exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement	3	8	7049628
G4050	Site	Fair	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	1	8	7049637

Appendix F:
Replacement Reserves

Replacement Reserves Report

City Baseball Field at Manooshian



12/31/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
City Baseball Field at Manooshian	$29,768	$0	$245,625	$738	$32,820	$34,509	$23,159	$0	$23,258	$0	$71,719	$128,007	$0	$0	$0	$86,886	$0	$84,122	$1,149	$0	$53,763	**$815,521**
Grand Total	**$29,768**	**$0**	**$245,625**	**$738**	**$32,820**	**$34,509**	**$23,159**	**$0**	**$23,258**	**$0**	**$71,719**	**$128,007**	**$0**	**$0**	**$0**	**$86,886**	**$0**	**$84,122**	**$1,149**	**$0**	**$53,763**	**$815,521**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
B2050	Building Exterior	7049643	Exterior Door, Steel, Standard, Replace	40	23	17	2	EA	$600.00	$810.00	$1,620																		$1,620				**$1,620**
B3010	Roof	7049640	Roofing, Metal, Replace	40	23	17	500	SF	$13.00	$17.55	$8,775																		$8,775				**$8,775**
D2010	Site	7049629	Backflow Preventer, Domestic Water, Replace	30	24	6	1	EA	$3,200.00	$4,320.00	$4,320							$4,320															**$4,320**
E2010	Site	7049642	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	14	11	300	EA	$120.00	$162.00	$48,600												$48,600										**$48,600**
E2010	Site	7049632	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	25	14	11	250	EA	$120.00	$162.00	$40,500												$40,500										**$40,500**
F1020	Building Exterior	7049635	Ancillary Building, CMU, Basic/Minimal, Replace	35	18	17	500	SF	$60.00	$81.00	$40,500																		$40,500				**$40,500**
G2020	Site	7189604	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	5	0	49000	SF	$0.45	$0.61	$29,768	$29,768					$29,768					$29,768					$29,768					$29,768	**$148,838**
G2020	Site	7049626	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	23	2	49000	SF	$3.50	$4.73	$231,525			$231,525																			**$231,525**
G2050	Site	7049627	Outdoor Spectator Seating, Bleachers, Aluminum Benches (per Seat), Replace	25	21	4	180	EA	$120.00	$162.00	$29,160					$29,160																	**$29,160**
G2050	Site	7049638	Sports Apparatus, Player/Dugout Benches, 12' Length, Replace	15	9	6	2	EA	$450.00	$1,057.50	$2,115							$2,115															**$2,115**
G2050	Site	7049631	Sports Apparatus, Baseball/Football, Protective Netting, Replace	15	9	6	2400	SF	$4.00	$5.40	$12,960							$12,960															**$12,960**
G2050	Site	7140084	Sports Apparatus, Baseball, Backstop Chain-Link, Replace	20	12	8	1	EA	$5,000.00	$6,750.00	$6,750									$6,750													**$6,750**
G2050	Site	7049634	Sports Apparatus, Baseball, Foul Pole, Replace	25	15	10	2	EA	$1,500.00	$2,025.00	$4,050											$4,050											**$4,050**
G2050	Site	7049639	Sports Apparatus, Scoreboard, Electronic Standard, Replace	25	15	10	1	EA	$8,000.00	$10,800.00	$10,800											$10,800											**$10,800**
G2060	Site	7049636	Bike Rack, Portable 6-10 Bikes, Replace	15	12	3	1	EA	$500.00	$675.00	$675				$675															$675			**$1,350**
G2060	Site	7049641	Fences & Gates, Fence, Chain Link 4', Replace	40	30	10	360	LF	$18.00	$24.30	$8,748											$8,748											**$8,748**
G2060	Site	7049625	Fences & Gates, Fence, Chain Link 6', Replace	40	25	15	260	LF	$21.00	$28.35	$7,371																$7,371						**$7,371**
G2060	Site	7049633	Flagpole, Metal, Replace	30	19	11	1	EA	$2,500.00	$3,375.00	$3,375												$3,375										**$3,375**
G4050	Site	7049637	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, Replace/Install	20	12	8	1	EA	$6,800.00	$9,180.00	$9,180									$9,180													**$9,180**
G4050	Site	7049630	Site Light Pole, 20' Height, w/o Base or Fixtures, Replace/Install	40	25	15	6	EA	$2,300.00	$3,105.00	$18,630																$18,630						**$18,630**
G4050	Building Exterior	7049628	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, Replace	20	12	8	3	EA	$600.00	$810.00	$2,430									$2,430													**$2,430**
Totals, Unescalated												**$29,768**	**$0**	**$231,525**	**$675**	**$29,160**	**$29,768**	**$19,395**	**$0**	**$18,360**	**$0**	**$53,366**	**$92,475**	**$0**	**$0**	**$0**	**$55,769**	**$0**	**$50,895**	**$675**	**$0**	**$29,768**	**$641,597**
Totals, Escalated (3.0% inflation, compounded annually)												**$29,768**	**$0**	**$245,625**	**$738**	**$32,820**	**$34,509**	**$23,159**	**$0**	**$23,258**	**$0**	**$71,719**	**$128,007**	**$0**	**$0**	**$0**	**$86,886**	**$0**	**$84,122**	**$1,149**	**$0**	**$53,763**	**$815,521**

Appendix G:
Observation GPS Map Links

Component Description	Attributes	Action Description	Location Description	Condition	Latitude	Longitude	GPS Map Link	Plan Type	Helper Label	Effective Age	Lifespan	RUL	Fiscal Year Observed	Quantity	Unit Cost	Total Cost	Barcode	Comments Public	Park Name	AssetCALC ID
Bleachers	Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Site	Fair	34.1.48944	-117.8448518	https://www.google.com/maps?q=34.1.48944,-117.8448518	Lifecycle Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	14	25	11		300	123.96	39988.0	02424		City Baseball Field at Manoochinan	7049642
Fences & Gates	Fence, Chain Link 4'	Replace	Site	Fair	34.1.48273	-117.8483131	https://www.google.com/maps?q=34.1.48273,-117.8483131	Lifecycle Renewal	Fences & Gates, Fence, Chain Link 4', Replace	30	40	10		360	19.494	7017.84			City Baseball Field at Manoochinan	7049641
Sports Apparatus	Baseball, Foul Pole	Replace	Site	Fair	34.1.48309	-117.8483151	https://www.google.com/maps?q=34.1.48309,-117.8483151	Lifecycle Renewal	Sports Apparatus, Baseball, Foul Pole, Replace	15	25	10		2	1624.5	3249			City Baseball Field at Manoochinan	7049634
Parking Lots	Pavement, Asphalt	Mill & Overlay	Site	Poor	34.1.48469	-117.8476118	https://www.google.com/maps?q=34.1.48469,-117.8476118	Performance Integrity	Parking Lots, Pavement, Asphalt, Mill & Overlay	23	25	2		49000	3.7935	185734.5			City Baseball Field at Manoochinan	7049626
Backflow Preventer	Domestic Water	Replace	Site	Fair	34.1.48977	-117.8479114	https://www.google.com/maps?q=34.1.48977,-117.8479114	Lifecycle Renewal	Backflow Preventer, Domestic Water, 2 IN, Replace	24	30	6		1	3485.6	3485.6	0.02423		City Baseball Field at Manoochinan	7049629
Site Light Pole	20' Height, w/o Base or Fixtures	Replace/Install	Site	Fair	34.1.48908	-117.8481185	https://www.google.com/maps?q=34.1.48908,-117.8481185	Lifecycle Renewal	Site Light Pole, 20' Height, w/o Base or Fixtures, Replace/Install	25	40	15		6	2490.9	14945.4			City Baseball Field at Manoochinan	7049610
Ancillary Building	CMU, Basic/Minimal	Replace	Building Exterior	Fair	34.1.48974	-117.8484681	https://www.google.com/maps?q=34.1.48974,-117.8484681	Lifecycle Renewal	Ancillary Building, CMU, Basic/Minimal, Replace	18	35	17		500	64.98	3249.0			City Baseball Field at Manoochinan	7049635
Fences & Gates	Fence, Chain Link 6'	Replace	Site	Fair	34.1.48446	-117.8484614	https://www.google.com/maps?q=34.1.48446,-117.8484614	Lifecycle Renewal	Fences & Gates, Fence, Chain Link 6', Replace	25	40	15		260	22.743	5913.18			City Baseball Field at Manoochinan	7049625
Sports Apparatus	Player/Dugout Benches, 12' Length	Replace	Site	Fair	34.1.48985	-117.8483095	https://www.google.com/maps?q=34.1.48985,-117.8483095	Lifecycle Renewal	Sports Apparatus, Player/Dugout Benches, 12' Length, Replace	9	15	6		2	974.7	1949.4			City Baseball Field at Manoochinan	7049638
Bleachers	Fixed Steel Frame, Aluminum Benches (per Seat)	Replace	Site	Fair	34.1.48939	-117.8482111	https://www.google.com/maps?q=34.1.48939,-117.8482111	Lifecycle Renewal	Bleachers, Fixed Steel Frame, Aluminum Benches (per Seat), Replace	14	25	11		250	123.96	3249.0	0.02425		City Baseball Field at Manoochinan	7049632
Exterior Fixture w/ Lamp	any type, w/ LED Replacement	Replace	Building Exterior	Fair	34.1.48973	-117.8484614	https://www.google.com/maps?q=34.1.48973,-117.8484614	Lifecycle Renewal	Light Fixture - Exterior Building	12	20	8		3	649.8	1949.4			City Baseball Field at Manoochinan	7049628
Pole Light Fixture w/ Lamps	any type 30' High, w/ LED Replacement	Replace/Install	Site	Fair	34.1.48934	-117.8479778	https://www.google.com/maps?q=34.1.48934,-117.8479778	Lifecycle Renewal	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 400 W, Replace/Install	1.2	20	8		1	7364.4	7364.4			City Baseball Field at Manoochinan	7049637
Sports Apparatus	Baseball, Backstop Chain Link	Replace	Site	Fair	34.1.48801.03309011.6	-117.8483.4875743675	https://www.google.com/maps?q=34.1.48801.03309011.6,-117.8483.4875743675	Lifecycle Renewal	Sports Apparatus, Baseball, Backstop Chain Link, Replace	1.2	20	8		1	5415	5415			City Baseball Field at Manoochinan	7140304
Sports Apparatus	Baseball/Football, Protective Netting	Replace	Site	Fair	34.1.48625	-117.8483.40	https://www.google.com/maps?q=34.1.48625,-117.8483.340	Lifecycle Renewal	Sports Apparatus, Baseball/Football, Protective Netting, Replace	9	15	6		2400	4.332	10396.8			City Baseball Field at Manoochinan	7049631
Outdoor Spectator Seating	Bleachers, Aluminum Benches (per Seat)	Replace	Site	Fair	34.1.48752	-117.847744	https://www.google.com/maps?q=34.1.48752,-117.847744	Lifecycle Renewal	Bleachers, Aluminum Benches (per Seat), Replace	21	25	4		180	123.96	2231.92.8			City Baseball Field at Manoochinan	7049627
Bike Rack	Portable 6-10 Bikes	Replace	Site	Fair	34.1.48771	-117.8476758	https://www.google.com/maps?q=34.1.48771,-117.8476758	Lifecycle Renewal	Bike Rack, Portable 6-10 Bikes, Replace	1.2	15	3		1	541.5	541.5			City Baseball Field at Manoochinan	7049616
Parking Lots	Pavement, Asphalt	Seal & Stripe	Site	Poor	34.1.48469	-117.8476118	https://www.google.com/maps?q=34.1.48469,-117.8476118	Performance Integrity	Parking Lots, Pavement, Asphalt, Mill & Overlay	5	5	0		49000	0.487.35	23860.15			City Baseball Field at Manoochinan	7189804
Flagpole	Metal	Replace	Site	Fair	34.1.48482	-117.8479727	https://www.google.com/maps?q=34.1.48482,-117.8479727	Lifecycle Renewal	Flagpole, Metal, Replace	1.9	30	1.1		1	2707.5	2707.5			City Baseball Field at Manoochinan	7049631.3
Roofing	Metal	Replace	Roof	Fair	34.1.48780	-117.8487119	https://www.google.com/maps?q=34.1.48780,-117.8487119	Lifecycle Renewal	Metal Roof	2.3	40	1.7		500	14.079	7039.5			City Baseball Field at Manoochinan	7049640
Exterior Door	Steel, Standard	Replace	Building Exterior	Fair	34.1.48917	-117.8484.30	https://www.google.com/maps?q=34.1.48917,-117.8484.420	Lifecycle Renewal	Exterior Door Steel	2.3	40	1.7		2	649.8	1299.6			City Baseball Field at Manoochinan	7049643
Sports Apparatus	Scoreboard, Electronic Standard	Replace	Site	Fair	34.1.48373	-117.8480561	https://www.google.com/maps?q=34.1.48373,-117.8480561	Lifecycle Renewal	Sports Apparatus, Scoreboard, Electronic Standard, Replace	1.5	25	1.0		1	8664	8664			City Baseball Field at Manoochinan	7049639

FACILITY CONDITION ASSESSMENT

prepared for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd



Glendora Urban Trail
Sunflower and Gladstone Street
Glendora, California 91740

PREPARED BY:
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BV CONTACT:
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Progra anager

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BV PROJECT #:

DATE OF REPORT:
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ON SITE DATE:
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A. Urban Trail Executive Summary

A-1. Urban Trail Overview and Assessment Details

General Information	
Park Type	Urban Trail System
Number of Buildings	None
Main Address	Sunflower and Gladstone Street, Glendora, California 91740
Site Developed	2018
Site Area	2.5 acres (estimated)
Outside Occupants/Leased Spaces	None
Date(s) of Visit	November 13, 2023
Management Point of Contact	Michael Sledd, Assistant Public Works Director City of Glendora 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Unescorted
Assessment and Report Prepared By	Alvaro Bedoya
Reviewed By	Mary Venable, CEM, RA Program Manager Mary.Venable@bureauveritas.com 800.733.0660 x7292719
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

A-2. Urban Trail Findings and Deficiencies

Historical Summary

The inauguration of the Glendora Urban Trail, spanning one mile, took place on June 23, 2018. This trail represents the initial phase of a larger urban trail system, totaling 2.5 miles, projected to extend from Louie Pompei Memorial Sports Park to Grand Avenue. The trail is designed with the community in mind, providing a space for residents to walk or ride their bicycles freely, away from the confines of the street.

General Site

The path encompasses a 10-foot-wide asphalt trail with a designated two-way lane. Running along the northern edge is the San Dimas Wash canal, while the southern border connects to the backyards of the neighborhood residences, all safeguarded by a chain-link fence on both sides. The trail is equipped with three iron gates: one at the trailhead and two flanking each side of the Loui Pompei Park parking area. Adjacent to the western park entrance, you'll find two concrete picnic tables, and across the street from the trail's west entrance, on a triangular plot, three concrete benches are positioned. Notably, the trail is enhanced by five monument signs.

Architectural

The Glendora Urban Trail contain no structures or significant built assets.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The Glendora Urban Trail lacks MEPF (Mechanical, Electrical, Plumbing, and Fire Protection) elements or significant mechanical assets, except for a minor irrigation triangle located on the opposite side from the trail's starting point. It's worth highlighting that no lighting or drinking fountains were identified along the trail, which could be considered advantageous if added.

Recommended Additional Studies

No additional studies recommended at this time.

B. Amenities and General Site

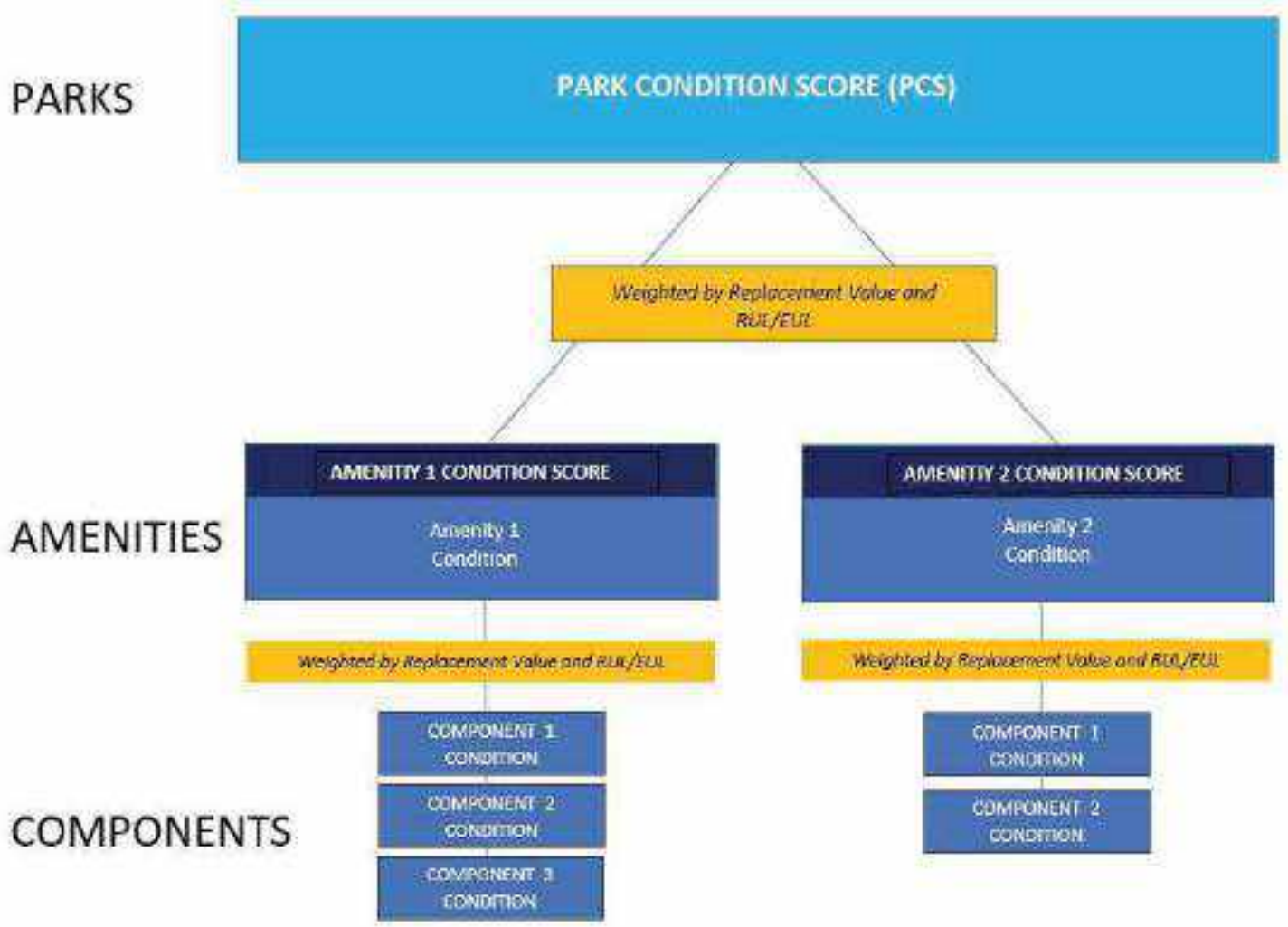
B-1. Prioritization Methodology

Urban Trail Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

To assist in the overall prioritization effort, the following terms are used at the Component and Amenity level:

- **Component:** individual elements of the amenity or park that are evaluated and assigned conditions and GPS coordinates. Examples of components include benches, trash receptacles, tennis nets, playground surfaces, or split-rail fencing.
- **Amenity:** defined as a group of components that constitute a major feature of the park, logically grouped together by purpose and/or proximity. Examples of an amenity include a basketball court, a softball field, a dog park, picnic area, or playground.
- **Current Renewal Value (CRV):** the cost in today's dollars of the major constituent parts that make up the whole:
  - for Parks: CRV = renewal cost of all **developed** amenities within it (land value is excluded)
  - for Amenities: CRV = renewal cost of all significant components within it



The Amenity Condition Score (ACS) is a score calculated from an algorithm comprising a weighted average of the conditions of all the components within it.

AMENITY CONDITION SCORE (ACS) FORMULA = SUM [Remaining Value/Renewal Value (RenV) of combined components]

Remaining value = RenV multiplied by RUL/EUL

The Park Condition Score (PCS) is the total score for a single park property calculated from the sum of the Amenity Condition Scores (ACSs) for each amenity within the park.

PARK CONDITION SCORE FORMULA = SUM [Remaining Value]/SUM [Renewal Value]

B-2. Trail Prioritization Metrics

Trail Condition Score (PCS) and Amenity Condition Score (ACS)

A major goal of the Facility Condition Assessment (FCA) is to benchmark individual parks with other parks within the portfolio, and amenities with other amenities either within the same park and across the portfolio. To achieve a rating for each park, the Park Condition Score (PCS) is developed; similarly, an Amenity Condition Score (ACS) is used to compare amenities.

The PCS and ACS metrics have been developed so that the higher the score, the less the park or amenity needs short term financial attention, due to its relative condition. The lower the score, the more attention is needed. An increasingly low score indicates an increased need to address deficiencies, provide replacements or make essential repairs. The lower the score, the more the amenity or park requires renewal or replacement. Both PCS and ACS scores range from 0 to 100.

The color coding reflects the score definition. Higher scores are assigned a sliding scale of green, with 100 assigned the deepest green. Yellow indicates a condition in the middle of the range, with yellow green in the high mid ranges, and yellow red in the low mid ranges. Scores in the low range are assigned a sliding scale of red, with 0 assigned the deepest red.



FAILED CONDITION - 0 _____ EXCELLENT CONDITION -100

The table on the following page shows the PCS condition score of this park, along with the ACS condition score of each amenity within the park:

Glendora Urban Trail

OVERALL CONDITION SCORE **74**

TOTAL ACRES:
REPLACEMENT VALUE: $ 212,576
REMAINING VALUE: $ 156,682
SAFETY ISSUES: 0
FAILED COMPONENTS: 0

B-3. Plan Types (Amenities and General Site)

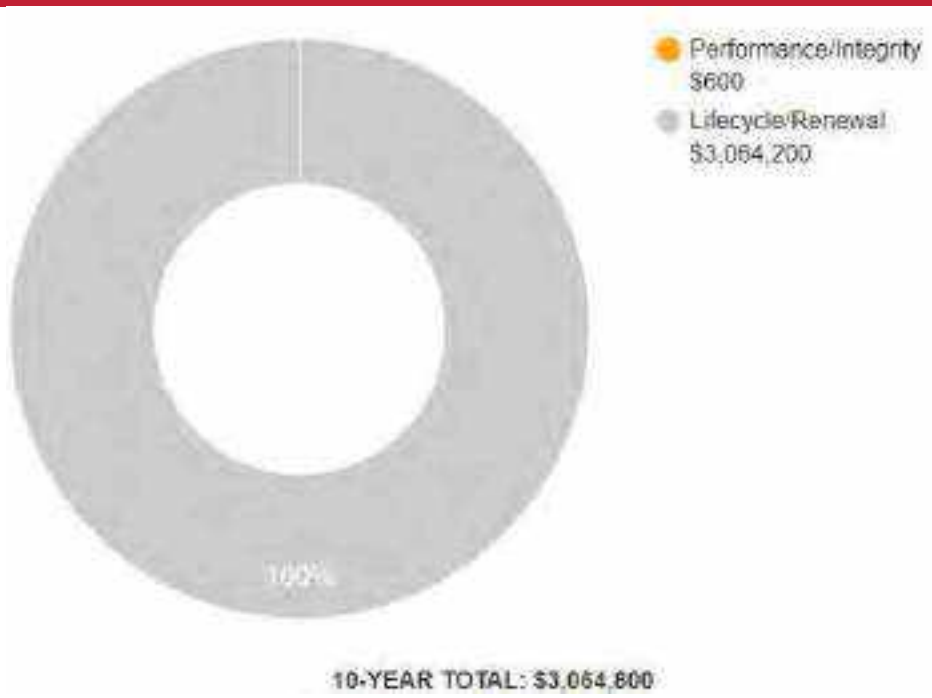
Each line item in the cost database is assigned a Plan Type, which is the primary reason for the recommended replacement, repair, or other corrective action. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the best fit, typically the one with the greatest significance. See the *Purpose* description in the *Purpose an Scope* section for an explanation of Component Type.

Plan Type Descriptions		
Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental	■	Improvements to air, water, or soil quality, including removal of hazardous materials from the site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.

Plan Type Descriptions

Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost) – Timeframe 10 Years



B-4. Immediate Needs (Amenities and General Site)

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safet* or *Perfor ance ntegrit* Plan Types, are considered Immediate Needs.

BV did not identify any immediate needs associated with the amenities or general park areas at this site.

B-5. Key Findings (Amenities and General Site)

Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

The numerical scoring of condition as shown in the Key Findings is based on a 0-100 scale, as illustrated below:

- 0 - Replacement has none or very low impact on park operations
- 33 – Replacement has low impact on park operations
- 66 - Replacement has medium impact on park operation
- 100 - Failing, safety or code requirement component with high impact on park operations



Signage in Poor Condition.

Signage, Guide and Directional
Glendora Urban Trail Site

Uniformat Code: G2010
Recommendation: **Replace/Install in 2025**

Priority Score: **86.7**

Plan Type:
Performance/Integrity

Cost Estimate: $300

**$$**$$

Corner Broken and Graffiti - AssetCALC ID: 7049544



Signage in Poor Condition.

Signage, Guide and Directional
Glendora Urban Trail Site

Uniformat Code: G2010
Recommendation: **Replace/Install in 2025**

Priority Score: **86.7**

Plan Type:
Performance/Integrity

Cost Estimate: $300

**$$**$$

With Graffiti - AssetCALC ID: 7049536

B-6. Urban Trail





General Information			
Asset Type	Trail		
Asset Location	Between 1380 South Sunflower Avenue and Louie Pompei Memorial Sport Park		
Overall Condition	Good		
Co ponent	*escription*	*uantit*	*Con ition*
Landscaping and Topography	Limited landscaping features; irrigation present Low to moderate site slopes throughout		
Storm Water Management	Surface drainage to developed and undeveloped surroundings		
Accessibility	Potential accessibility issues were not observed at this asset. Refer to Appendix D and the previous study for more details.		
Key Issues and Findings	None		

C. Property Space Use and Observed Areas

Areas Observed

All areas of the trail were observed in order to gain a clear understanding of the property's overall condition.

Key Spaces Not Observed

There were no inaccessible areas.

D. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "public facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the matrix that are included in the Accessibility appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance.
- Only a representative sample of areas was observed.
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance.
- Itemized costs for individual non-compliant items are included in the dataset.
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance.

The park was originally constructed in 2018. The trail has not since been substantially renovated.

No detailed follow-up accessibility study is currently recommended since no complete apartment unit conversions are needed and the budgetary sum of the corrective costs identified at the subject site is less than $10,000. Reference the appendix for specific data, photos, and the checklist associated with this limited accessibility survey.

E. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes construction systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of construction systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of existing systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe the exterior amenities of the property, including individual site elements. Building observations include interior areas, the significant mechanical, electrical and elevator equipment rooms, and roofs.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key facts about the portfolio.

F. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *S eans C itestone* and *ars all Swift* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

F-1. Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effecti e age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

F-2. Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safet* or *Perfor ance ntegrit* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Amenities and General Site and Facilities sections of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

G. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of the Glendora Urban Trail, located at Sunflower and Gladstone Street, Glendora, California 91740, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose an Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

Prepared by: Alvaro Bedoya
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H. Appendices

Appendix A: Photographic Record
Appendix B: Site Plan
Appendix C: Pre-Survey Questionnaire
Appendix D: Accessibility Review and Photos
Appendix E: Component Condition Report
Appendix F: Replacement Reserves
Appendix G: Observation GPS Map Links
Appendix H: Equipment Inventory

Appendix A:
Photographic Record

Photographic Overview





2 - SIGNAGE



3 - SIGNAGE



4 - SIGNAGE



5 - FENCES AND GATES



6 - LANDSCAPING

Photographic Overview



7 - PAVED TRAIL



8 - UNPAVED TRAIL



9 - PARK BENCH



10 - PARK BENCH



11 - FENCES AND GATES



12 - TRASH RECEPTACLE

Appendix B:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-053.468	Glendora Urban Trail
Source	**On-Site Date**
Google Earth Pro	November 13, 2023

N

Appendix C:
Pre-Survey Questionnaire

The Pre-Survey Questionnaire
Was Not Returned to BV

Appendix D:
Accessibility Review and Photos

Visual Survey - 2010 ADA Standards for Accessible Design

Property Name: Glendora Urban Trail

BV Project Number: 158691.23R000-053.468

Facility History and Interview

	Question	Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.			X	
3	Has building management reported any accessibility-based complaints or litigation?			X	

Glendora Urban Trail: Accessibility Issues

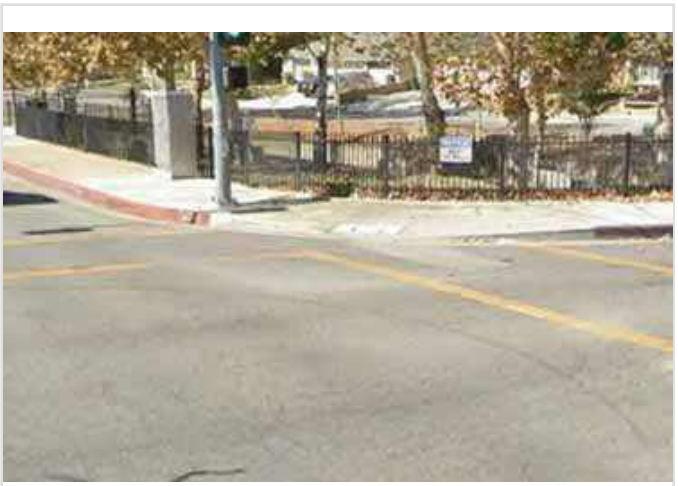
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking	**NA**			
Exterior Accessible Route				
Building Entrances	**NA**			
Interior Accessible Route	**NA**			
Elevators	**NA**			
Public Restrooms	**NA**			
Kitchens/Kitchenettes	**NA**			
Playgrounds and Swimming Pools	**NA**			
Other				

**be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature*

Glendora Urban Trail: Photographic Overview



ACCESSIBLE PATH



CURB CUT

Appendix E:
Component Condition Report

Component Condition Report | Glendora Urban Trail

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2010	Site	Poor	Signage, Signage, Guide & Directional, Replace/Install	1	2	7049536
G2010	Site	Good	Signage, Signage, Guide & Directional, Replace/Install	1	13	7049553
G2010	Site	Fair	Roadways, Pavement, Asphalt, Seal & Stripe	43,000 SF	2	7149554
G2010	Site	Good	Signage, Signage, Guide & Directional, Replace/Install	1	13	7049542
G2010	Site	Good	Roadways, Pavement, Asphalt, Mill & Overlay	43,000 SF	20	7049547
G2010	Site	Good	Signage, Signage, Guide & Directional, Replace/Install	1	13	7049531
G2010	Site	Good	Signage, Signage, Guide & Directional, Replace/Install	1	13	7049550
G2010	Site	Poor	Signage, Signage, Guide & Directional, Replace/Install	1	2	7049544
G2030	Site	Good	Sidewalk, Concrete, Small Areas/Sections	50 SF	45	7049533
Sitework						
G2060	Site	Good	Fences & Gates, 8 FT Fence, Wrought Iron 6'	18 LF	45	7049543
G2060	Site	Good	Fences & Gates, 8 FT Fence, Wrought Iron 6'	20 LF	30	7049555
G2060	Site	Fair	Park Bench, Precast Concrete	1	14	7049534
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 6'	99,999 LF	20	7049552
G2060	Site	Good	Fences & Gates, 8 FT Fence, Wrought Iron 6'	54 LF	30	7049541
G2060	Site	Good	Park Bench, Precast Concrete	1	18	7049530
G2060	Site	Good	Fences & Gates, Fence, Wrought Iron 4'	99,999 LF	43	7049540
G2060	Site	Good	Signage, Property, Monument, Replace/Install	1	12	7049557
G2060	Site	Good	Signage, Property, Monument, Replace/Install	1	15	7049539
G2060	Site	Good	Park Bench, Precast Concrete	1	18	7049556
G2060	Site	Fair	Park Bench, Precast Concrete	1	14	7049549
G2060	Site	Good	Signage, Property, Monument, Replace/Install	1	15	7049548
G2060	Site	Good	Park Bench, Precast Concrete	1	18	7049532

Component Condition Report | Glendora Urban Trail

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2060	Site	Good	Fences & Gates, 8 FT Fence, Wrought Iron 6'	20 LF	30	7049554
G2060	Site	Fair	Fences & Gates, Fence, Chain Link 4'	99,999 LF	7	7049551
G2060	Site	Fair	Signage, Property, Monument, Replace/Install	1	10	7049535
G2060	Site	Good	Signage, Property, Monument, Replace/Install	1	12	7049538
G2060	Site	Fair	Trash Receptacle, Medium-Duty Metal or Precast	1	8	7049537
G2080	Site	Fair	Irrigation System, Drip System	3,150 SF	15	7049546
G2080	Site	Fair	Irrigation System, Control Panel	1	10	7049545

Appendix F:
Replacement Reserves

Replacement Reserves Report

Glendora Urban Trail



12/13/2023

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Glendora Urban Trail	$0	$0	$28,286	$0	$0	$0	$0	$3,020,691	$1,197	$0	$14,514	$0	$48,793	$1,586	$4,084	$32,495	$0	$43,177	$6,895	$0	$5,487,231	**$8,688,949**
Grand Total	**$0**	**$0**	**$28,286**	**$0**	**$0**	**$0**	**$0**	**$3,020,691**	**$1,197**	**$0**	**$14,514**	**$0**	**$48,793**	**$1,586**	**$4,084**	**$32,495**	**$0**	**$43,177**	**$6,895**	**$0**	**$5,487,231**	**$8,688,949**

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup	*Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2010	Site	7149554	Roadways, Pavement, Asphalt, Seal & Stripe	5	3	2	43000	SF	$0.45	$0.61	$26,123			$26,123					$26,123					$26,123					$26,123					**$104,490**
G2010	Site	7049547	Roadways, Pavement, Asphalt, Mill & Overlay	25	5	20	43000	SF	$3.50	$4.73	$203,175																					$203,175		**$203,175**
G2010	Site	7049536	Signage, Signage, Guide & Directional, Replace/Install	20	18	2	1	EA	$200.00	$270.00	$270			$270																				**$270**
G2010	Site	7049544	Signage, Signage, Guide & Directional, Replace/Install	20	18	2	1	EA	$200.00	$270.00	$270			$270																				**$270**
G2010	Site	7049553	Signage, Signage, Guide & Directional, Replace/Install	20	7	13	1	EA	$200.00	$270.00	$270														$270								**$270**
G2010	Site	7049542	Signage, Signage, Guide & Directional, Replace/Install	20	7	13	1	EA	$200.00	$270.00	$270														$270								**$270**
G2010	Site	7049531	Signage, Signage, Guide & Directional, Replace/Install	20	7	13	1	EA	$200.00	$270.00	$270														$270								**$270**
G2010	Site	7049550	Signage, Signage, Guide & Directional, Replace/Install	20	7	13	1	EA	$200.00	$270.00	$270														$270								**$270**
G2060	Site	7049551	Fences & Gates, Fence, Chain Link 4', Replace	40	33	7	99999	LF	$18.00	$24.30	$2,429,976								$2,429,976														**$2,429,976**
G2060	Site	7049537	Trash Receptacle, Medium-Duty Metal or Precast, Replace	20	12	8	1	EA	$700.00	$945.00	$945									$945													**$945**
G2060	Site	7049534	Park Bench, Precast Concrete, Replace	25	11	14	1	EA	$1,000.00	$1,350.00	$1,350															$1,350							**$1,350**
G2060	Site	7049549	Park Bench, Precast Concrete, Replace	25	11	14	1	EA	$1,000.00	$1,350.00	$1,350															$1,350							**$1,350**
G2060	Site	7049530	Park Bench, Precast Concrete, Replace	25	7	18	1	EA	$1,000.00	$1,350.00	$1,350																		$1,350				**$1,350**
G2060	Site	7049556	Park Bench, Precast Concrete, Replace	25	7	18	1	EA	$1,000.00	$1,350.00	$1,350																		$1,350				**$1,350**
G2060	Site	7049532	Park Bench, Precast Concrete, Replace	25	7	18	1	EA	$1,000.00	$1,350.00	$1,350																		$1,350				**$1,350**
G2060	Site	7049552	Fences & Gates, Fence, Chain Link 6', Replace	40	20	20	99999	LF	$21.00	$28.35	$2,834,972																					$2,834,972	**$2,834,972**
G2060	Site	7049535	Signage, Property, Monument, Replace/Install	20	10	10	1	EA	$3,000.00	$4,050.00	$4,050											$4,050											**$4,050**
G2060	Site	7049557	Signage, Property, Monument, Replace/Install	20	8	12	1	EA	$3,000.00	$4,050.00	$4,050													$4,050									**$4,050**
G2060	Site	7049538	Signage, Property, Monument, Replace/Install	20	8	12	1	EA	$3,000.00	$4,050.00	$4,050													$4,050									**$4,050**
G2060	Site	7049539	Signage, Property, Monument, Replace/Install	20	5	15	1	EA	$3,000.00	$4,050.00	$4,050																$4,050						**$4,050**
G2060	Site	7049548	Signage, Property, Monument, Replace/Install	20	5	15	1	EA	$3,000.00	$4,050.00	$4,050																$4,050						**$4,050**
G2080	Site	7049545	Irrigation System, Control Panel, Replace	15	5	10	1	EA	$5,000.00	$6,750.00	$6,750											$6,750											**$6,750**
G2080	Site	7049546	Irrigation System, Drip System, Replace	20	5	15	3150	SF	$3.00	$4.05	$12,758																$12,758						**$12,758**
Totals, Unescalated												**$0**	**$0**	**$26,663**	**$0**	**$0**	**$0**	**$0**	**$2,456,098**	**$945**	**$0**	**$10,800**	**$0**	**$34,223**	**$1,080**	**$2,700**	**$20,858**	**$0**	**$26,123**	**$4,050**	**$0**	**$3,038,147**	**$5,621,685**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$28,286**	**$0**	**$0**	**$0**	**$0**	**$3,020,691**	**$1,197**	**$0**	**$14,514**	**$0**	**$48,793**	**$1,586**	**$4,084**	**$32,495**	**$0**	**$43,177**	**$6,895**	**$0**	**$5,487,231**	**$8,688,949**

Appendix G:
Observation GPS Map Links

Attributes	Action Description	Location Description	Condition	Latitude	Longitude	GPS Map Link	Plan Type	Helper Label	Effective Age	Lifespan	RUL	Quantity	Unit Cost	Total Cost	Barcode	Park Name	AssetCALC ID
8 FT Fence, Wrought Iron 6'	Replace	Site	Good	34.119429	-117.837846	https://www.google.com/maps?q=+34.119429, -117.837846	Lifecycle/Renewal	Fences & Gates, Fence, Wrought Iron 8', Replace	5	50	45	18	77.976	1403.568	002453	Glendora Urban Trail	7049543
8 FT Fence, Wrought Iron 6'	Replace	Site	Good	34.114341	-117.845900	https://www.google.com/maps?q=+34.114341, -117.845900	Lifecycle/Renewal	Fences & Gates, Fence, Wrought Iron 8', Replace	20	50	30	20	77.976	1559.52	002457	Glendora Urban Trail	7049555
Signage, Guide & Directional	Replace/Install	Site	Poor	34.118695	-117.839493	https://www.google.com/maps?q=+34.118695, -117.839493	Performance/Integrity	Roadways, Signage, Guide & Directional, Replace/Install	18	20	2	1	216.6	216.6	002487	Glendora Urban Trail	7049536
Precast Concrete	Replace	Site	Fair	34.118696	-117.839423	https://www.google.com/maps?q=+34.118696, -117.839423	Lifecycle/Renewal	Park Bench, Precast Concrete, Replace	11	25	14	1	1083	1083	002481	Glendora Urban Trail	7049534
Fence, Chain Link 6'	Replace	Site	Fair	34.118717	-117.839529	https://www.google.com/maps?q=+34.118717, -117.839529	Lifecycle/Renewal	Fences & Gates, Fence, Chain Link 6', Replace	20	40	20	99999	22.743	2274277.257		Glendora Urban Trail	7049552
Signage, Guide & Directional	Replace/Install	Site	Good	34.114360	-117.845891	https://www.google.com/maps?q=+34.114360, -117.845891	Lifecycle/Renewal	Roadways, Signage, Guide & Directional, Replace/Install	7	20	13	1	216.6	216.6	002459	Glendora Urban Trail	7049553
8 FT Fence, Wrought Iron 6'	Replace	Site	Good	34.118680	-117.839500	https://www.google.com/maps?q=+34.118680, -117.839500	Lifecycle/Renewal	Fences & Gates, Fence, Wrought Iron 8', Replace	20	50	30	54	77.976	4210.704	002485	Glendora Urban Trail	7049541
Pavement, Asphalt	Seal & Stripe	Site	Fair	34.119894	-117.834483	https://www.google.com/maps?q=+34.119894, -117.834483	Lifecycle/Renewal	Roadways, Pavement, Asphalt, Mill & Overlay	3	5	2	43000	0.48735	20956.05		Glendora Urban Trail	7149554
Precast Concrete	Replace	Site	Good	34.114163	-117.846626	https://www.google.com/maps?q=+34.114163, -117.846626	Lifecycle/Renewal	Park Bench, Precast Concrete, Replace	7	25	18	1	1083	1083	002464	Glendora Urban Trail	7049530
Fence, Wrought Iron 4'	Replace	Site	Good	34.114045	-117.846730	https://www.google.com/maps?q=+34.114045, -117.846730	Lifecycle/Renewal	Fences & Gates, Fence, Wrought Iron 4', Replace	7	50	43	99999	43.32	4331956.68		Glendora Urban Trail	7049540
Concrete, Small Areas/Sections	Replace	Site	Good	34.114093	-117.846819	https://www.google.com/maps?q=+34.114093, -117.846819	Lifecycle/Renewal	New Site Asset	5	50	45	50	21.66	1083		Glendora Urban Trail	7049533
Signage, Guide & Directional	Replace/Install	Site	Good	34.119426	-117.837822	https://www.google.com/maps?q=+34.119426, -117.837822	Lifecycle/Renewal	Roadways, Signage, Guide & Directional, Replace/Install	7	20	13	1	216.6	216.6	002454	Glendora Urban Trail	7049542
Property, Monument	Replace/Install	Site	Good	34.114250	-117.846242	https://www.google.com/maps?q=+34.114250, -117.846242	Lifecycle/Renewal	Signage, Property, Monument, Replace/Install	8	20	12	1	3249	3249	002456	Glendora Urban Trail	7049557
Property, Monument	Replace/Install	Site	Good	34.118756	-117.833885	https://www.google.com/maps?q=+34.118756, -117.833885	Lifecycle/Renewal	Signage, Property, Monument, Replace/Install	5	20	15	1	3249	3249	002452	Glendora Urban Trail	7049539
Drip System	Replace	Site	Fair	34.114054	-117.846696	https://www.google.com/maps?q=+34.114054, -117.846696	Lifecycle/Renewal	New Site Asset	5	20	15	3150	3.249	10234.35		Glendora Urban Trail	7049546
Pavement, Asphalt	Mill & Overlay	Site	Good	34.119894	-117.834483	https://www.google.com/maps?q=+34.119894, -117.834483	Lifecycle/Renewal	Roadways, Pavement, Asphalt, Mill & Overlay	5	25	20	43000	3.7905	162991.5		Glendora Urban Trail	7049547
Precast Concrete	Replace	Site	Good	34.114128	-117.846697	https://www.google.com/maps?q=+34.114128, -117.846697	Lifecycle/Renewal	Park Bench, Precast Concrete, Replace	7	25	18	1	1083	1083	002463	Glendora Urban Trail	7049556
Precast Concrete	Replace	Site	Fair	34.118733	-117.839375	https://www.google.com/maps?q=+34.118733, -117.839375	Lifecycle/Renewal	Park Bench, Precast Concrete, Replace	11	25	14	1	1083	1083	002482	Glendora Urban Trail	7049549
Property, Monument	Replace/Install	Site	Good	34.118678	-117.839497	https://www.google.com/maps?q=+34.118678, -117.839497	Lifecycle/Renewal	Signage, Property, Monument, Replace/Install	5	20	15	1	3249	3249	002480	Glendora Urban Trail	7049548
Signage, Guide & Directional	Replace/Install	Site	Good	34.119405	-117.837905	https://www.google.com/maps?q=+34.119405, -117.837905	Lifecycle/Renewal	Roadways, Signage, Guide & Directional, Replace/Install	7	20	13	1	216.6	216.6	002455	Glendora Urban Trail	7049531
Precast Concrete	Replace	Site	Good	34.114090	-117.846796	https://www.google.com/maps?q=+34.114090, -117.846796	Lifecycle/Renewal	Park Bench, Precast Concrete, Replace	7	25	18	1	1083	1083	002462	Glendora Urban Trail	7049532
8 FT Fence, Wrought Iron 6'	Replace	Site	Good	34.114066	-117.846926	https://www.google.com/maps?q=+34.114066, -117.846926	Lifecycle/Renewal	Fences & Gates, Fence, Wrought Iron 8', Replace	20	50	30	20	77.976	1559.52	002479	Glendora Urban Trail	7049554
Fence, Chain Link 4'	Replace	Site	Fair	34.114329	-117.845897	https://www.google.com/maps?q=+34.114329, -117.845897	Lifecycle/Renewal	Fences & Gates, Fence, Chain Link 4', Replace	33	40	7	99999	19.494	1949380.506		Glendora Urban Trail	7049551
Property, Monument	Replace/Install	Site	Fair	34.118720	-117.839392	https://www.google.com/maps?q=+34.118720, -117.839392	Lifecycle/Renewal	Signage, Property, Monument, Replace/Install	10	20	10	1	3249	3249	002483	Glendora Urban Trail	7049535
Signage, Guide & Directional	Replace/Install	Site	Good	34.114353	-117.845896	https://www.google.com/maps?q=+34.114353, -117.845896	Lifecycle/Renewal	Roadways, Signage, Guide & Directional, Replace/Install	7	20	13	1	216.6	216.6	002460	Glendora Urban Trail	7049550
Signage, Guide & Directional	Replace/Install	Site	Poor	34.118682	-117.839487	https://www.google.com/maps?q=+34.118682, -117.839487	Performance/Integrity	Roadways, Signage, Guide & Directional, Replace/Install	18	20	2	1	216.6	216.6	002486	Glendora Urban Trail	7049544
Control Panel	Replace	Site	Fair	34.114028	-117.846686	https://www.google.com/maps?q=+34.114028, -117.846686	Lifecycle/Renewal	New Site Asset	5	15	10	1	5415	5415	002465	Glendora Urban Trail	7049545
Property, Monument	Replace/Install	Site	Good	34.114326	-117.845911	https://www.google.com/maps?q=+34.114326, -117.845911	Lifecycle/Renewal	Signage, Property, Monument, Replace/Install	8	20	12	1	3249	3249	002461	Glendora Urban Trail	7049538
Medium-Duty Metal or Precast	Replace	Site	Fair	34.118708	-117.839461	https://www.google.com/maps?q=+34.118708, -117.839461	Lifecycle/Renewal	Trash Receptacle, Medium-Duty Metal or Precast, Replace	12	20	8	1	758.1	758.1	002484	Glendora Urban Trail	7049537

Appendix H:
Equipment Inventory

No Equipment Present
On This Site

FACILITY CONDITION ASSESSMENT

prepared for

City of Glendora
116 East Foothill Boulevard
Glendora, California 91741
Michael Sledd



City of Glendora Medians
Multiple Locations
Glendora, California

PREPARED BY:
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BV PROJECT #:
158691.23R000-055.468

DATE OF REPORT:
January 9, 2024

ON SITE DATE:
October 16-20, 2023

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1. Executive Summary

Portfolio Overview and Assessment Details

General Information	
Property Type/s	Street medians
Number of Medians	124

Locations	Address
Amelia Triangle (1)	Island at I/S of Amelia Avenue and Country Club Drive
Auto Center Drive (3)	Lone Hill east to 210 Overpass (north and south sides)
Baseline Road (4)	Barranca Avenue. east to Glendora Avenue. including access medians
Baseline Access Medians (2)	north of the center median on Baseline Road at the 210 freeway on-ramp
Danehurst Avenue (1)	Across from 825 Danehurst Avenue N/A Nothing to Collect
Edgemont Island (1)	140 North Edgemont Place - Island at the end of cul-du-sac
Glendora Avenue (6)	Baseline north to East Walnut Avenue
Glenwood Island (1)	Across from 366 North Glenwood Avenue
Grand Avenue (38)	Arrow Highway to Sierra Madre
Jenifer and Mauna Loa (1)	Across from 702 South. Jenifer Avenue
Kregmont Avenue (4)	Between Palm Avenue and Rose Drive
Lone Hill Avenue (10)	Gladstone to just north of Route 66
Palopinto Island (1)	Across from 1852 Palopinto Avenue
Route 66 (45)	Barranca Avenue east to Cataract Avenue (Inc. access median)
Woodcroft Island (1)	Across from 338 East Woodcroft Avenue

Date(s) of Visit	October 16-20, 2023
Management Point of Contact	Michael Sledd, Assistant Public Works Director City of Glendora 626.914.8248 msledd@cityofglendora.org
On-site Point of Contact (POC)	Unescorted
Assessment and Report Prepared By	Alvaro Bedoya
Reviewed By	Mary Venable, CEM, RA Program Manager Mary.Venable@bureauveritas.com 800.733.0660 x7292719
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Portfolio-Level Findings and Deficiencies

Historical Summary

This survey investigates the condition and significant capital assets of the street medians throughout the City of Glendora. The medians are of varying ages.

Architectural

The street medians contain no structures or significant built assets.

Mechanical, Electrical, and Plumbing (MEP)

Medians throughout the City contain limited MEP equipment, primarily irrigation equipment and some lighting for street signs. Major streetlights are owned by the power company and are excluded from this survey. The irrigation equipment is generally in good condition with no significant issues observed.

Site

Medians are generally landscaped with water-conserving shrubs and trees, which were observed to be in good condition overall. Some medians are hardscaped with stone rubble, without plantings. In general, the medians have been well maintained, and routine maintenance is recommended.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

Note: the FCI scores for this portfolio are based on the value of the improvements only, not including curbs. Thus the FCI shown in the illustrations below represent the recurring costs of capital replacements plus inflation for deferred costs.

Facility	Replacement Value	Current	3-Year	5-Year	10-Year
Street Medians / Amelia Triangle	$3,770	0.0%	0.0%	126.6%	313.1%
Street Medians / Auto Center Drive	$19,600	0.0%	0.0%	45.1%	208.9%
Street Medians / Baseline Access Medians	$6,500	0.0%	0.0%	102.5%	188.6%
Street Medians / Baseline Road	$32,840	0.0%	0.0%	44.3%	196.4%
Street Medians / Edgemont Island	$7,000	0.0%	138.7%	138.7%	287.9%
Street Medians / Glendora Avenue	$16,000	0.0%	24.2%	32.0%	236.8%
Street Medians / Glenwood Island	$5,000	0.0%	0.0%	0.0%	193.6%
Street Medians / Grand Avenue	$369,000	0.0%	5.3%	54.1%	189.4%
Street Medians / Jenifer & Mauna Loa	$4,000	0.0%	0.0%	0.0%	134.9%
Street Medians / Kregmont Avenue	$16,200	0.0%	0.0%	68.6%	199.3%
Street Medians / Lone Hill Avenue	$94,000	0.0%	9.9%	58.2%	202.6%
Street Medians / Palopinto Island	$6,200	0.0%	0.0%	11.2%	212.5%
Street Medians / Route 66	$508,000	0.0%	0.4%	24.5%	187.4%
Street Medians / Woodcroft Island	$4,000	0.0%	0.0%	0.0%	194.9%

Immediate Needs

No immediate needs were identified.

Portfolio Level Key Findings



Backflow Preventer in Poor condition.

Domestic Water
Grand Avenue Street Medians Grand Avenue M13

Uniformat Code: D2010
Recommendation: **Replace in 2024**

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $2,100

**$$**$$

Under construction - AssetCALC ID: 7014604



Medians in Poor condition.

Aggregate/gravel, Surface Gravel
Glendora Avenue Street Medians Glendora Avenue M5

Uniformat Code: G2020
Recommendation: **Replenish in 2024**

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,500

**$$**$$

Under construction needs to be finished - AssetCALC ID: 7014561



Medians in Poor condition.

Aggregate/gravel, Surface Gravel
Glendora Avenue Street Medians Glendora Avenue M4

Uniformat Code: G2020
Recommendation: **Replenish in 2024**

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $500

**$$**$$

Under construction needs finish - AssetCALC ID: 7014685



Medians in Poor condition.

Aggregate/Stone, Surface Gravel
Lone Hill Avenue Street Medians Lonehill Avenue M9

Uniformat Code: G2020
Recommendation: **Replenish in 2024**

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $6,400

**$$**$$

Without a surface median and in need of finishing - AssetCALC ID: 7008648



Medians in Poor condition.

Aggregate/Stone, Stones on curb
Grand Avenue Street Medians Grand Avenue M12A

Uniformat Code: G2020
Recommendation: **Replenish in 2024**

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,500

**$$**$$

Under construction - AssetCALC ID: 7014658



Medians in Poor condition.

Aggregate/gravel, Surface Gravel
Glendora Avenue Street Medians Glendora Ave M3

Uniformat Code: G2020
Recommendation: **Replenish in 2025**

Priority Score: **84.7**

Plan Type: Performance/Integrity

Cost Estimate: $1,700

**$$**$$

Under construction, needs finish - AssetCALC ID: 7014582



Backflow Preventer in Poor condition.

Domestic Water
Route 66 Street Medians M21

Uniformat Code: D2010
Recommendation: **Replace in 2025**

Priority Score: **84.7**

Plan Type: Performance/Integrity

Cost Estimate: $2,100

**$$**$$

Leaking - AssetCALC ID: 7009616



Irrigation System in Poor condition.

Drip System
Grand Avenue Street Medians Grand Avenue M12

Uniformat Code: G2080
Recommendation: **Replace/Install in 2024**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $6,700

**$$**$$

Under Construction - AssetCALC ID: 7014719



Irrigation System in Poor condition.

Drip System
Grand Avenue Street Medians Grand Avenue M13

Uniformat Code: G2080
Recommendation: **Replace/Install in 2025**

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $5,800

**$$**$$

Under construction - AssetCALC ID: 7014697

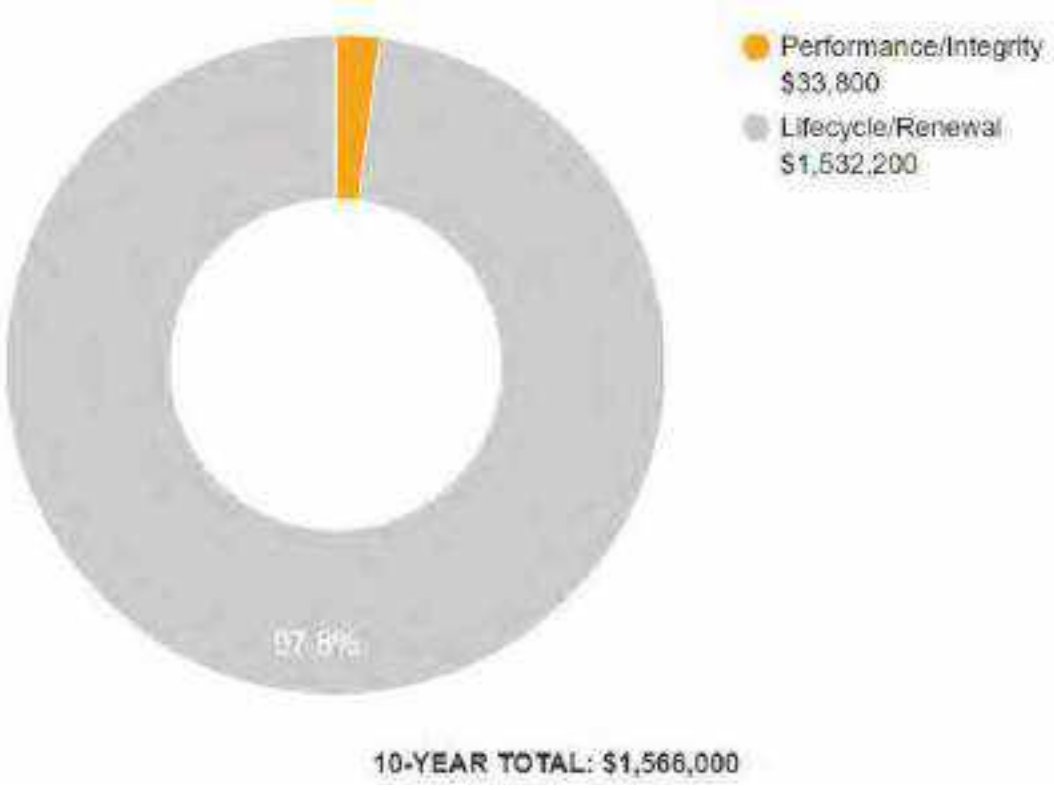
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



2. Site 1: Amelia Triangle





Site 1: Systems Summary

Address	Island at intersection of Amelia Avenue and Country Club Drive
Number of Medians	One
Overall Condition	Good
Key Issues and Findings	None observed at time of assessment.

Item	Description						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☐	☐	☐	☐	☒	☐	☐

Site Appurtenances	Present	Not Present	Condition
Irrigation	☒	☐	Fair
Electricity	☐	☒	--
Major Signage	☐	☒	--
Pedestrian Crossing	☐	☒	--

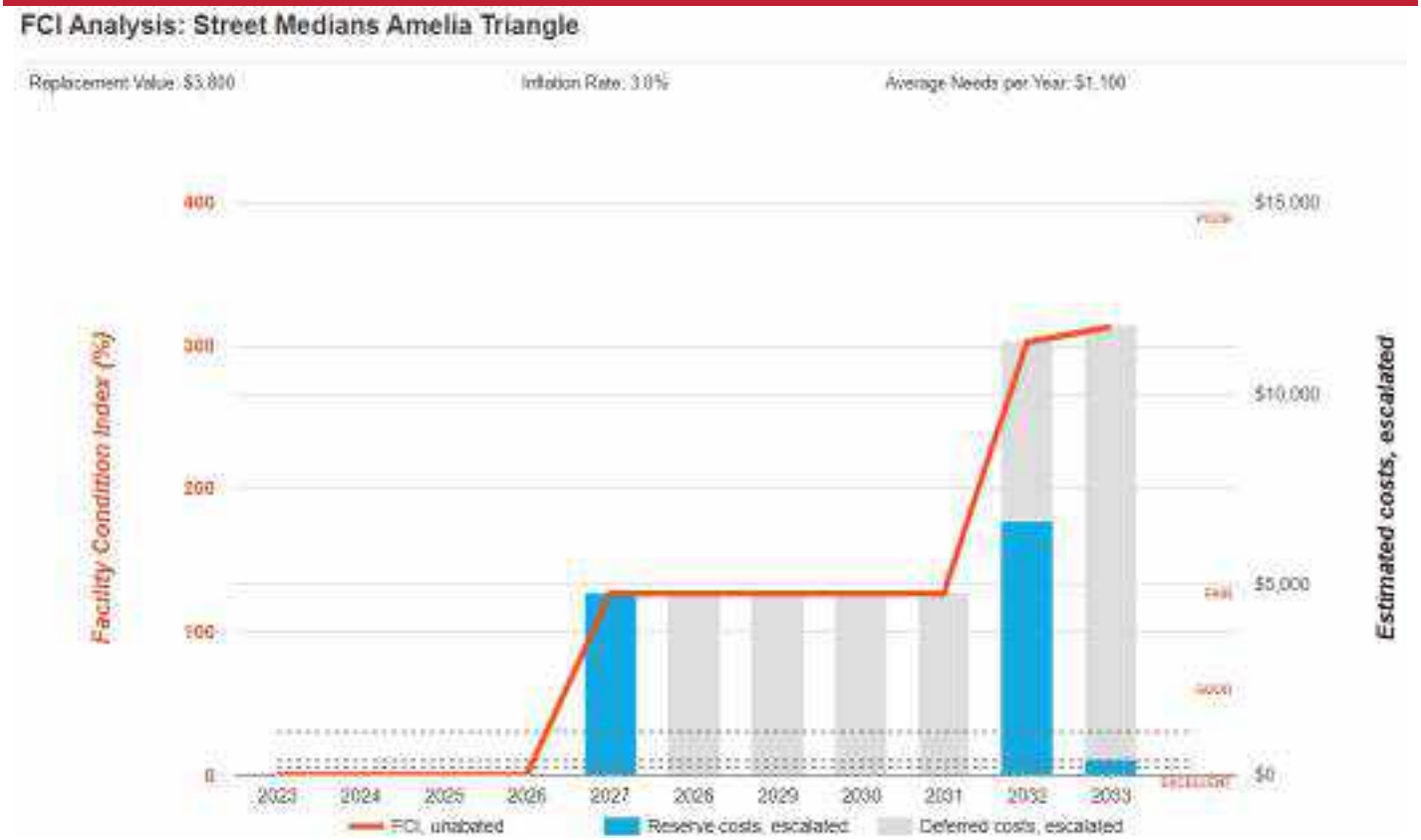
Site 1: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Site Development	-	-	$4,800	$6,600	$13,800	$25,300
Site Pavement	-	-	-	$400	-	$400
TOTALS (3% inflation)	**-**	**-**	**$4,800**	**$7,000**	**$13,800**	**$25,600**

***Totals have been rounded to the nearest $100.**

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Site 1: Key Findings

No key findings were identified for this set of locations.

Site 1: Photographic Overview



1 – MEDIAN OVERVIEW



2 – IRRIGATION BOX



3 – MEDIAN OVERVIEW



4 – CURB WITH REFLECTIVE SIGNS

3. Site 2: Auto Center Drive





Site 2: Systems Summary

Address	Lone Hill east to 210 Overpass (north and south sides)
Number of Medians	Three
Overall Condition	Fair
Key Issues and Findings	Broken curbs

Item	Description						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☐	☐	☐	☒	☐	☐

Site Appurtenances	Present	Not Present	Condition
Irrigation	☒	☐	Fair
Electricity	☐	☒	--
Major Signage	☐	☒	--
Pedestrian Crossing	☐	☒	--

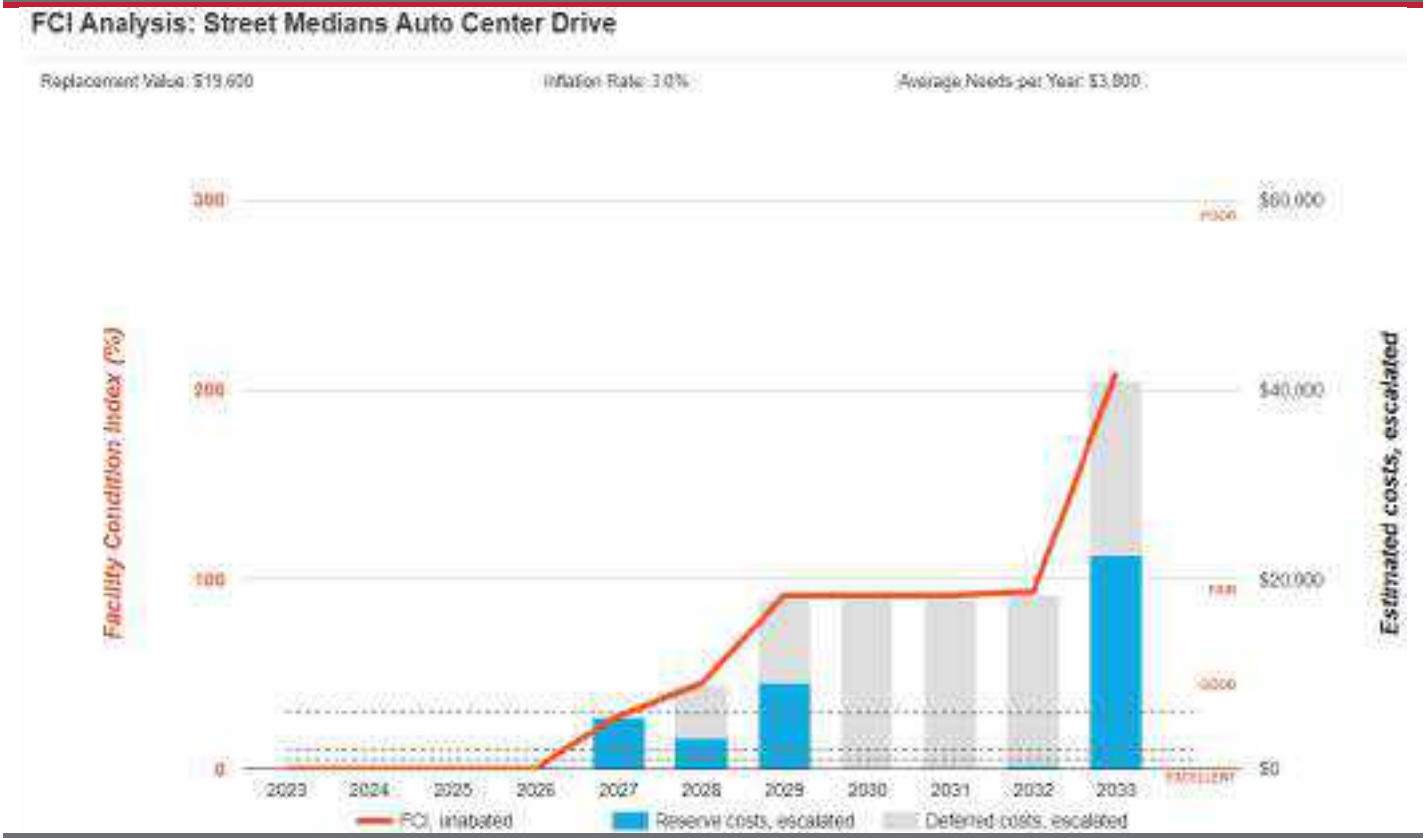
Site 2: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Fire Alarm & Electronic Systems	-	-	-	$9,100	$12,300	$21,400
Site Pavement	-	-	$8,800	$800	$24,300	$33,900
Site Development	-	-	-	$22,200	-	$22,200
TOTALS (3% inflation)	**-**	**-**	**$8,800**	**$32,100**	**$36,500**	**$77,400**

***Totals have been rounded to the nearest $100.**

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Site 2: Key Findings

No key findings were identified for this set of locations.

Site 2: Photographic Overview



1 – MEDIAN OVERVIEW



2 – MEDIAN OVERVIEW



3 – MEDIAN OVERVIEW



4 – SIGNAGE



5 – SIGNAGE



6 – SOLAR POWERED CAMERA

4. Site 3: Baseline Road





Site 3: Systems Summary

Address	Barranca Avenue east to Glendora Avenue including access medians
Number of Medians	Four
Overall Condition	Good
Key Issues and Findings	None observed at time of assessment

Item	Description						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☒	☐	☐	☒	☐	☐

Site Appurtenances	Present	Not Present	Condition
Irrigation	☒	☐	Fair
Electricity	☐	☒	--
Major Signage	☒	☐	Good
Pedestrian Crossing	☐	☒	--

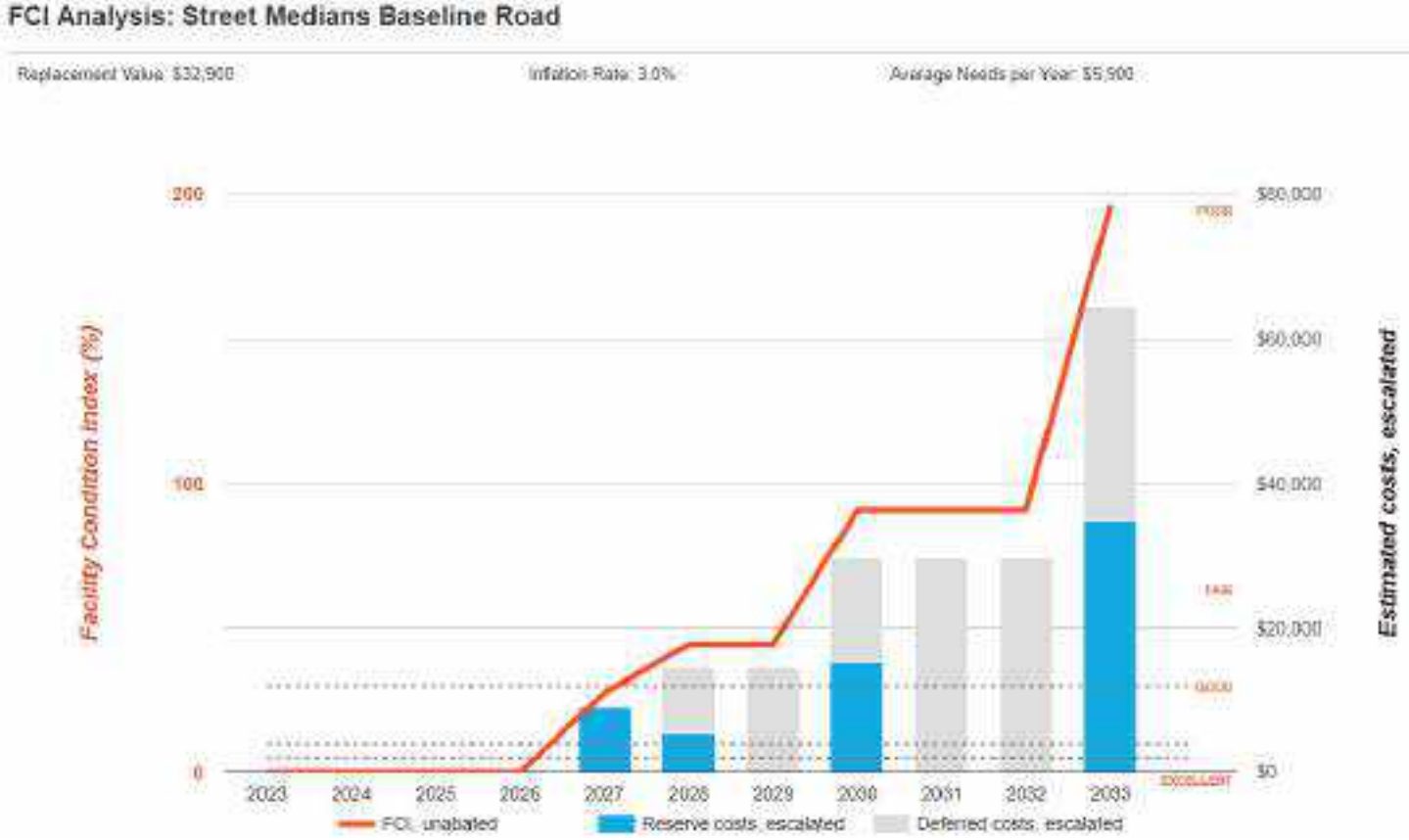
Site 3: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	-	-	$5,500	$5,900	-	$11,400
Fire Alarm & Electronic Systems	-	-	-	$9,400	$12,600	$22,000
Site Pavement	-	-	$9,000	$3,200	$26,400	$38,600
Site Development	-	-	-	$31,500	-	$31,500
TOTALS (3% inflation)	**-**	**-**	**$14,500**	**$49,900**	**$39,000**	**$103,400**

***Totals have been rounded to the nearest $100.**

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Site 3: Key Findings

No key findings were identified for this set of locations.

Site 3: Photographic Overview



1 – MEDIAN OVERVIEW



2 – LANDSCAPE



3 – TRAFFIC SIGNAGE



4 – SOLAR POWERED CAMERA



5 – IRRIGATION SYSTEM

5. Site 4: Baseline Access Medians





Site 4: Systems Summary

Address	north of the center median on Baseline Road at the 210 freeway on-ramp
Number of Medians	Three
Overall Condition	Good
Key Issues and Findings	None observed at time of assessment.

Item	Description						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☐	☐	☐	☐	☐	☐	☒

Site Appurtenances	Present	Not Present	Condition
Irrigation	☒	☒	--
Electricity	☐	☒	--
Major Signage	☐	☒	--
Pedestrian Crossing	☐	☒	--

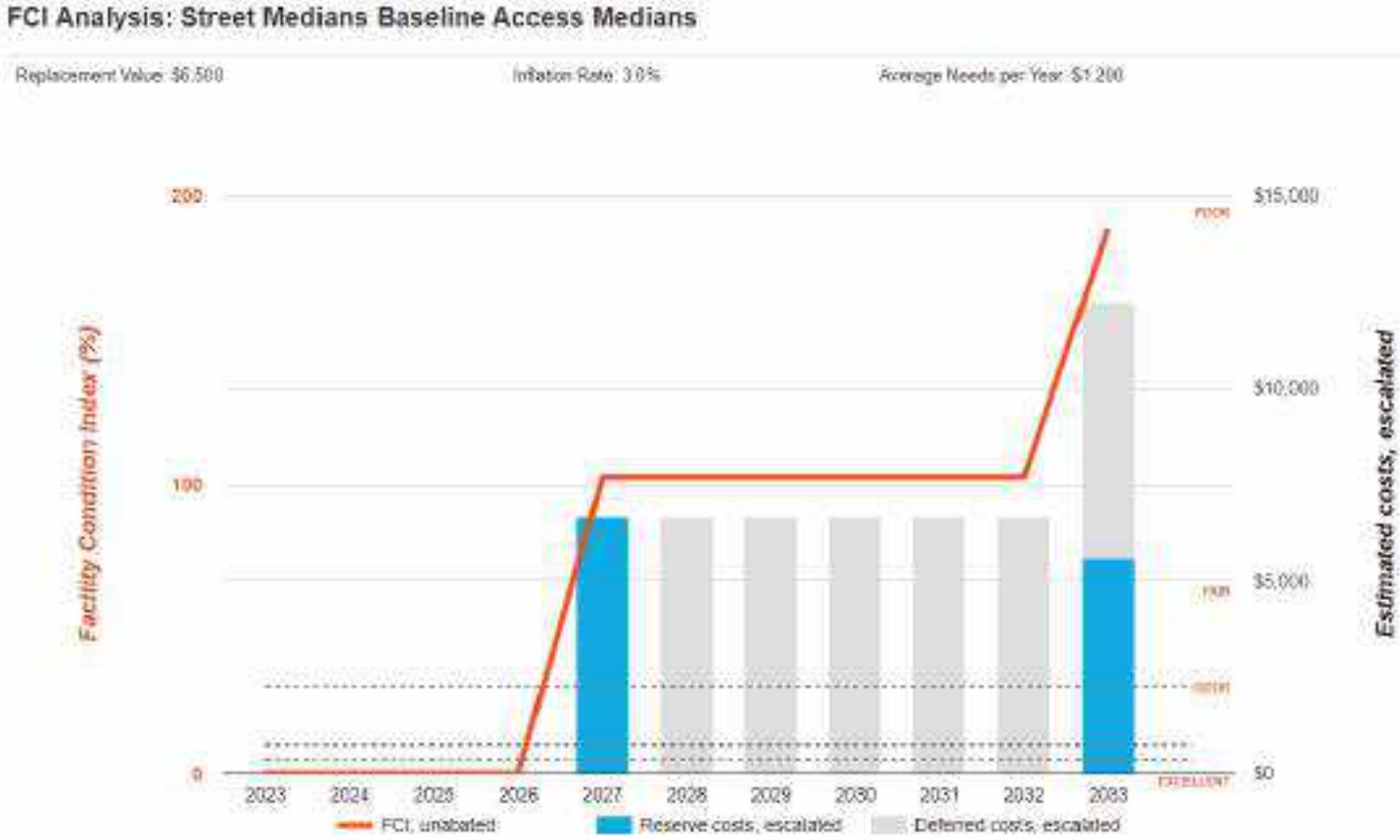
Site 4: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Site Pavement	-	-	$6,700	$5,600	$18,300	$30,500
TOTALS (3% inflation)	**-**	**-**	**$6,700**	**$5,600**	**$18,300**	**$30,600**

***Totals have been rounded to the nearest $100.**

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Site 4: Key Findings

No key findings were identified for this set of locations.

Site 4: Photographic Overview



1 – MEDIAN OVERVIEW



2 – MEDIAN OVERVIEW



3 – TRAFFIC SIGN

6. Site 5: Edgemont Island





Site 5: Systems Summary

Address	140 North Edgemont Place - Island at the end of cul-du-sac
Number of Medians	One
Overall Condition	Fair
Key Issues and Findings	No curbs, not irrigation present , big tree was cut down and has not been replaced

Item	Description						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☐	☒	☐	☐	☐	☒	☐

Site Appurtenances	Present	Not Present	Condition
Irrigation	☐	☒	--
Electricity	☐	☒	--
Major Signage	☐	☒	--
Pedestrian Crossing	☐	☒	--

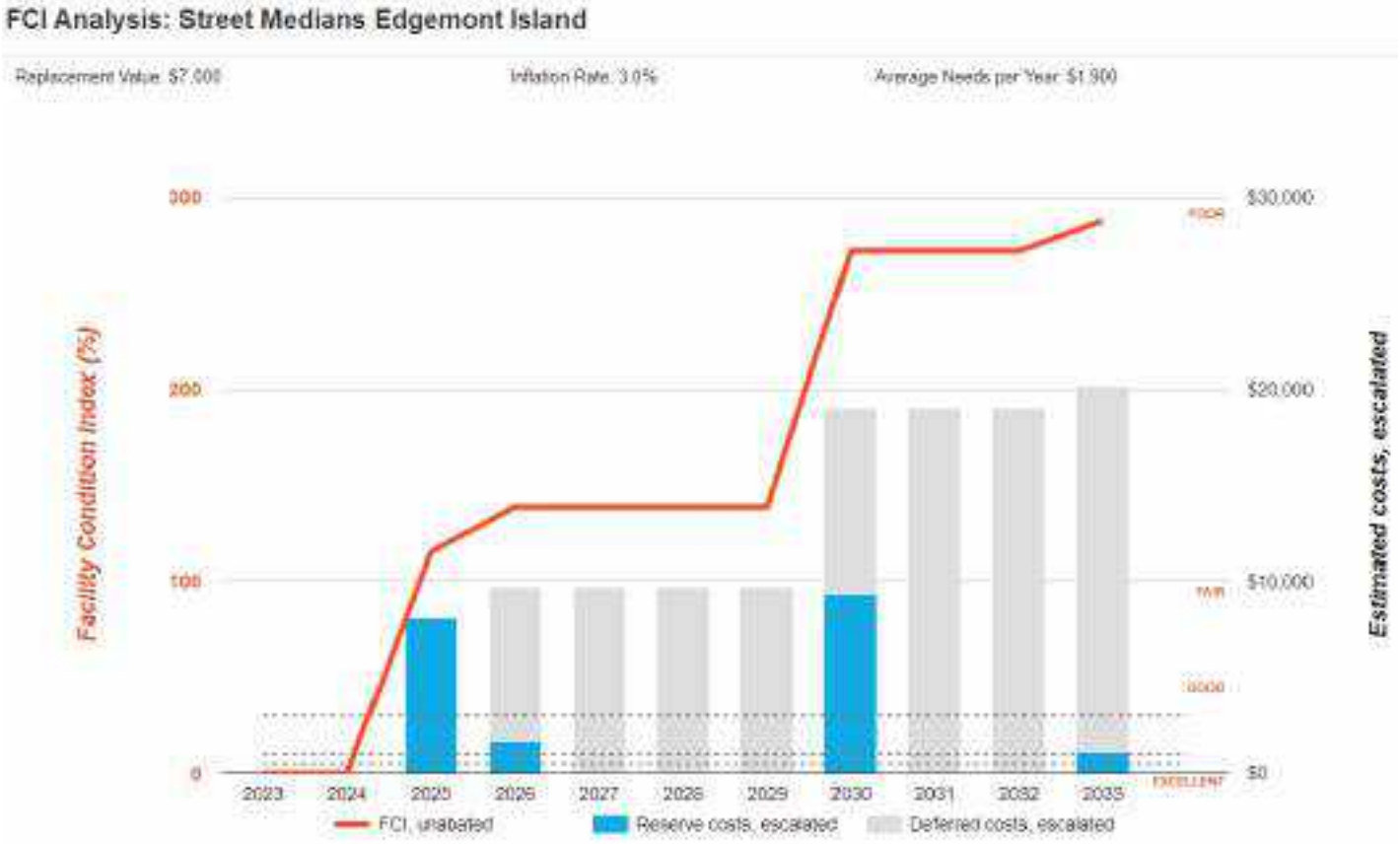
Site 5: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	-	-	-	$1,100	-	$1,100
Site Development	-	$8,000	$1,700	$9,300	$23,400	$42,400
TOTALS (3% inflation)	**-**	**$8,000**	**$1,700**	**$10,500**	**$23,400**	**$43,600**

***Totals have been rounded to the nearest $100.**

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Site 5: Key Findings

No key findings were identified for this set of locations.

Site 5: Photographic Overview



1 – MEDIAN OVERVIEW



2 – BOLLARD COVER FOR VALVE



3 – WATER VALVE

7. Site 6: Glendora Avenue





Site 6: Systems Summary

Address	Baseline north to East Walnut Avenue
Number of Medians	Six
Overall Condition	Good
Key Issues and Findings	Some medians are under construction either missing landscape, irrigation or stone finish

Item	Description						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☒	☐	☐	☒	☒	☐

Site Appurtenances	Present	Not Present	Condition
Irrigation	☒	☐	Fair
Electricity	☐	☒	Fair
Major Signage	☐	☒	Good
Pedestrian Crossing	☐	☒	--

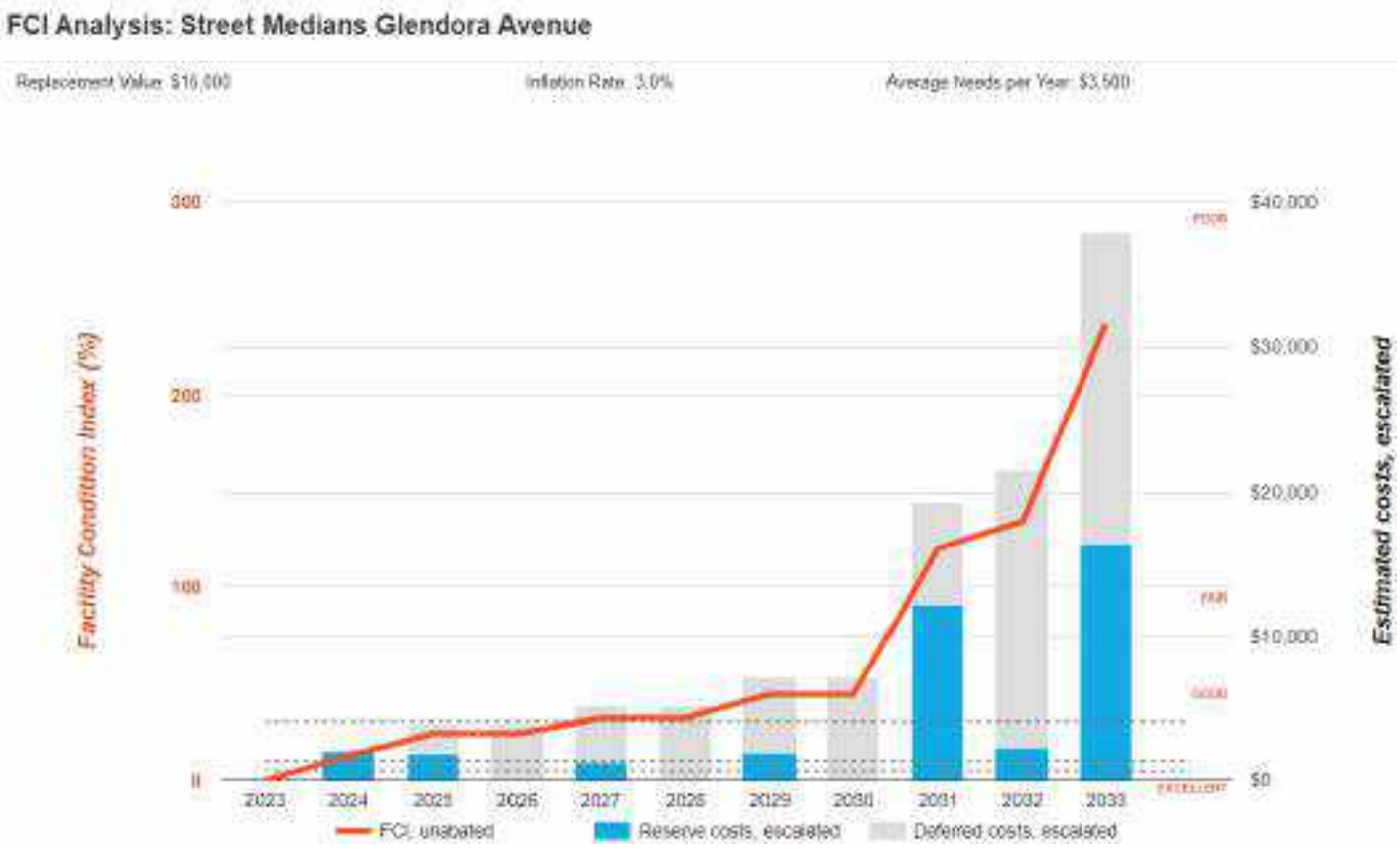
Site 6: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	-	-	-	$2,000	-	$2,000
Fire Alarm & Electronic Systems	-	-	-	$9,700	$13,000	$22,700
Site Pavement	-	$3,900	$1,200	$10,300	$10,100	$25,600
Site Development	-	-	-	$10,800	-	$10,800
TOTALS (3% inflation)	**-**	**$3,900**	**$1,200**	**$32,800**	**$23,100**	**$61,000**

***Totals have been rounded to the nearest $100.**

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Site 6: Key Findings



Medians in Poor condition.

Aggregate/gravel, Surface Gravel
Glendora Avenue Street Medians Glendora Avenue M5

Uniformat Code: G2020
Recommendation: **Replenish in 2024**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: $1,500

**$$**$$

Under construction needs to be finished - AssetCALC ID: 7014561



Medians in Poor condition.

Aggregate/gravel, Surface Gravel
Glendora Avenue Street Medians Glendora Avenue M4

Uniformat Code: G2020
Recommendation: **Replenish in 2024**

Priority Score: **84.8**

Plan Type:
Performance/Integrity

Cost Estimate: $500

**$$**$$

Under construction needs finish - AssetCALC ID: 7014685



Medians in Poor condition.

Aggregate/gravel, Surface Gravel
Glendora Avenue Street Medians Glendora Avenue M3

Uniformat Code: G2020
Recommendation: **Replenish in 2025**

Priority Score: **84.7**

Plan Type:
Performance/Integrity

Cost Estimate: $1,700

**$$**$$

Under construction, needs finish - AssetCALC ID: 7014582

Site 6: Photographic Overview



1 – MEDIAN OVERVIEW



2 – MEDIAN UNDER CONSTRUCTION



3 – BACKFLOW



4 – RAIL CROSSING



5 – LANDSCAPE IRRIGATION



6 – SOLAR POWERED CAMERA

8. Site 7: Glenwood Island





Site 7: Systems Summary

Address	Across from 366 North Glenwood Avenue
Number of Medians	One
Overall Condition	Good
Key Issues and Findings	None observed at time of assessment.

Item	Description						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☐	☐	☐	☐	☐	☐

Site Appurtenances	Present	Not Present	Condition
Irrigation	☒	☐	--
Electricity	☐	☒	--
Major Signage	☐	☒	--
Pedestrian Crossing	☐	☒	--

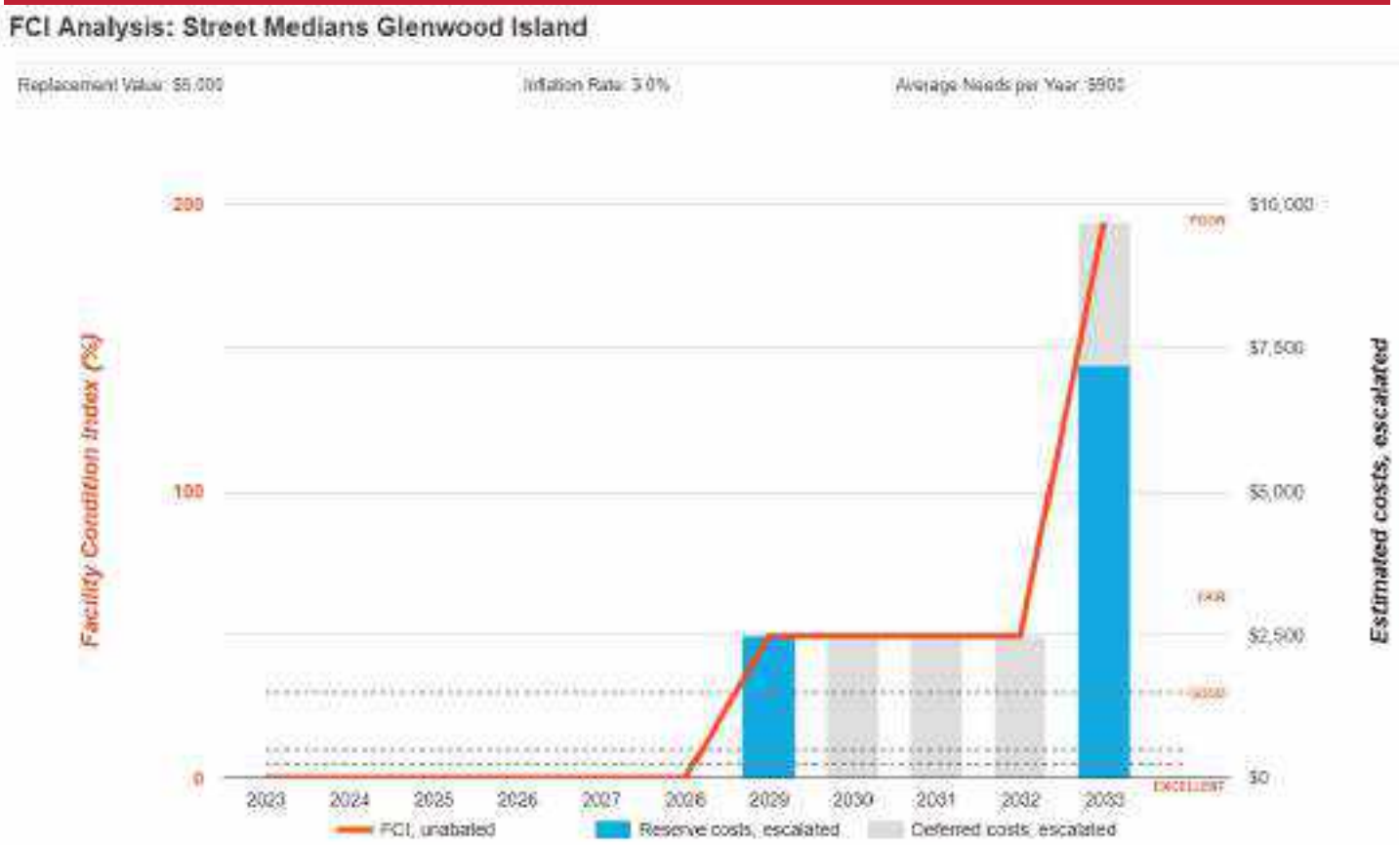
Site 7: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	-	-	-	$2,500	-	$2,500
Site Development	-	-	-	$7,200	-	$7,200
TOTALS (3% inflation)	**-**	**-**	**-**	**$9,700**	**-**	**$9,700**

***Totals have been rounded to the nearest $100.**

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Site 7: Key Findings

No key findings were identified for this set of locations.

Site 7: Photographic Overview



1 – MEDIAN OVERVIEW



2 – BACKFLOW PREVENTER



3 – MEDIAN OVERVIEW



4 – IRRIGATION

9. Site 8: Grand Avenue





Site 8: Systems Summary

Address	Arrow Highway to Sierra Madre
Number of Medians	Thirty Eight
Overall Condition	Good
Key Issues and Findings	Medians 12-14 under construction, median 15 roots are damaging the curb.

Item	Description						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☒	☐	☐	☒	☒	☐

Site Appurtenances	Present	Not Present	Condition
Irrigation	☒	☐	Fair
Electricity	☒	☐	Fair
Major Signage	☒	☐	Fair
Pedestrian Crossing	☐	☒	--

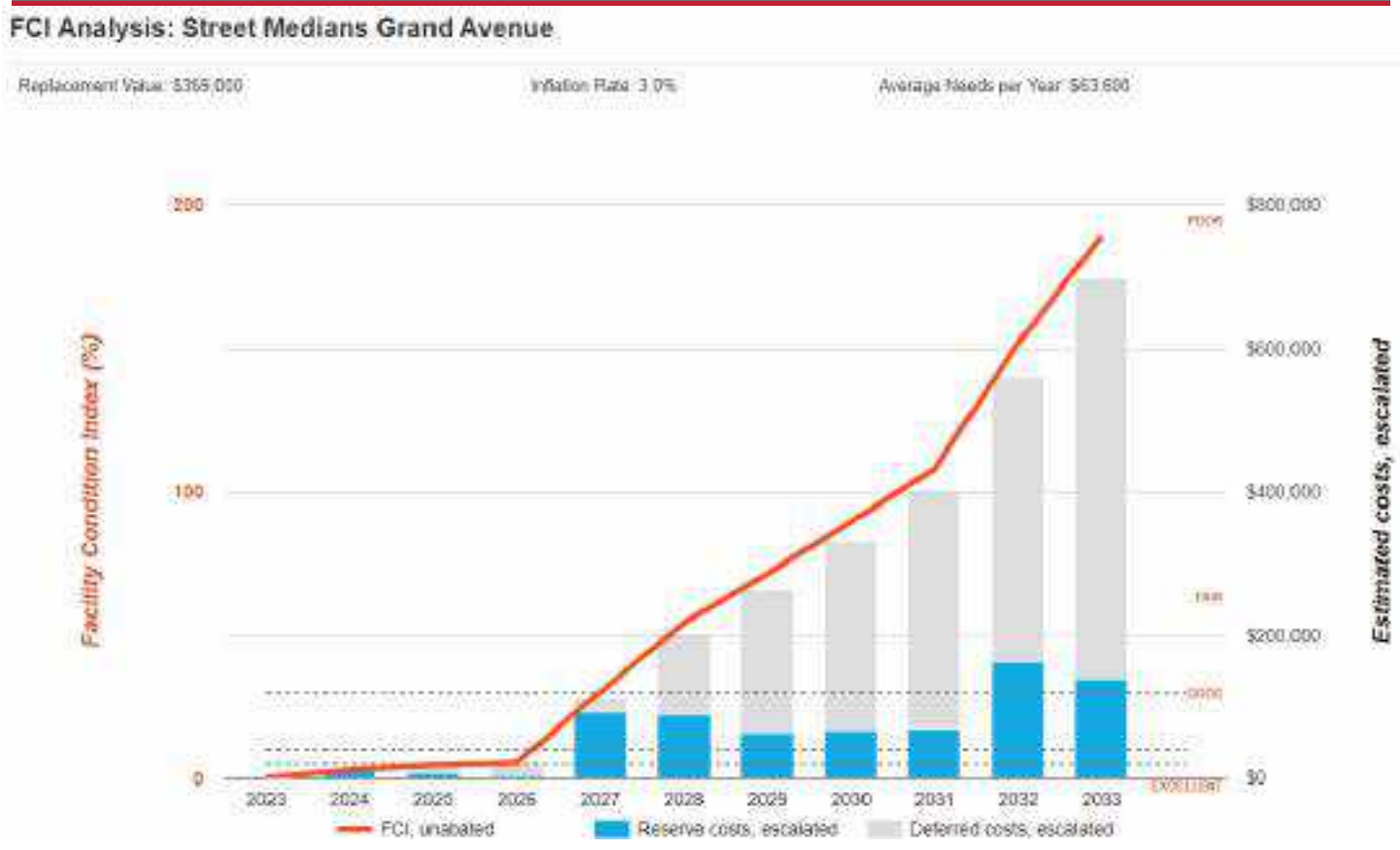
Site 8: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	-	$2,100	$33,300	$36,500	-	$71,900
Fire Alarm & Electronic Systems	-	-	$8,900	$19,100	$37,600	$65,500
Site Pavement	-	$1,500	$89,100	$38,200	$244,200	$373,000
Site Development	-	$13,000	$51,700	$401,200	$80,600	$546,600
Site Utilities	-	-	-	$4,300	-	$4,300
TOTALS (3% inflation)	**-**	**$16,700**	**$182,900**	**$499,300**	**$362,300**	**$1,061,200**

***Totals have been rounded to the nearest $100.**

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Site 8: Key Findings



Backflow Preventer in Poor condition.

Domestic Water
Grand Avenue Street Medians Grand Avenue M13

Uniformat Code: D2010
Recommendation: **Replace in 2024**

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $2,100

**$$**$$

Under construction - AssetCALC ID: 7014604



Medians in Poor condition.

Aggregate/Stone, Stones on curb
Grand Avenue Street Medians Grand Avenue M12A

Uniformat Code: G2020
Recommendation: **Replenish in 2024**

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $1,500

**$$**$$

Under construction - AssetCALC ID: 7014658



Irrigation System in Poor condition.

Drip System
Grand Avenue Street Medians Grand Avenue M12

Uniformat Code: G2080
Recommendation: **Replace/Install in 2024**

Priority Score: **81.8**

Plan Type: Performance/Integrity

Cost Estimate: $6,700

**$$**$$

Under Construction - AssetCALC ID: 7014719



Irrigation System in Poor condition.

Drip System
Grand Avenue Street Medians Grand Ave M13

Uniformat Code: G2080
Recommendation: **Replace/Install in 2025**

Priority Score: **81.7**

Plan Type: Performance/Integrity

Cost Estimate: $5,800

**$$**$$

Under construction - AssetCALC ID: 7014697

Site 8: Photographic Overview



1 – MAJOR SIGNAGE



2 – LIGHTS



3 – LANDSCAPE



4 – IRRIGATION PANELS



5 – MEDIAN UNDER RENOVATION



6 – SOLAR POWERED CAMERA

10. Site 9: Jenifer and Mauna Loa





Site 9: Systems Summary

Address	Across from 702 South Jenifer Avenue
Number of Medians	One
Overall Condition	Good
Key Issues and Findings	None observed at time of assessment.

Item	Description						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☐	☐	☐	☒	☐	☐

Site Appurtenances	Present	Not Present	Condition
Irrigation	☒	☐	Fair
Electricity	☐	☒	--
Major Signage	☐	☒	--
Pedestrian Crossing	☐	☒	--

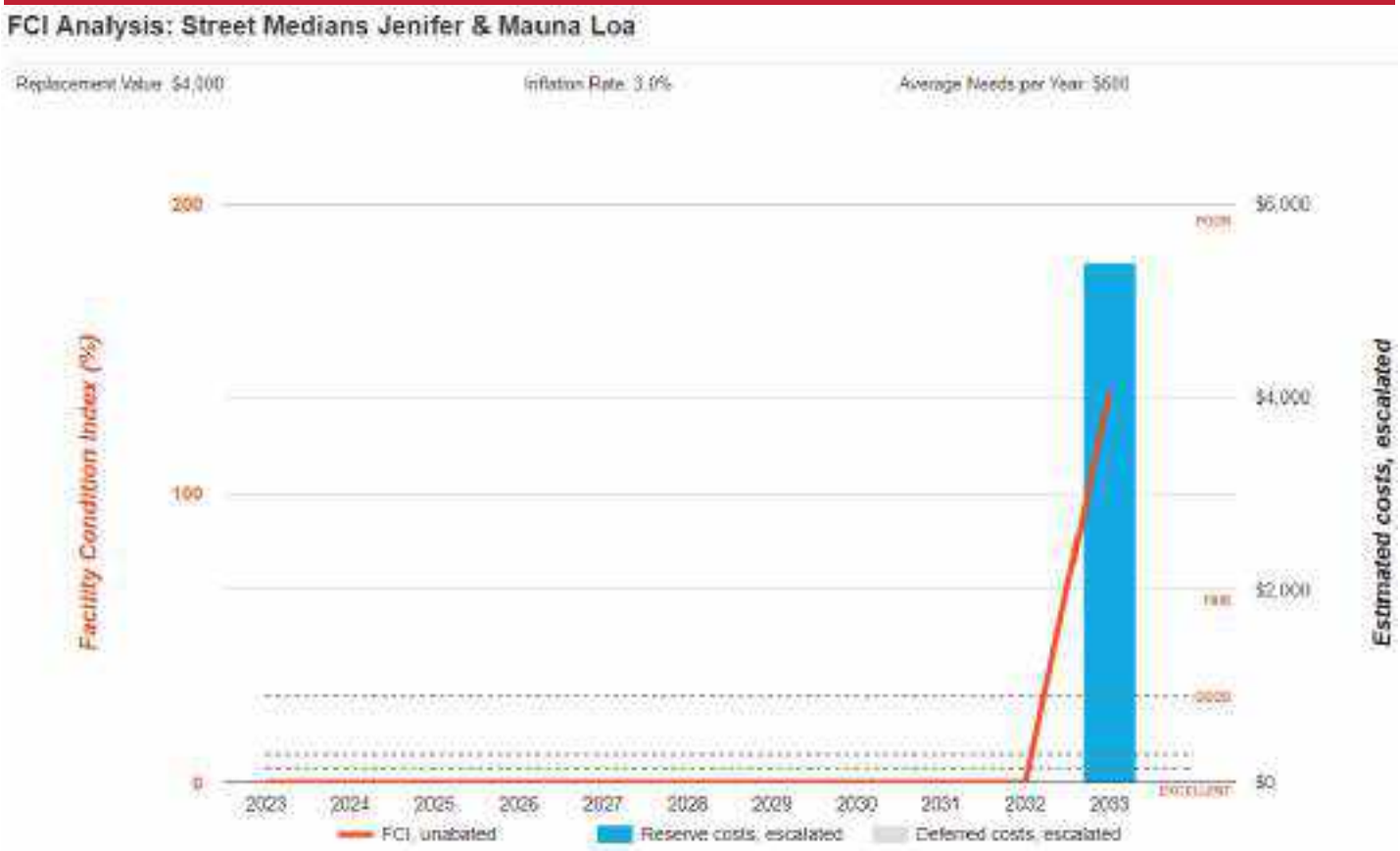
Site 9: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	-	-	-	-	$2,300	$2,300
Site Development	-	-	-	$5,400	-	$5,400
TOTALS (3% inflation)	**-**	**-**	**-**	**$5,400**	**$2,300**	**$7,700**

***Totals have been rounded to the nearest $100.**

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Site 9: Key Findings

No key findings were identified for this set of locations.

Site 9: Photographic Overview



1 - MEDIAN OVERVIEW



2 – BACKFLOW PREVENTER



3 – IRRIGATION

11. Site 10: Kregmont Avenue





Site 10: Systems Summary

Address	Between Palm Avenue and Rose Drive
Number of Medians	Four
Overall Condition	Good
Key Issues and Findings	None observed at time of assessment.

Item	Description						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☐	☐	☐	☐	☐	☐

Site Appurtenances	Present	Not Present	Condition
Irrigation	☒	☐	Fair
Electricity	☐	☒	--
Major Signage	☐	☒	--
Pedestrian Crossing	☐	☒	--

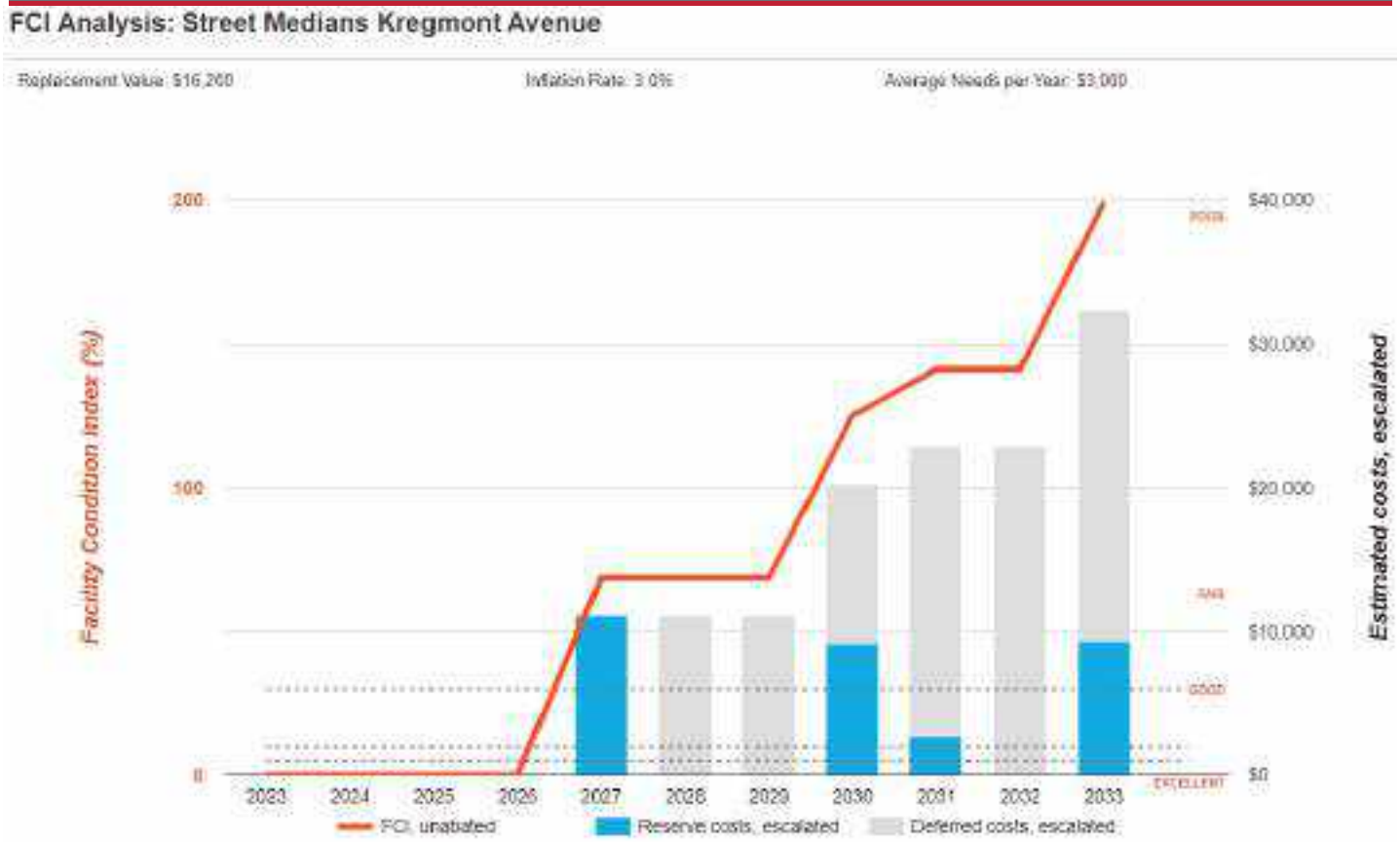
Site 10: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	-	-	-	$2,600	-	$2,600
Site Development	-	-	-	$18,100	-	$18,100
Site Pavement	-	-	$11,100	$400	$30,500	$42,000
TOTALS (3% inflation)	**-**	**-**	**$11,100**	**$21,200**	**$30,500**	**$62,800**

***Totals have been rounded to the nearest $100.**

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Site 10: Key Findings

No key findings were identified for this set of locations.

Site 10: Photographic Overview



1 – MEDIAN OVERVIEW



2 – PALM TREES



3 – IRRIGATION PANEL



4 – BLACKFLOW PREVENTER

12. Site 11: Lone Hill Avenue





Site 11: Systems Summary

Address	Gladstone to just north of Route 66
Number of Medians	Ten
Overall Condition	Fair
Key Issues and Findings	Median 9 in need of finishing, at some of the medians the irrigation is exposed

Item	Description						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☐	☐	☐	☒	☐	☐

Site Appurtenances	Present	Not Present	Condition
Irrigation	☒	☐	Fair
Electricity	☒	☐	Good
Major Signage	☒	☐	Good
Pedestrian Crossing	☐	☒	--

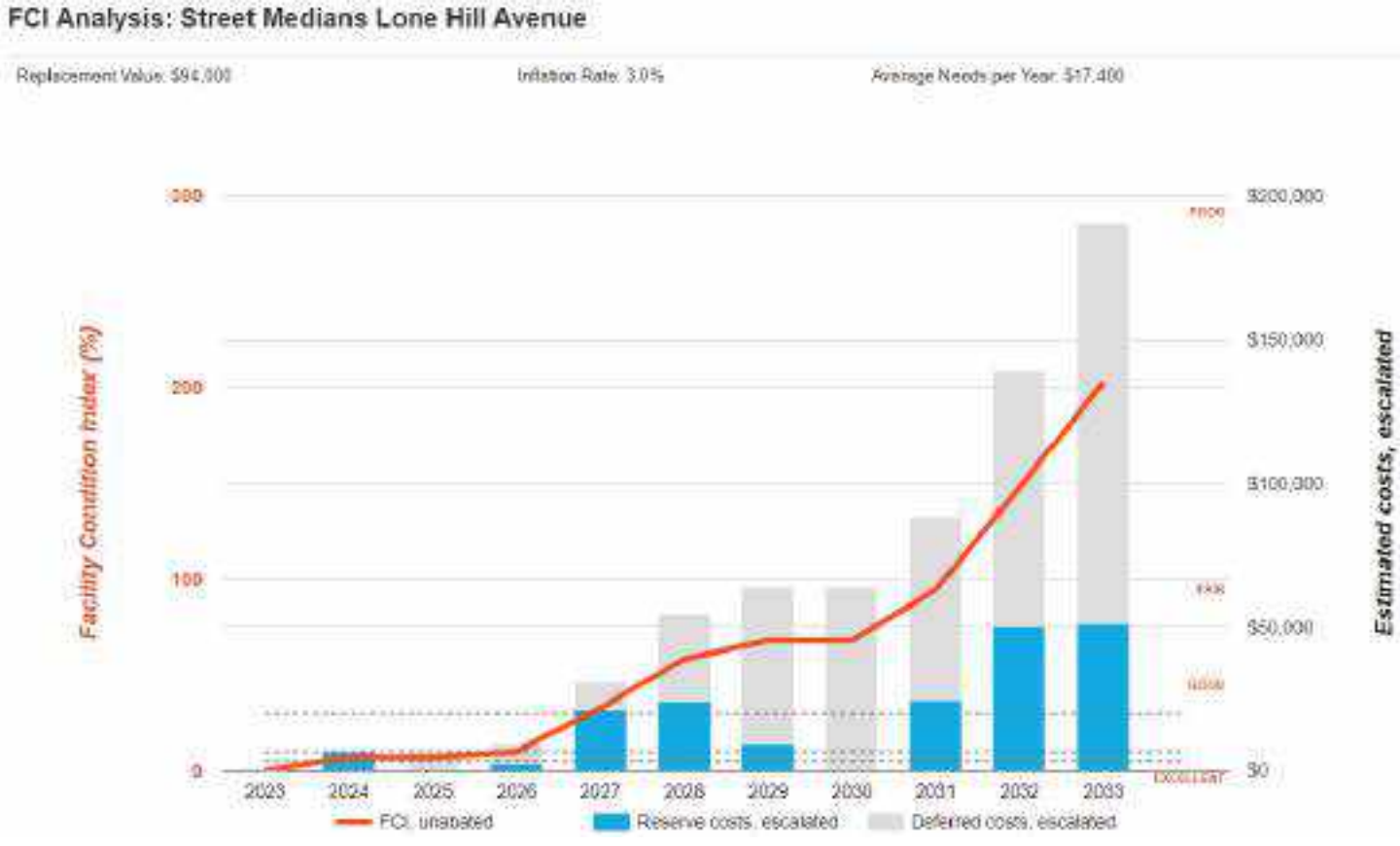
Site 11: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	-	-	-	$2,800	-	$2,800
Fire Alarm & Electronic Systems	-	-	-	$9,100	$12,300	$21,400
Site Pavement	-	$6,600	$34,700	$12,600	$103,800	$157,700
Site Development	-	-	$13,500	$111,200	-	$124,600
TOTALS (3% inflation)	**-**	**$6,600**	**$48,100**	**$135,700**	**$116,100**	**$306,500**

***Totals have been rounded to the nearest $100.**

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Site 11: Key Findings



Medians in Poor condition.

Aggregate/Stone, Surface Gravel
Lone Hill Avenue Street Medians Lonehill Avenue M9

Uniformat Code: G2020
Recommendation: **Replenish in 2024**

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $6,400

**$$**$$

Without a surface median and in need of finishing - AssetCALC ID: 7008648

Site 11: Photographic Overview



1 – MEDIAN OVERVIEW



2 – RAILCROSSING SIGNS



3 – BACKFLOW PREVENTER



4 – STONE FINISH



5 – LANDSCAPE



6 – SOLAR POWERED CAMERA

13. Site 12: Palopinto Island





Site 12: Systems Summary

Address	Across from 1852 Palopinto Avenue
Number of Medians	One
Overall Condition	Good
Key Issues and Findings	None observed at time of assessment.

Item	Description						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☐	☐	☐	☒	☐	☐

Site Appurtenances	Present	Not Present	Condition
Irrigation	☒	☐	Good
Electricity	☐	☒	--
Major Signage	☐	☒	--
Pedestrian Crossing	☐	☒	--

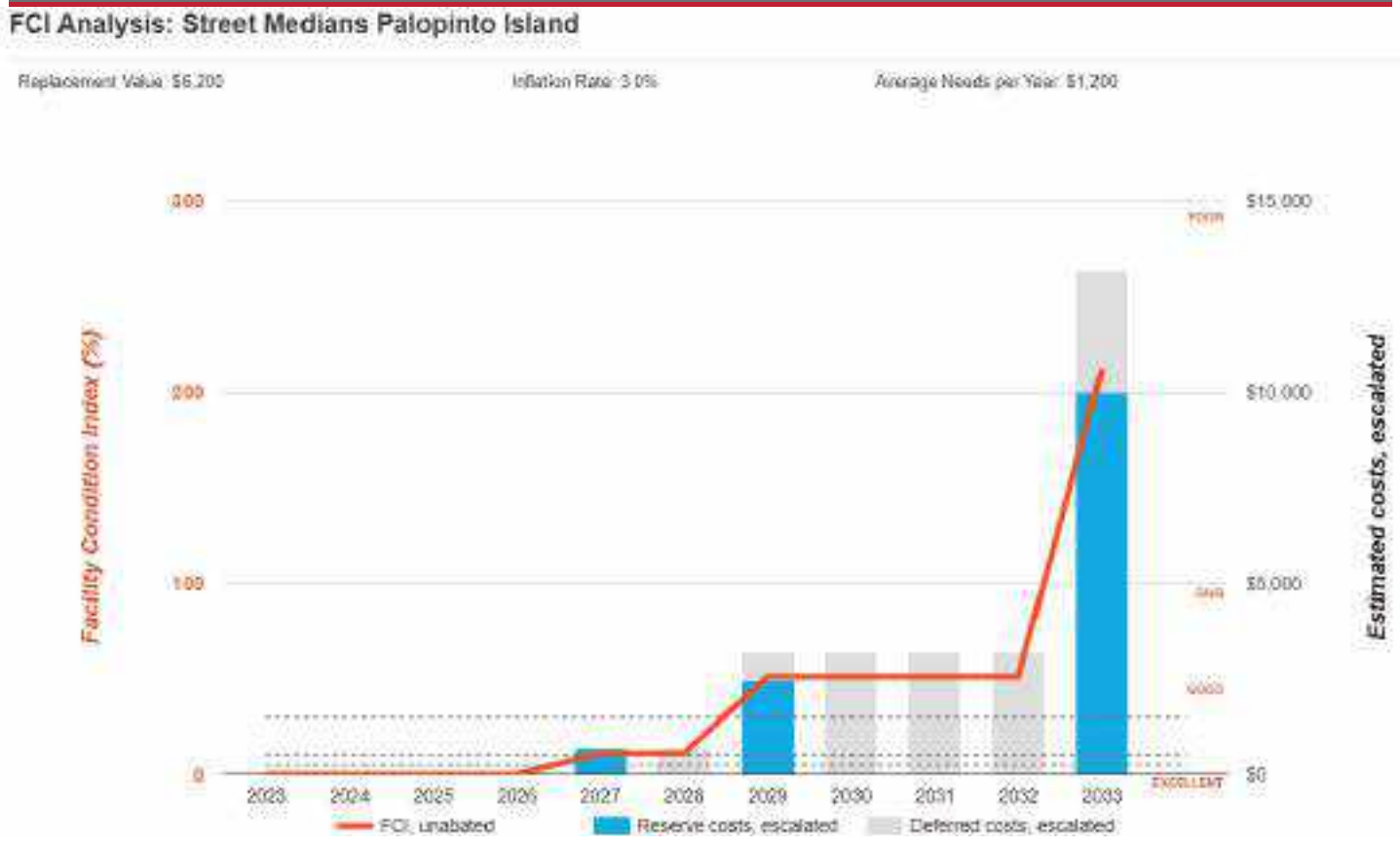
Site 12: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	-	-	-	$2,500	-	$2,500
Site Development	-	-	-	$8,400	-	$8,400
Site Pavement	-	-	$700	$1,600	$1,900	$4,200
TOTALS (3% inflation)	**-**	**-**	**$700**	**$12,500**	**$1,900**	**$15,100**

***Totals have been rounded to the nearest $100.**

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Site 12: Key Findings

No key findings were identified for this set of locations.

Site 12: Photographic Overview



1 – MEDIAN OVERVIEW



2 – MEDIAN OVERVIEW



3 – BACKFLOW PREVENTER

14. Site 13: Route 66





Site 13: Systems Summary

Address	Barranca Avenue east to Cataract Avenue (Including access median)
Number of Medians	Forty Five
Overall Condition	Good
Key Issues and Findings	Median 21 backflow preventer is leaking, generally in good condition and well maintained.

Item	Description						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☒	☐	☐	☒	☒	☐

Site Appurtenances	Present	Not Present	Condition
Irrigation	☒	☐	Fair
Electricity	☒	☐	Fair
Major Signage	☒	☐	Fair
Pedestrian Crossing	☐	☒	--

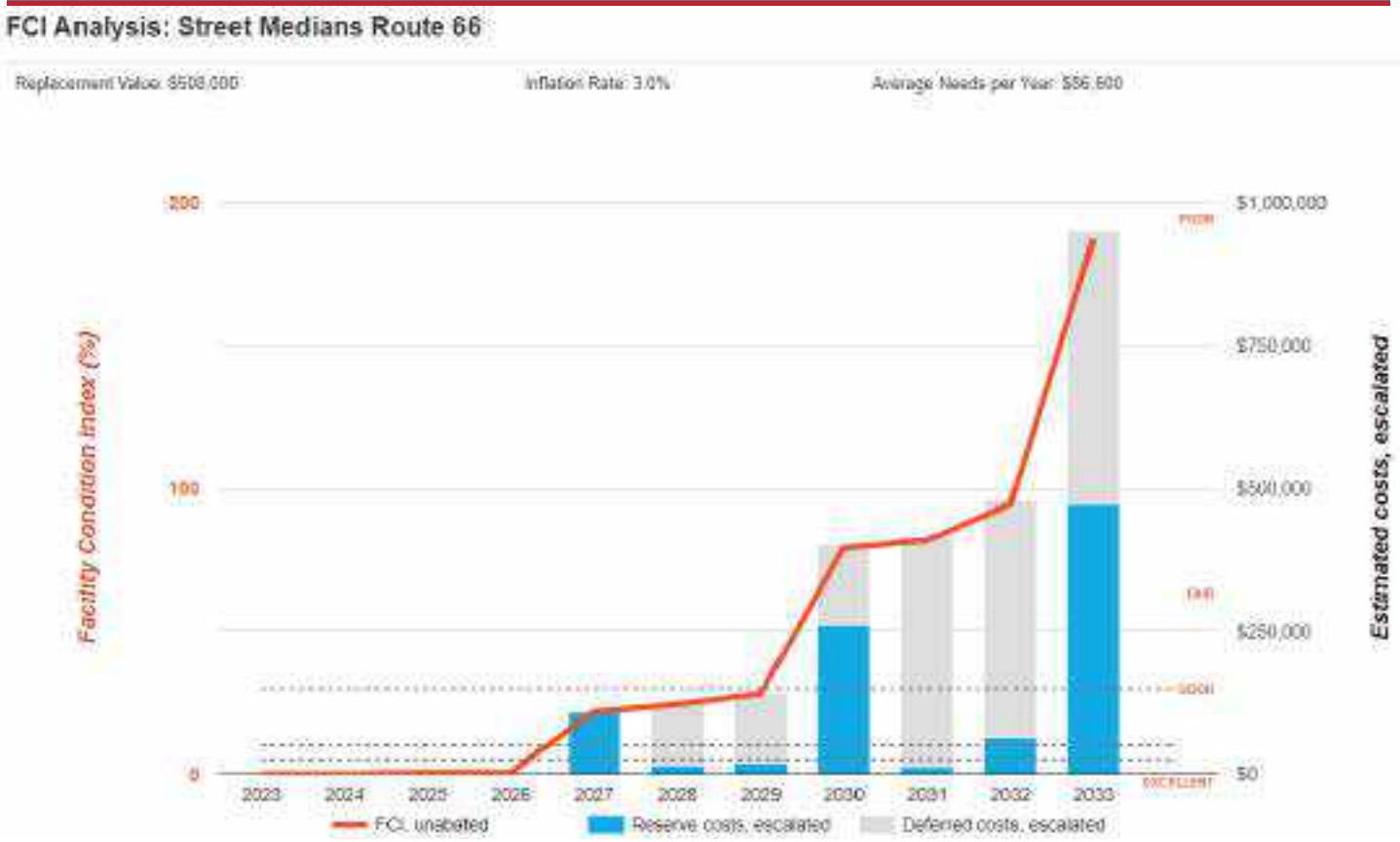
Site 13: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	-	$2,200	$5,500	$36,200	$73,700	$117,600
Fire Alarm & Electronic Systems	-	-	$900	$18,500	$26,100	$45,500
Site Development	-	-	-	$753,300	-	$753,300
Site Pavement	-	-	$116,100	$19,000	$323,700	$458,800
TOTALS (3% inflation)	**-**	**$2,200**	**$122,500**	**$827,100**	**$423,500**	**$1,375,300**

***Totals have been rounded to the nearest $100.**

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Site 13: Key Findings



Medians in Poor condition.

Aggregate/Stone, Surface Gravel
Lone Hill Avenue Street Medians Lonehill Avenue M9

Uniformat Code: G2020
Recommendation: **Replenish in 2024**

Priority Score: **84.8**

Plan Type: Performance/Integrity

Cost Estimate: $6,400

**$$**$$

Without a surface median and in need of finishing - AssetCALC ID: 7008648

Site 13: Photographic Overview



1 – MEDIAN OVERVIEW



2 – VALVE PROTECTION



3 – BACKFLOW PREVENTER



4 – TYPE OF LANDSCAPING



5 – IRRIGATION SYSTEM PANELS



6 – SOLAR POWERED CAMERA

15. Site 14: Woodcroft Island





Site 14: Systems Summary

Address	Across from 338 East Woodcroft Avenue
Number of Medians	One
Overall Condition	Fair
Key Issues and Findings	None observed at time of assessment

Item	Description						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☐	☐	☐	☒	☐	☐

Site Appurtenances	Present	Not Present	Condition
Irrigation	☒	☐	--
Electricity	☐	☒	--
Major Signage	☐	☒	--
Pedestrian Crossing	☐	☒	--

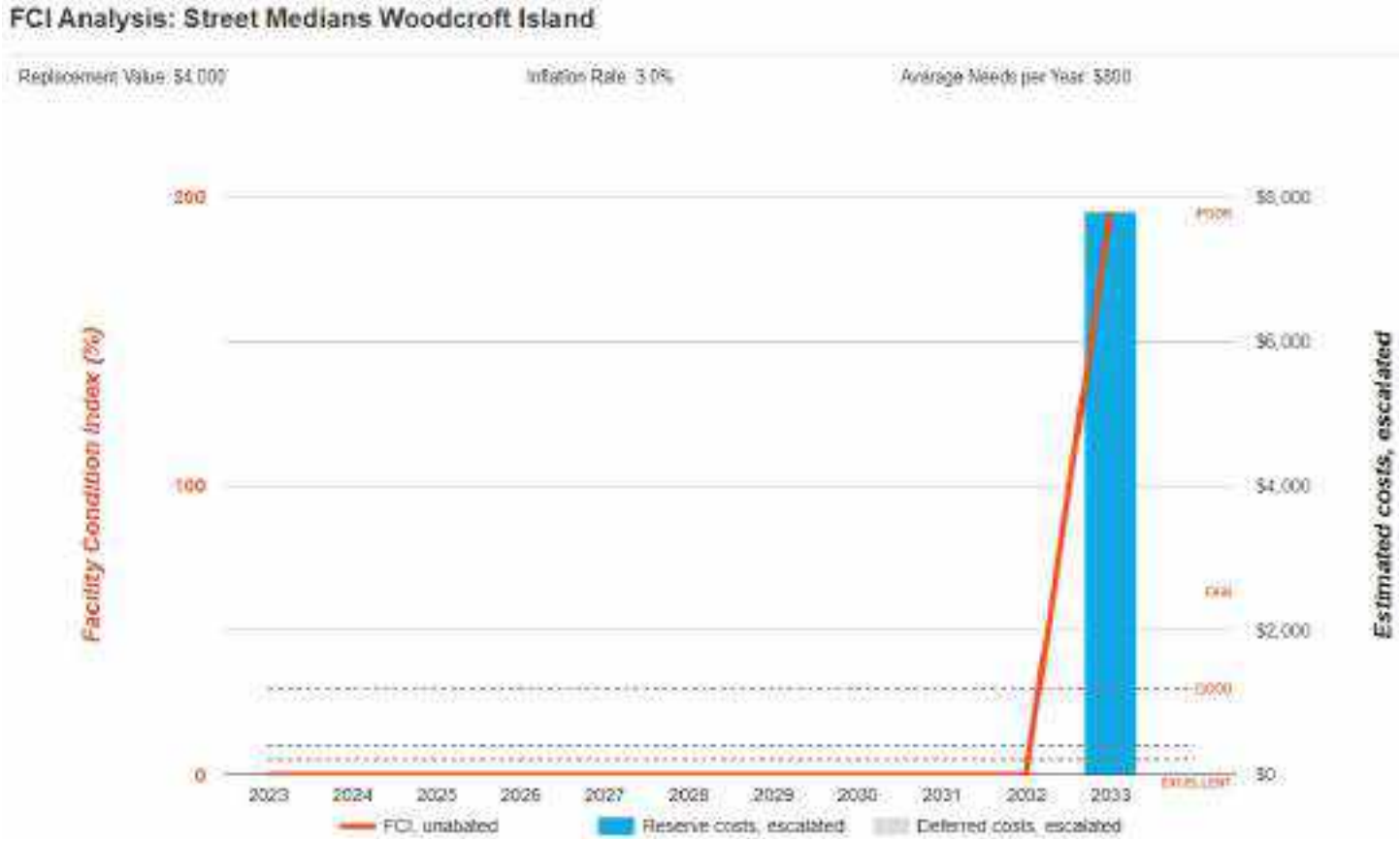
Site 14: Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Site Development	-	-	-	$7,800	-	$7,800
TOTALS (3% inflation)	**-**	**-**	**-**	**$7,800**	**-**	**$7,800**

***Totals have been rounded to the nearest $100.**

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Site 14: Key Findings

No key findings were identified for this set of locations.

Site 14: Photographic Overview



1 – MEDIAN OVERVIEW



2 – LANDSCAPING

16. Property Space Use and Observed Areas

Areas Observed

All of the listed medians were observed in order to gain a clear understanding of the properties' overall condition.

17. ADA Accessibility

Section is not applicable. None of the medians contain pedestrian walkways.

18. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Observe a representative sample of the spaces to gain a clear understanding of the properties' overall condition.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

19. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means, CBRE Whitestone,* and *Marshall & Swift,* Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

20. Certification

The City of Glendora (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of City of Glendora Medians, Multiple Locations, Glendora, California, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

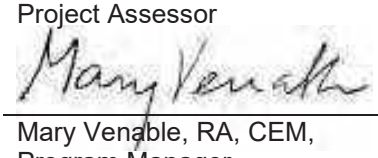
The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

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21. Appendices

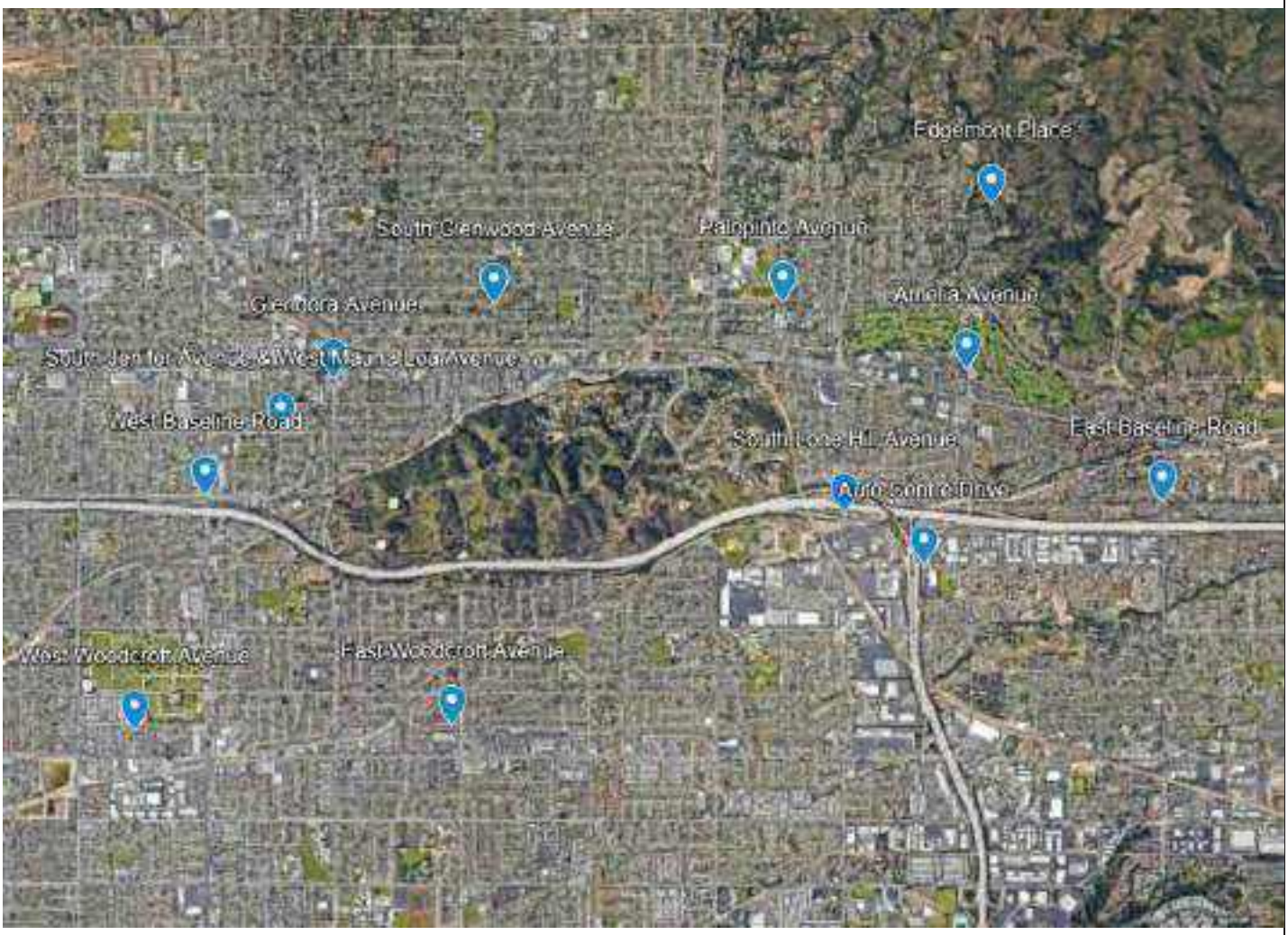
Appendix A: Site Plan

Appendix B: Component Condition Report

Appendix C: Replacement Reserves

Appendix A:
Site Plan

Site Plan



Project Number	Project Name
158691.23R000-055.468	City of Glendora Medians
Source	**On-Site Date**
Google Earth Pro	November 13, 2023

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Appendix B:
Component Condition Report

Component Condition Report | Street Medians

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	M12	Fair	Backflow Preventer, Domestic Water	1	11	7009618
D2010	M8	Fair	Backflow Preventer, Domestic Water	1	11	7009566
D2010	M11	Fair	Backflow Preventer, Domestic Water	1	11	7009750
D2010	M3	Fair	Backflow Preventer, Domestic Water	1	11	7009640
D2010	M10	Fair	Backflow Preventer, Domestic Water	1	11	7009711
D2010	M8	Fair	Piping & Valves with cover, Ball Valve, Domestic Water	1	15	[illegible]

Component Condition Report | Street Medians / Baseline Road

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Baseline Rd M1	Fair	Backflow Preventer, Domestic Water	1	7	7014555
D2010	Baseline Rd M4	Fair	Backflow Preventer, Domestic Water	1	5	7014539
Fire Alarm & Electronic Systems						
D7030	Baseline Rd M4	Good	Security Camera, Closed Circuit Exterior, Solar energy source	1	7	7014576
Pedestrian Plazas & Walkways						
G2010	Baseline Rd M2	Fair	Roadways, Signage, Guide & Directional, Replace/Install	4	11	7014730
G2010	Baseline Rd M3	Fair	Roadways, Signage, Guide & Directional, Replace/Install	2	10	7014635
G2010	Baseline Rd M1	Fair	Roadways, Signage, Guide & Directional, Replace/Install	6	10	7014545
G2020	Baseline Rd M3	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	750 SF	4	7014590
G2020	Baseline Rd M4	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,200 SF	4	7014610
G2020	Baseline Rd M1	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	700 SF	4	7014531
G2020	Baseline Rd M2	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	600 SF	4	7014728
Sitework						

Component Condition Report | Street Medians / Baseline Road

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2080	Baseline Rd M4	Fair	Irrigation System, Drip System, Replace/Install	3,400 SF	10	7014644
G2080	Baseline Rd M1	Fair	Irrigation System, Drip System, Replace/Install	1,850 SF	10	7014633

Component Condition Report | Street Medians / Edgemont Island

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Edgemont M1	Fair	Piping & Valves with cover, Ball Valve, Domestic Water	1	10	7008669
Sitework						
G2080	Edgemont M1	Fair	Landscaping, Planting Beds, Shrubs and Perennials, Basic	340 SF	2	7008690
G2080	Edgemont M1	Fair	Irrigation System, Drip System, Replace/Install	340 SF	3	7008938

Component Condition Report | Street Medians / Glendora Avenue

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Glendora Ave M6	Fair	Backflow Preventer, Domestic Water	1	6	7014618
Fire Alarm & Electronic Systems						
D7030	Glendora Ave M3	Good	Security Camera, Closed Circuit Exterior, Solar energy source	1	8	7014661
Pedestrian Plazas & Walkways						
G2010	Glendora Ave M3	Fair	Roadways, Signage, Guide & Directional, Replace/Install	5	10	7014698
G2010	Glendora Ave M2	Fair	Roadways, Signage, Guide & Directional, Replace/Install	2	11	7014532
G2010	Glendora Ave M5	Fair	Roadways, Signage, Guide & Directional, Replace/Install	5	10	7014732
G2010	Glendora Ave M6	Fair	Roadways, Signage, Guide & Directional, Replace/Install	3	10	7014520
G2010	Glendora Ave M4	Fair	Roadways, Signage, Guide & Directional, Replace/Install	1	10	7014656
G2020	Glendora Ave M4	Poor	Medians, Aggregate/gravel, Surface Gravel, Replenish	200 SF	1	7014685
G2020	Glendora Ave M2	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	250 SF	4	7014642

Component Condition Report | Street Medians / Glendora Avenue

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	Glendora Ave M5	Poor	Medians, Aggregate/gravel, Surface Gravel, Replenish	600 SF	1	7014561
G2020	Glendora Ave M3	Poor	Medians, Aggregate/gravel, Surface Gravel, Replenish	700 SF	2	7014582
G2020	Glendora Ave M1	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	200 SF	4	7014558
Sitework						
G2080	Glendora Ave M6	Fair	Irrigation System, Drip System, Replace/Install	1,800 SF	10	7014598

Component Condition Report | Street Medians / Glenwood Island

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	M1	Fair	Backflow Preventer, Domestic Water	1	6	7014575
Sitework						
G2080	M1	Fair	Irrigation System, Drip System, Replace/Install	1,200 SF	10	7014601

Component Condition Report | Street Medians / Grand Avenue

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Grand Ave M25	Fair	Backflow Preventer, Domestic Water	1	5	7014622
D2010	Grand Ave M8	Fair	Backflow Preventer, Domestic Water	1	5	7014527
D2010	Grand Ave M17	Fair	Backflow Preventer, Domestic Water	1	5	7014611
D2010	Grand Ave M19	Fair	Piping & Valves with cover, Ball Valve, Domestic Water	1	10	7014523
D2010	Grand Ave M30	Fair	Backflow Preventer, Domestic Water	1	5	7014726
D2010	Grand Ave M5	Fair	Backflow Preventer, Domestic Water	1	7	7014591
D2010	Grand Ave M20	Fair	Piping & Valves with cover, Ball Valve, Domestic Water	1	10	7014655
D2010	Grand Ave M6	Fair	Backflow Preventer, Domestic Water	1	7	7014534
D2010	Grand Ave M7	Fair	Backflow Preventer, Domestic Water	1	6	7014563

Component Condition Report | Street Medians / Grand Avenue

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Grand Ave M19	Fair	Backflow Preventer, Domestic Water	1	7	7014526
D2010	Grand Ave M11	Fair	Backflow Preventer, Domestic Water	1	6	7014586
D2010	Grand Ave M4	Fair	Backflow Preventer, Domestic Water	1	6	7014631
D2010	Grand Ave M9	Fair	Backflow Preventer, Domestic Water	1	6	7014654
D2010	Grand Ave M22	Fair	Backflow Preventer, Domestic Water	1	10	7014731
D2010	Grand Ave M34	Fair	Backflow Preventer, Domestic Water	1	4	7014689
D2010	Grand Ave M32	Fair	Backflow Preventer, Domestic Water	1	5	7014549
D2010	Grand Ave M38	Fair	Backflow Preventer, Domestic Water	1	6	7014646
D2010	Grand Ave M1	Fair	Backflow Preventer, Domestic Water	1	6	7014554
D2010	Grand Ave M13	Poor	Backflow Preventer, Domestic Water	1	1	7014604
D2010	Grand Ave M36	Fair	Backflow Preventer, Domestic Water	1	6	7014524
Fire Alarm & Electronic Systems						
D7030	Grand Ave M26	Fair	Security Camera, Closed Circuit Exterior, Solar energy source	1	7	7014557
D7030	Grand Ave M29	Good	Security Camera, Closed Circuit Exterior, Solar energy source	1	8	7014665
D7030	Grand Ave M9	Fair	Security Camera, Closed Circuit Exterior, Solar Energy	1	5	7014721
Pedestrian Plazas & Walkways						
G2010	Grand Ave M34	Fair	Roadways, Signage, Guide & Directional, Replace/Install	1	9	7014553
G2010	Grand Ave M37	Fair	Roadways, Signage, Guide & Directional, Replace/Install	4	10	7014550
G2010	Grand Ave M24	Fair	Roadways, Signage, Guide & Directional, Replace/Install	6	10	7014602
G2010	Grand Ave M27	Fair	Roadways, Signage, Guide & Directional, Replace/Install	2	9	7014648
G2010	Grand Ave M20	Fair	Roadways, Signage, Guide & Directional, Replace/Install	4	10	7014724
G2010	Grand Ave M32	Fair	Roadways, Signage, Guide & Directional, Replace/Install	4	9	7014560
G2010	Grand Ave M17	Fair	Roadways, Signage, Guide & Directional, Replace/Install	6	10	7014540
G2010	Grand Ave M18	Fair	Roadways, Signage, Guide & Directional, Replace/Install	3	10	7014690
G2010	Grand Ave M21	Fair	Roadways, Signage, Guide & Directional, Replace/Install	2	10	7014645

Component Condition Report | Street Medians / Grand Avenue

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2010	Grand Ave M30	Fair	Roadways, Signage, Guide & Directional, Replace/Install	3	10	7014620
G2010	Grand Ave M26	Fair	Roadways, Signage, Guide & Directional, Replace/Install	3	9	7014551
G2010	Grand Ave M38	Fair	Roadways, Signage, Guide & Directional, Replace/Install	5	10	7014588
G2010	Grand Ave M23	Fair	Roadways, Signage, Guide & Directional, Replace/Install	2	9	7014706
G2010	Grand Ave M2	Fair	Roadways, Signage, Guide & Directional, Replace/Install	1	11	7014571
G2010	Grand Ave M14	Fair	Roadways, Signage, Guide & Directional, Replace/Install	1	10	7014567
G2010	Grand Ave M25	Fair	Roadways, Signage, Guide & Directional, Replace/Install	2	9	7014542
G2010	Grand Ave M22	Fair	Roadways, Signage, Guide & Directional, Replace/Install	4	9	7014650
G2010	Grand Ave M35	Fair	Roadways, Signage, Guide & Directional, Replace/Install	2	9	7014544
G2010	Grand Ave M15	Fair	Roadways, Signage, Guide & Directional, Replace/Install	4	10	7014692
G2010	Grand Ave M29	Fair	Roadways, Signage, Guide & Directional, Replace/Install	4	9	7014616
G2010	Grand Ave M31	Fair	Roadways, Signage, Guide & Directional, Replace/Install	5	9	7014605
G2010	Grand Ave M36	Fair	Roadways, Signage, Guide & Directional, Replace/Install	1	9	7014615
G2010	Grand Ave M11	Fair	Roadways, Signage, Guide & Directional, Replace/Install	1	9	7014649
G2010	Grand Ave M13	Fair	Roadways, Signage, Guide & Directional, Replace/Install	4	10	7014624
G2010	Grand Ave M6	Fair	Roadways, Signage, Guide & Directional, Replace/Install	1	10	7014596
G2010	Grand Ave M5	Fair	Roadways, Signage, Guide & Directional, Replace/Install	2	11	7014729
G2010	Grand Ave M33	Fair	Roadways, Signage, Guide & Directional, Replace/Install	2	10	7014521
G2010	Grand Ave M19	Fair	Roadways, Signage, Guide & Directional, Replace/Install	1	10	7014677
G2010	Grand Ave M16	Fair	Roadways, Signage, Guide & Directional, Replace/Install	3	9	7014710
G2010	Grand Ave M12	Fair	Roadways, Signage, Guide & Directional, Replace/Install	3	8	7014686
G2020	Grand Ave M12A	Poor	Medians, Aggregate/Stone, Stones on curb, Replenish	600 SF	1	7014658
G2020	Grand Ave M11	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	300 SF	4	7014702
G2020	Grand Ave M5	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	800 SF	4	7014574
G2020	Grand Ave M27	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	2,700 SF	4	7014674

Component Condition Report | Street Medians / Grand Avenue

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	Grand Ave M8	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,100 SF	4	7014522
G2020	Grand Ave M15	Fair	Parking Lots, Aggregate/Stone, Stones on curb, Replenish	1,100 SF	3	7014701
G2020	Grand Ave M22	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	700 SF	4	7014579
G2020	Grand Ave M26	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,100 SF	4	7014647
G2020	Grand Ave M36	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	700 SF	4	7014699
G2020	Grand Ave M10	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	700 SF	4	7014687
G2020	Grand Ave M37	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	600 SF	4	7014643
G2020	Grand Ave M34	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	700 SF	4	7014664
G2020	Grand Ave M24	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	700 SF	4	7014577
G2020	Grand Ave M3	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,100 SF	4	7014673
G2020	Grand Ave M32	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,900 SF	4	7014584
G2020	Grand Ave M21	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,100 SF	4	7014686
G2020	Grand Ave M19	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,900 SF	4	7014681
G2020	Grand Ave M25	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	650 SF	4	7014669
G2020	Grand Ave M6	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	500 SF	4	7014658
G2020	Grand Ave M38	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,200 SF	4	7014711
G2020	Grand Ave M16	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	750 SF	4	7014727
G2020	Grand Ave M33	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,200 SF	4	7014537
G2020	Grand Ave M20	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,300 SF	4	7014653
G2020	Grand Ave M1	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,000 SF	4	7014716
G2020	Grand Ave M29	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	700 SF	4	7014680
G2020	Grand Ave M9	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	700 SF	4	[illegible]
G2020	Grand Ave M7	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	500 SF	4	7014559
G2020	Grand Ave M18	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	600 SF	4	7014581
G2020	Grand Ave M23	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,100 SF	4	7014641

Component Condition Report | Street Medians / Grand Avenue

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	Grand Ave M30	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,700 SF	4	7014613
G2020	Grand Ave M35	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,500 SF	4	7014704
G2020	Grand Ave M17	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,500 SF	4	7014594
Sitework						
G2060	Grand Ave M38	Fair	Signage, Property, Monument, Replace/Install	1	10	7014528
G2080	Grand Ave M34	Fair	Irrigation System, Control Panel	1	6	7014546
G2080	Grand Ave M34	Fair	Irrigation System, Drip System, Replace/Install	5,600 SF	9	7014676
G2080	Grand Ave M16	Fair	Irrigation System, Control Panel	1	5	7014533
G2080	Grand Ave M24	Fair	Irrigation System, Drip System, Replace/Install	1,300 SF	8	7014667
G2080	Grand Ave M4	Fair	Irrigation System, Drip System, Replace/Install	750 SF	10	7014564
G2080	Grand Ave M31	Fair	Irrigation System, Control Panel	1	5	7014600
G2080	Grand Ave M25	Fair	Irrigation System, Control Panel	1	5	7014597
G2080	Grand Ave M5	Fair	Irrigation System, Drip System, Replace/Install	780 SF	10	7014552
G2080	Grand Ave M26	Fair	Irrigation System, Drip System, Replace/Install	1,450 SF	8	7014607
G2080	Grand Ave M16	Fair	Irrigation System, Drip System, Replace/Install	1,300 SF	7	7014709
G2080	Grand Ave M22	Fair	Irrigation System, Control Panel	1	5	7014672
G2080	Grand Ave M18	Fair	Irrigation System, Control Panel	1	5	7014543
G2080	Grand Ave M2	Fair	Irrigation System, Drip System, Replace/Install	1,000 SF	10	7014678
G2080	Grand Ave M28	Fair	Irrigation System, Drip System, Replace/Install	2,000 SF	9	7014637
G2080	Grand Ave M35	Fair	Irrigation System, Drip System, Replace/Install	600 SF	9	7014632
G2080	Grand Ave M7	Fair	Irrigation System, Drip System, Replace/Install	850 SF	10	7014578
G2080	Grand Ave M12	Fair	Irrigation System, Control Panel	1	7	7014609
G2080	Grand Ave M22	Fair	Irrigation System, Drip System, Replace/Install	5,100 SF	10	7014536
G2080	Grand Ave M38	Fair	Irrigation System, Control Panel	1	6	7014636
G2080	Grand Ave M12	Poor	Irrigation System, Drip System, Replace/Install	1,500 SF	1	7014719

Component Condition Report | Street Medians / Grand Avenue

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2080	Grand Ave M9	Fair	Irrigation System, Drip System, Replace/Install	1,300 SF	10	7014670
G2080	Grand Ave M10	Fair	Irrigation System, Drip System, Replace/Install	1,100 SF	10	7014608
G2080	Grand Ave M38	Fair	Irrigation System, Drip System, Replace/Install	3,600 SF	8	7014619
G2080	Grand Ave M17	Fair	Irrigation System, Drip System, Replace/Install	2,100 SF	10	7014713
G2080	Grand Ave M1	Fair	Irrigation System, Drip System, Replace/Install	350 SF	10	7014703
G2080	Grand Ave M5	Fair	Irrigation System, Control Panel	1	7	7014617
G2080	Grand Ave M8	Fair	Irrigation System, Drip System, Replace/Install	5,000 SF	9	7014593
G2080	Grand Ave M37	Fair	Irrigation System, Drip System, Replace/Install	250 SF	10	7014585
G2080	Grand Ave M23	Fair	Irrigation System, Drip System, Replace/Install	600 SF	9	7014525
G2080	Grand Ave M6	Fair	Irrigation System, Control Panel	1	6	7014603
G2080	Grand Ave M2	Fair	Irrigation System, Control Panel	1	7	7014530
G2080	Grand Ave M18	Fair	Irrigation System, Drip System, Replace/Install	2,200 SF	10	7014682
G2080	Grand Ave M31	Fair	Irrigation System, Drip System, Replace/Install	5,100 SF	9	7014640
G2080	Grand Ave M8	Fair	Irrigation System, Control Panel	1	6	7014708
G2080	Grand Ave M11	Fair	Irrigation System, Drip System, Replace/Install	700 SF	10	7014630
G2080	Grand Ave M33	Fair	Irrigation System, Drip System, Replace/Install	500 SF	10	7014652
G2080	Grand Ave M11	Fair	Irrigation System, Control Panel	1	7	7014572
G2080	Grand Ave M13	Poor	Irrigation System, Drip System, Replace/Install	1,300 SF	2	7014697
G2080	Grand Ave M6	Fair	Irrigation System, Drip System, Replace/Install	700 SF	10	7014587
G2080	Grand Ave M14	Fair	Irrigation System, Drip System, Replace/Install	1,100 SF	7	7014569
G2080	Grand Ave M25	Fair	Irrigation System, Drip System, Replace/Install	1,350 SF	9	7014582
G2080	Grand Ave M30	Fair	Irrigation System, Drip System, Replace/Install	3,500 SF	8	7014693
G2080	Grand Ave M36	Fair	Irrigation System, Drip System, Replace/Install	5,200 SF	9	7014683
G2080	Grand Ave M30	Fair	Irrigation System, Control Panel	1	5	7014538
G4050	Grand Ave M38	Fair	Floodlights, Floodlights, 90 W, Replace/Install	2	6	7014592

Component Condition Report | Street Medians / Jenifer & Mauna Loa

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	M1	Fair	Backflow Preventer, Domestic Water	1	11	7014565
Sitework						
G2080	M1	Fair	Irrigation System, Drip System, Replace/Install	900 SF	10	7014651

Component Condition Report | Street Medians / Kregmont Avenue

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Kregmont Ave M1	Fair	Backflow Preventer, Domestic Water	1	8	7014568
Pedestrian Plazas & Walkways						
G2010	Kregmont Ave M5	Fair	Roadways, Signage, Guide & Directional, Replace/Install	1	10	7014629
G2020	Kregmont Ave M5	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,400 SF	4	7014707
G2020	Kregmont Ave M3	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,300 SF	4	7014671
G2020	Kregmont Ave M4	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,300 SF	4	7014621
Sitework						
G2080	Kregmont Ave M1	Fair	Irrigation System, Drip System, Replace/Install	700 SF	10	7014599
G2080	Kregmont Ave M2	Fair	Irrigation System, Drip System, Replace/Install	800 SF	10	7014556
G2080	Kregmont Ave M1	Fair	Irrigation System, Control Panel	1	7	7014627

Component Condition Report | Street Medians / Lone Hill Avenue

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	Lonehill Ave M6	Fair	Backflow Preventer, Domestic Water	1	10	7008676
Fire Alarm & Electronic Systems						
D7030	Lonehill Ave M11	Good	Security Camera, Closed Circuit Exterior, Solar Panel	1	6	7008683

Component Condition Report | Street Medians / Lone Hill Avenue

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2010	Lonehill Ave M3	Fair	Roadways, Signage, Guide & Directional, Replace/Install	1	10	7008653
G2010	Lonehill Ave M4	Fair	Roadways, Signage, Guide & Directional, Replace/Install	1	9	7008654
G2010	Lonehill Ave M1	Good	Roadways, Signage, Guide & Directional, Replace/Install	4	11	7008674
G2010	Lonehill Ave M8	Fair	Roadways, Signage, Guide & Directional, Replace/Install	1	9	7008634
G2010	Lonehill Ave M2	Fair	Roadways, Signage, Guide & Directional, Replace/Install	1	11	7008641
G2020	Lonehill Ave M7	Good	Medians, Aggregate/Stone, Stone, Replenish	1,000 SF	4	7008675
G2020	Lonehill Ave M9	Poor	Medians, Aggregate/Stone, Surface Gravel, Replenish	2,600 SF	1	7008648
G2020	Lonehill Ave M10	Fair	Medians, Aggregate/Stone, Surface Gravel, Replenish	700 SF	4	7008665
G2020	Lonehill Ave M8	Fair	Medians, Aggregate/Stone, Surface, Replenish	1,000 SF	3	7008643
G2020	Lonehill Ave M6	Good	Medians, Aggregate/Stone, Surface Gravel, Replenish	3,000 SF	4	7008657
G2020	Lonehill Ave M11	Good	Medians, Aggregate/Stone, Surface Gravel, Replenish	700 SF	4	7008682
G2020	Lonehill Ave M3	Good	Medians, Aggregate/Stone, Surface Gravel, Replenish	1,200 SF	5	7008688
G2020	Lonehill Ave M2	Good	Medians, Aggregate/Stone, Surface Gravel, Replenish	1,800 SF	4	7008655
G2020	Lonehill Ave M1	Good	Medians, Aggregate/Stone, Surface Gravel, Replenish	1,500 SF	5	7008656
G2020	Lonehill Ave M5	Good	Medians, Aggregate/Stone, Surface Gravel, Replenish	500 SF	4	7008644
G2020	Lonehill Ave M4	Good	Medians, Aggregate/Stone, Surface Gravel, Replenish	1,000 SF	5	7008657
Sitework						
G2080	Lonehill Ave M10	Fair	Irrigation System, Drip System, Replace/Install	2,600 SF	5	7008685
G2080	Lonehill Ave M3	Fair	Irrigation System, Drip System, Replace/Install	2,700 SF	10	7008668
G2080	Lonehill Ave M7	Fair	Irrigation System, Drip System, Replace/Install	3,500 SF	10	7008637
G2080	Lonehill Ave M11	Fair	Irrigation System, Drip System, Replace/Install	1,300 SF	10	7008661
G2080	Lonehill Ave M4	Fair	Irrigation System, Drip System, Replace/Install	4,500 SF	9	7008645
G2080	Lonehill Ave M2	Fair	Irrigation System, Drip System, Replace/Install	1,800 SF	8	7008640
G2080	Lonehill Ave M5	Fair	Irrigation System, Drip System, Replace/Install	4,000 SF	9	7008652

Component Condition Report | Street Medians / Lone Hill Avenue

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2080	Lonehill Ave M8	Fair	Irrigation System, Drip System, Replace/Install	1,150 SF	8	7008639

Component Condition Report | Street Medians / Palopinto Island

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	M1	Fair	Backflow Preventer, Domestic Water	1	6	7014712
Pedestrian Plazas & Walkways						
G2010	M1	Fair	Roadways, Signage, Guide & Directional, Replace/Install	4	10	7014679
G2020	M1	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	250 SF	4	7014715
Sitework						
G2080	M1	Fair	Irrigation System, Drip System, Replace/Install	1,400 SF	10	7014573

Component Condition Report | Street Medians / Route 66

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Plumbing						
D2010	M27	Fair	Backflow Preventer, Domestic Water	1	9	7009574
D2010	M16	Fair	Backflow Preventer, Domestic Water	1	11	7009610
D2010	M41	Fair	Backflow Preventer, Domestic Water	1	10	7009687
D2010	M29	Fair	Backflow Preventer, Domestic Water	1	11	7009660
D2010	M15	Fair	Backflow Preventer, Domestic Water	1	11	7009738
D2010	M28	Fair	Backflow Preventer, Domestic Water	1	11	7009582
D2010	M21	Poor	Backflow Preventer, Domestic Water	1	2	7009616
D2010	M20	Fair	Backflow Preventer, Domestic Water	1	11	7009626
D2010	M25	Fair	Backflow Preventer, Domestic Water	1	11	7009624
D2010	M30	Fair	Backflow Preventer, Domestic Water	1	7	7009772

Component Condition Report | Street Medians / Route 66

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	M31	Fair	Backflow Preventer, Domestic Water	1	11	7009612
D2010	M39	Fair	Backflow Preventer, Domestic Water	1	10	7009629
D2010	M36	Fair	Backflow Preventer, Domestic Water	1	11	7009662
D2010	M9	Fair	Backflow Preventer, Domestic Water	1	11	7009600
D2010	M40	Fair	Backflow Preventer, Domestic Water	1	11	7009802
D2010	M14	Fair	Backflow Preventer, Domestic Water	1	11	7009853
D2010	M16	Fair	Piping & Valves with cover, Ball Valve, Domestic Water	1	15	7009638
D2010	M23	Fair	Backflow Preventer, Domestic Water	1	11	7009690
D2010	M17	Fair	Backflow Preventer, Domestic Water	1	11	7009793
D2010	M35	Fair	Backflow Preventer, Domestic Water	1	10	7009589
D2010	M19	Fair	Backflow Preventer, Domestic Water	1	11	7009599
D2010	M40	Fair	Piping & Valves with cover, Ball Valve, Domestic Water	1	12	7009593
D2010	M44	Fair	Backflow Preventer, Domestic Water	1	9	7009704
D2010	M1	Fair	Backflow Preventer, Domestic Water	1	10	7009614
D2010	M7	Fair	Backflow Preventer, Domestic Water	1	11	7009732
D2010	M13	Fair	Backflow Preventer, Domestic Water	1	11	7009849
D2010	M45	Fair	Backflow Preventer, Domestic Water	1	5	7009676
D2010	M42	Fair	Backflow Preventer, Domestic Water	1	9	7009723
D2010	M24	Fair	Backflow Preventer, Domestic Water	1	11	7009709
Fire Alarm & Electronic Systems						
D7010	M10	Fair	Medians, Electronic Lock	1	4	7009779
D7030	M42	Good	Security Camera, Closed Circuit Exterior, Solar source	1	6	7009824
D7030	M1	Good	Security Camera, Closed Circuit Exterior, Solar Source	1	7	7009614
Pedestrian Plazas & Walkways						
G2010	M8	Good	Roadways, Signage, Guide & Directional, Replace/Install	2	11	7009727

Component Condition Report | Street Medians / Route 66

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2010	M41	Fair	Roadways, Signage, Guide & Directional, Replace/Install	3	11	7009678
G2010	M6	Fair	Roadways, Signage, Guide & Directional, Replace/Install	1	5	7009592
G2010	M4	Fair	Roadways, Signage, Guide & Directional, Replace/Install	1	10	7009614
G2010	M15	Fair	Roadways, Signage, Guide & Directional, Replace/Install	4	10	7009800
G2010	M42	Fair	Roadways, Signage, Guide & Directional, Replace/Install	3	11	7009808
G2010	M14	Fair	Roadways, Signage, Guide & Directional, Replace/Install	3	10	7009821
G2010	M28	Fair	Roadways, Signage, Guide & Directional, Replace/Install	5	10	7009845
G2010	M11	Fair	Roadways, Signage, Guide & Directional, Replace/Install	2	10	7009715
G2010	M44	Fair	Roadways, Signage, Guide & Directional, Replace/Install	2	11	7009851
G2010	M13	Fair	Roadways, Signage, Guide & Directional, Replace/Install	3	10	7009847
G2010	M24	Fair	Roadways, Signage, Guide & Directional, Replace/Install	3	10	7009826
G2010	M45	Fair	Roadways, Signage, Guide & Directional, Replace/Install	5	9	7009856
G2010	M26	Fair	Roadways, Signage, Guide & Directional, Replace/Install	2	10	7009730
G2010	M1	Fair	Roadways, Signage, Guide & Directional, Replace/Install	3	10	7009745
G2010	M27	Fair	Roadways, Signage, Guide & Directional, Replace/Install	4	10	7009575
G2010	M16	Fair	Roadways, Signage, Guide & Directional, Replace/Install	3	10	7009760
G2010	M23	Fair	Roadways, Signage, Guide & Directional, Replace/Install	5	10	7009611
G2010	M39	Fair	Roadways, Signage, Guide & Directional, Replace/Install	3	7	7009823
G2010	M37	Fair	Roadways, Signage, Guide & Directional, Replace/Install	2	11	7009680
G2010	M38	Fair	Roadways, Signage, Guide & Directional, Replace/Install	3	11	7009673
G2010	M34	Fair	Roadways, Signage, Guide & Directional, Replace/Install	2	10	7009806
G2020	M11	Good	Medians, Aggregate/Stone, Stones on curb, Replenish	700 SF	4	7009770
G2020	M28	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,200 SF	4	7009591
G2020	M30	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	600 SF	4	7009654
G2020	M4	Good	Medians, Aggregate/Stone, Stones on curb, Replenish	700 SF	4	7009719

Component Condition Report | Street Medians / Route 66

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	M33	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,100 SF	4	7009583
G2020	M10	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	500 SF	4	7009658
G2020	M38	Good	Medians, Aggregate/Stone, Stones on curb, Replenish	1,200 SF	4	7009577
G2020	M31	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,300 SF	4	7009602
G2020	M29	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,200 SF	4	7009804
G2020	M34	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	500 SF	4	7009668
G2020	M8	Good	Medians, Aggregate/Stone, Stones on curb, Replenish	1,100 SF	4	7009717
G2020	M5	Good	Medians, Aggregate/Stone, Stones on curb, Replenish	500 SF	4	7009697
G2020	M21	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,100 SF	4	7009757
G2020	M35	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	100 SF	4	7009764
G2020	M37	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,150 SF	4	7009670
G2020	M18	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	700 SF	4	7009623
G2020	M7	Good	Medians, Aggregate/Stone, Stones on curb, Replenish	350 SF	4	7009740
G2020	M13	Good	Medians, Aggregate/Stone, Stones on curb, Replenish	1,200 SF	4	7009584
G2020	M14	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	700 SF	4	7009594
G2020	M6	Good	Medians, Aggregate/Stone, Stones on curb, Replenish	800 SF	4	7009573
G2020	M9	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	800 SF	4	7009620
G2020	M15	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,100 SF	4	7009608
G2020	M32	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,200 SF	4	7009672
G2020	M26	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,300 SF	4	7009581
G2020	M20	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	700 SF	4	7009596
G2020	M40	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,000 SF	4	7009729
G2020	M3	Good	Medians, Aggregate/Stone, Stones on curb, Replenish	1,200 SF	5	7009814
G2020	M23	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,250 SF	4	7009607
G2020	M12	Good	Medians, Aggregate/Stone, Stones on curb, Replenish	700 SF	4	7009753

Component Condition Report | Street Medians / Route 66

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2020	M42	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,100 SF	4	7009759
G2020	M41	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	600 SF	4	7009641
G2020	M27	Good	Medians, Aggregate/Stone, Stones on curb, Replenish	700 SF	4	7009653
G2020	M16	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,200 SF	4	7009796
G2020	M22	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,300 SF	4	7009774
G2020	M19	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,300 SF	4	7009742
G2020	M1	Fair	Medians, Aggregate/Stone, Surface Gravel, Replenish	1,500 SF	5	7009689
G2020	M39	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,500 SF	4	7009816
G2020	M24	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,000 SF	4	7009783
G2020	M43	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	500 SF	4	7009684
G2020	M36	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,100 SF	4	7009548
G2020	M17	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,100 SF	4	7009817
G2020	M25	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	900 SF	4	7009619
G2020	M2	Good	Medians, Aggregate/Stone, Stones on curb, Replenish	1,100 SF	4	7009601
G2020	M44	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	750 SF	4	7009578
Sitework						
G2060	M9	Fair	Signage, Property, Monument, Replace/Install	2	10	7009698
G2080	M21	Fair	Irrigation System, Control Panel	1	7	7009748
G2080	M30	Fair	Irrigation System, Drip System, Replace/Install	600 SF	10	7009570
G2080	M16	Fair	Irrigation System, Control Panel	1	7	7009734
G2080	M11	Fair	Irrigation System, Control Panel	1	7	7009579
G2080	M12	Fair	Irrigation System, Control Panel	1	7	7009580
G2080	M10	Fair	Irrigation System, Control Panel	1	7	7009597
G2080	M41	Fair	Irrigation System, Drip System, Replace/Install	5,300 SF	10	7009637
G2080	M42	Fair	Irrigation System, Drip System, Replace/Install	3,700 SF	10	7009651

Component Condition Report | Street Medians / Route 66

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2080	M44	Fair	Irrigation System, Control Panel	1	7	7009832
G2080	M8	Fair	Irrigation System, Control Panel	1	7	7009633
G2080	M7	Fair	Irrigation System, Drip System, Replace/Install	250 SF	9	7009785
G2080	M36	Fair	Irrigation System, Control Panel	1	7	7009697
G2080	M23	Fair	Irrigation System, Drip System, Replace/Install	3,500 SF	10	7009556
G2080	M19	Fair	Irrigation System, Control Panel	1	7	7009722
G2080	M33	Fair	Irrigation System, Drip System, Replace/Install	650 SF	10	7009713
G2080	M45	Fair	Irrigation System, Drip System, Replace/Install	2,100 SF	10	7009630
G2080	M9	Fair	Irrigation System, Drip System, Replace/Install	600 SF	10	7009632
G2080	M31	Fair	Irrigation System, Drip System, Replace/Install	1,200 SF	10	7009837
G2080	M29	Fair	Irrigation System, Drip System, Replace/Install	2,800 SF	10	7009720
G2080	M31	Fair	Irrigation System, Control Panel	1	7	7009634
G2080	M12	Fair	Irrigation System, Drip System, Replace/Install	600 SF	9	7009585
G2080	M25	Fair	Irrigation System, Control Panel	1	7	7009691
G2080	M11	Fair	Irrigation System, Drip System, Replace/Install	2,000 SF	10	7009736
G2080	M13	Fair	Irrigation System, Drip System, Replace/Install	600 SF	10	7009702
G2080	M35	Fair	Irrigation System, Control Panel	1	7	7009565
G2080	M21	Fair	Irrigation System, Drip System, Replace/Install	2,500 SF	10	7009760
G2080	M19	Fair	Irrigation System, Drip System, Replace/Install	1,100 SF	10	7009620
G2080	M36	Fair	Irrigation System, Drip System, Replace/Install	4,430 SF	10	7009762
G2080	M16	Fair	Irrigation System, Drip System, Replace/Install	1,800 SF	10	7009692
G2080	M17	Fair	Irrigation System, Control Panel	1	7	7009606
G2080	M34	Fair	Irrigation System, Control Panel	1	7	7009563
G2080	M13	Fair	Irrigation System, Control Panel	1	7	7009725
G2080	M23	Fair	Irrigation System, Control Panel	1	7	7009562

Component Condition Report | Street Medians / Route 66

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2080	M24	Fair	Irrigation System, Control Panel	1	7	7009595
G2080	M29	Fair	Irrigation System, Control Panel	1	7	7009781
G2080	M8	Fair	Irrigation System, Drip System, Replace/Install	600 SF	8	7009777
G2080	M27	Fair	Irrigation System, Control Panel	1	7	7009755
G2080	M9	Fair	Irrigation System, Control Panel	1	7	[illegible]
G2080	M28	Fair	Irrigation System, Control Panel	1	7	7009706
G2080	M39	Fair	Irrigation System, Drip System, Replace/Install	3,500 SF	10	7009615
G2080	M24	Fair	Irrigation System, Drip System, Replace/Install	800 SF	10	[illegible]
G2080	M15	Fair	Irrigation System, Drip System, Replace/Install	2,100 SF	10	7009571
G2080	M3	Fair	Irrigation System, Drip System, Replace/Install	1,750 SF	8	7009842
G2080	M6	Fair	Irrigation System, Control Panel	1	7	7009707
G2080	M34	Fair	Irrigation System, Drip System, Replace/Install	700 SF	10	7009647
G2080	M3	Fair	Irrigation System, Control Panel	1	6	7009564
G2080	M20	Fair	Irrigation System, Control Panel	1	7	7009768
G2080	M14	Fair	Irrigation System, Control Panel	1	7	7009743
G2080	M27	Fair	Irrigation System, Drip System, Replace/Install	650 SF	10	7009819
G2080	M28	Fair	Irrigation System, Drip System, Replace/Install	1,200 SF	10	7009791
G2080	M6	Fair	Irrigation System, Drip System, Replace/Install	1,000 SF	9	7009839
G2080	M35	Fair	Irrigation System, Drip System, Replace/Install	16,000 SF	10	7009811
G2080	M44	Fair	Irrigation System, Drip System, Replace/Install	2,800 SF	10	7009776
G2080	M20	Fair	Irrigation System, Drip System, Replace/Install	1,300 SF	10	7009572
G2080	M15	Fair	Irrigation System, Control Panel	1	7	7009854
G2080	M1	Fair	Irrigation System, Drip System, Replace/Install	1,900 SF	9	7009700
G2080	M10	Fair	Irrigation System, Drip System, Replace/Install	4,800 SF	9	[illegible]
G2080	M30	Fair	Irrigation System, Control Panel	1	7	7009656

Component Condition Report | Street Medians / Route 66

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2080	M40	Fair	Irrigation System, Drip System, Replace/Install	4,700 SF	10	7009588
G2080	M14	Fair	Irrigation System, Drip System, Replace/Install	1,200 SF	10	7009840
G2080	M17	Fair	Irrigation System, Drip System, Replace/Install	1,200 SF	10	7009843
G2080	M25	Fair	Irrigation System, Drip System, Replace/Install	1,400 SF	10	7009644
G2080	M7	Fair	Irrigation System, Control Panel	1	7	7009649

Component Condition Report | Street Medians / Auto Center Drive

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D7030	Auto Center M2	Good	Security Camera, Closed Circuit Exterior, Solar	1	6	7008650
Pedestrian Plazas & Walkways						
G2010	Auto Center M1	Fair	Roadways, Signage, Guide & Directional, Replace/Install	1	10	7008684
G2010	Auto Center M3	Fair	Roadways, Signage, Guide & Directional, Replace/Install	1	9	7008687
G2020	Auto Center M4	Good	Medians, Aggregate/Stone, Surface Gravel, Replenish	650 SF	5	7008691
G2020	Auto Center M1	Fair	Medians, Aggregate/Stone, Surface Gravel, Replenish	2,000 SF	4	7008636
G2020	Auto Center M2	Good	Medians, Aggregate/Stone, Surface Gravel, Replenish	500 SF	5	7008646
Sitework						
G2080	Auto Center M2	Fair	Irrigation System, Drip System, Replace/Install	1,700 SF	10	7008651
G2080	Auto Center M4	Fair	Irrigation System, Drip System, Replace/Install	1,100 SF	10	7008653
G2080	Auto Center M3	Fair	Irrigation System, Drip System, Replace/Install	900 SF	10	7008665

Component Condition Report | Street Medians / Amelia Triangle

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2010	Amelia M1	Fair	Roadways, Signage, Guide & Directional, Replace/Install	1	10	7008691

Component Condition Report | Street Medians / Amelia Triangle

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Sitework						
G2080	Amelia M1	Fair	Irrigation System, Drip System, Replace/Install	190 SF	9	7006673
G2080	Amelia M1	Good	Landscaping, Planting Beds, Shrubs and Perennials, Basic	190 SF	4	7006689

Component Condition Report | Street Medians / Baseline Access Medians

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Pedestrian Plazas & Walkways						
G2010	Baseline Ac M3	Fair	Roadways, Signage, Guide & Directional, Replace/Install	5	10	7014657
G2010	Baseline Ac M2	Fair	Roadways, Signage, Guide & Directional, Replace/Install	5	10	7014725
G2010	Baseline Ac M1	Fair	Roadways, Signage, Guide & Directional, Replace/Install	4	10	7014659
G2020	Baseline Ac M1	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	800 SF	4	7014580
G2020	Baseline Ac M3	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	500 SF	4	7014663
G2020	Baseline Ac M2	Fair	Medians, Aggregate/Stone, Stones on curb, Replenish	1,100 SF	4	7014662

Component Condition Report | Street Medians / Woodcroft Island

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Sitework						
G2080	M45	Fair	Irrigation System, Drip System, Replace/Install	1,300 SF	10	7014623

Appendix C:
Replacement Reserves

Replacement Reserves Report



1/8/2024

Location	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Total Escalated Estimate
Street Medians	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$19,808	$0	$0	$0	$1,178	$0	$0	$0	$0	$0	**$20,986**
Street Medians / Amelia Triangle	$0	$0	$0	$0	$4,772	$0	$0	$0	$0	$6,639	$400	$0	$0	$0	$6,413	$0	$0	$0	$0	$7,435	$0	**$25,659**
Street Medians / Auto Center Drive	$0	$0	$0	$0	$5,557	$3,291	$9,131	$0	$0	$388	$22,593	$6,834	$4,047	$0	$0	$0	$12,271	$0	$8,405	$4,978	$0	**$77,494**
Street Medians / Baseline Access Medians	$0	$0	$0	$0	$6,668	$0	$0	$0	$0	$0	$5,598	$8,201	$0	$0	$0	$0	$0	$0	$10,086	$0	$0	**$30,553**
Street Medians / Baseline Road	$0	$0	$0	$0	$9,029	$5,519	$0	$15,260	$0	$0	$34,689	$12,753	$0	$0	$0	$0	$0	$12,639	$13,658	$0	$0	**$103,546**
Street Medians / Edgemont Island	$0	$0	$8,049	$1,658	$0	$0	$0	$9,331	$0	$0	$1,120	$0	$10,818	$0	$0	$0	$0	$12,541	$0	$0	$0	**$43,517**
Street Medians / Glendora Avenue	$0	$2,034	$1,833	$0	$1,250	$0	$1,954	$0	$12,188	$2,255	$16,395	$2,361	$0	$0	$0	$3,077	$2,773	$0	$14,909	$0	$0	**$61,029**
Street Medians / Glenwood Island	$0	$0	$0	$0	$0	$0	$2,487	$0	$0	$0	$7,198	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$9,685**
Street Medians / Grand Avenue	$0	$10,566	$6,155	$2,967	$91,485	$88,544	$63,595	$66,857	$68,383	$161,403	$139,125	$107,161	$0	$0	$0	$14,221	$0	$17,127	$143,293	$0	$80,609	**$1,061,491**
Street Medians / Jenifer & Mauna Loa	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,398	$2,265	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,663**
Street Medians / Kregmont Avenue	$0	$0	$0	$0	$11,113	$0	$0	$9,148	$2,638	$0	$9,397	$13,668	$0	$0	$0	$0	$0	$0	$16,810	$0	$0	**$62,774**
Street Medians / Lone Hill Avenue	$0	$6,611	$0	$2,697	$21,393	$24,040	$9,131	$0	$24,809	$50,275	$51,502	$28,370	$13,022	$0	$0	$9,999	$12,271	$4,080	$32,359	$16,015	$0	**$306,573**
Street Medians / Palopinto Island	$0	$0	$0	$0	$695	$0	$2,487	$0	$0	$0	$9,997	$854	$0	$0	$0	$0	$0	$0	$1,051	$0	$0	**$15,083**
Street Medians / Route 66	$0	$0	$2,210	$0	$108,955	$13,590	$18,013	$260,071	$13,286	$63,377	$472,425	$210,350	$10,690	$0	$1,181	$1,298	$12,271	$12,639	$163,474	$11,687	$0	**$1,375,518**
Street Medians / Woodcroft Island	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,797	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$7,797**
Grand Total	**$0**	**$19,211**	**$18,247**	**$7,323**	**$260,917**	**$134,984**	**$106,797**	**$360,667**	**$121,304**	**$284,337**	**$783,632**	**$412,625**	**$38,577**	**$0**	**$7,595**	**$29,772**	**$39,585**	**$59,026**	**$404,044**	**$40,115**	**$80,609**	**$3,209,368**

Street Medians

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	M3	7009640	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$3,200.00	$4,320.00	$4,320												$4,320										**$4,320**
D2010	M8	7009566	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$1,400.00	$1,890.00	$1,890												$1,890										**$1,890**
D2010	M10	7009711	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$3,200.00	$4,320.00	$4,320												$4,320										**$4,320**
D2010	M11	7009750	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$1,400.00	$1,890.00	$1,890												$1,890										**$1,890**
D2010	M12	7009618	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$1,400.00	$1,890.00	$1,890												$1,890										**$1,890**
D2010	M8	7009684	Piping & Valves with cover, Ball Valve, Domestic Water, Replace	30	15	15	1	EA	$560.00	$756.00	$756																$756						**$756**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$14,310**	**$0**	**$0**	**$0**	**$756**	**$0**	**$0**	**$0**	**$0**	**$0**	**$15,066**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$19,808**	**$0**	**$0**	**$0**	**$1,178**	**$0**	**$0**	**$0**	**$0**	**$0**	**$20,986**

Street Medians / Amelia Triangle

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2010	Amelia M1	7008691	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	1	EA	$200.00	$297.54	$298											$298											**$298**
G2080	Amelia M1	7008673	Irrigation System, Drip System, Replace/Install	20	11	9	190	SF	$3.00	$4.46	$848										$848												**$848**
G2080	Amelia M1	7008689	Landscaping, Planting Beds, Shrubs and Perennials, Basic, Replace	5	1	4	190	SF	$15.00	$22.32	$4,240					$4,240					$4,240					$4,240					$4,240		**$16,960**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$4,240**	**$0**	**$0**	**$0**	**$0**	**$5,088**	**$298**	**$0**	**$0**	**$0**	**$4,240**	**$0**	**$0**	**$0**	**$0**	**$4,240**	**$0**	**$18,105**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$4,772**	**$0**	**$0**	**$0**	**$0**	**$6,639**	**$400**	**$0**	**$0**	**$0**	**$6,413**	**$0**	**$0**	**$0**	**$0**	**$7,435**	**$0**	**$25,659**

Street Medians / Auto Center Drive

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D7030	Auto Center M2	7008650	Security Camera, Closed Circuit Exterior, Solar, Replace	10	4	6	1	EA	$5,140.00	$7,646.78	$7,647							$7,647										$7,647					**$15,294**
G2010	Auto Center M3	7008687	Roadways, Signage, Guide & Directional, Replace/Install	20	11	9	1	EA	$200.00	$297.54	$298										$298												**$298**
G2010	Auto Center M1	7008684	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	1	EA	$200.00	$297.54	$298											$298											**$298**
G2020	Auto Center M1	7008636	Medians, Aggregate/Stone, Surface Gravel, Replenish	7	3	4	2000	SF	$1.40	$2.47	$4,937					$4,937							$4,937								$4,937			**$14,811**
G2020	Auto Center M4	7008686	Medians, Aggregate/Stone, Surface Gravel, Replenish	7	2	5	650	SF	$1.40	$2.47	$1,605						$1,605							$1,605								$1,605		**$4,814**
G2020	Auto Center M2	7008646	Medians, Aggregate/Stone, Surface Gravel, Replenish	7	2	5	500	SF	$1.40	$2.47	$1,234						$1,234							$1,234								$1,234		**$3,703**

Replacement Reserves Report

1/8/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2080	Auto Center M2	7008651	Irrigation System, Drip System, Replace/Install	20	10	10	1700	SF	$3.00	$4.46	$7,587											$7,587											$7,587
G2080	Auto Center M3	7008666	Irrigation System, Drip System, Replace/Install	20	10	10	900	SF	$3.00	$4.46	$4,017											$4,017											$4,017
G2080	Auto Center M4	7008653	Irrigation System, Drip System, Replace/Install	20	10	10	1100	SF	$3.00	$4.46	$4,909											$4,909											$4,909
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$4,937**	**$2,839**	**$7,647**	**$0**	**$0**	**$298**	**$16,811**	**$4,937**	**$2,839**	**$0**	**$0**	**$0**	**$7,647**	**$0**	**$4,937**	**$2,839**	**$0**	**$55,729**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$5,557**	**$3,291**	**$9,131**	**$0**	**$0**	**$388**	**$22,593**	**$6,834**	**$4,047**	**$0**	**$0**	**$0**	**$12,271**	**$0**	**$8,405**	**$4,978**	**$0**	**$77,494**

Street Medians / Baseline Access Medians

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2010	Baseline Ac M1	7014659	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	4	EA	$200.00	$297.54	$1,190											$1,190											$1,190
G2010	Baseline Ac M2	7014725	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	5	EA	$200.00	$297.54	$1,488											$1,488											$1,488
G2010	Baseline Ac M3	7014657	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	5	EA	$200.00	$297.54	$1,488											$1,488											$1,488
G2020	Baseline Ac M1	7014580	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	800	SF	$1.40	$2.47	$1,975					$1,975							$1,975								$1,975			$5,924
G2020	Baseline Ac M3	7014663	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	500	SF	$1.40	$2.47	$1,234					$1,234							$1,234								$1,234			$3,703
G2020	Baseline Ac M2	7014662	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1100	SF	$1.40	$2.47	$2,715					$2,715							$2,715								$2,715			$8,146
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$5,924**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,166**	**$5,924**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$5,924**	**$0**	**$0**	**$21,939**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$6,668**	**$0**	**$0**	**$0**	**$0**	**$0**	**$5,598**	**$8,201**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$10,086**	**$0**	**$0**	**$30,553**

Street Medians / Baseline Road

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Baseline Rd M4	7014539	Backflow Preventer, Domestic Water, Replace	30	25	5	1	EA	$3,200.00	$4,760.64	$4,761						$4,761																	$4,761
D2010	Baseline Rd M1	7014555	Backflow Preventer, Domestic Water, Replace	30	23	7	1	EA	$3,200.00	$4,760.64	$4,761								$4,761															$4,761
D7030	Baseline Rd M4	7014576	Security Camera, Closed Circuit Exterior, Solar energy source, Replace	10	3	7	1	EA	$5,140.00	$7,646.78	$7,647								$7,647												$7,647			$15,294
G2010	Baseline Rd M1	7014545	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	6	EA	$200.00	$297.54	$1,785											$1,785											$1,785
G2010	Baseline Rd M3	7014635	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	2	EA	$200.00	$297.54	$595											$595											$595
G2010	Baseline Rd M2	7014730	Roadways, Signage, Guide & Directional, Replace/Install	20	9	11	4	EA	$200.00	$297.54	$1,190												$1,190										$1,190
G2020	Baseline Rd M3	7014590	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	750	SF	$1.40	$2.47	$1,851					$1,851							$1,851								$1,851			$5,554
G2020	Baseline Rd M4	7014610	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1200	SF	$1.40	$2.47	$2,962					$2,962							$2,962								$2,962			$8,887
G2020	Baseline Rd M1	7014531	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	700	SF	$1.40	$2.47	$1,728					$1,728							$1,728								$1,728			$5,184
G2020	Baseline Rd M2	7014728	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	600	SF	$1.40	$2.47	$1,481					$1,481							$1,481								$1,481			$4,443
G2080	Baseline Rd M1	7014633	Irrigation System, Drip System, Replace/Install	20	10	10	1850	SF	$3.00	$4.46	$8,257											$8,257											$8,257
G2080	Baseline Rd M4	7014644	Irrigation System, Drip System, Replace/Install	20	10	10	3400	SF	$3.00	$4.46	$15,175											$15,175											$15,175
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$8,023**	**$4,761**	**$0**	**$12,407**	**$0**	**$0**	**$25,812**	**$9,213**	**$0**	**$0**	**$0**	**$0**	**$0**	**$7,647**	**$8,023**	**$0**	**$0**	**$75,884**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$9,029**	**$5,519**	**$0**	**$15,260**	**$0**	**$0**	**$34,689**	**$12,753**	**$0**	**$0**	**$0**	**$0**	**$0**	**$12,639**	**$13,658**	**$0**	**$0**	**$103,546**

Street Medians / Edgemont Island

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Edgemont M1	7008669	Piping & Valves with cover, Ball Valve, Domestic Water, Replace	30	20	10	1	EA	$560.00	$833.11	$833											$833											$833
G2080	Edgemont M1	7008638	Irrigation System, Drip System, Replace/Install	20	17	3	340	SF	$3.00	$4.46	$1,517				$1,517																			$1,517
G2080	Edgemont M1	7008690	Landscaping, Planting Beds, Shrubs and Perennials, Basic, Replace	5	3	2	340	SF	$15.00	$22.32	$7,587			$7,587					$7,587					$7,587							$7,587			$30,349
Totals, Unescalated												**$0**	**$0**	**$7,587**	**$1,517**	**$0**	**$0**	**$0**	**$7,587**	**$0**	**$0**	**$833**	**$0**	**$7,587**	**$0**	**$0**	**$0**	**$0**	**$7,587**	**$0**	**$0**	**$0**	**$32,700**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$8,049**	**$1,658**	**$0**	**$0**	**$0**	**$9,331**	**$0**	**$0**	**$1,120**	**$0**	**$10,818**	**$0**	**$0**	**$0**	**$0**	**$12,541**	**$0**	**$0**	**$0**	**$43,517**

Street Medians / Glendora Avenue

Replacement Reserves Report



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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Glendora Ave M6	7014618	Backflow Preventer, Domestic Water, Replace	30	24	6	1	EA	$1,100.00	$1,636.47	$1,636							$1,636																$1,636
D7030	Glendora Ave M3	7014661	Security Camera, Closed Circuit Exterior, Solar energy source, Replace	10	2	8	1	EA	$5,140.00	$7,646.78	$7,647									$7,647														$15,294
G2010	Glendora Ave M3	7014698	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	5	EA	$200.00	$297.54	$1,488											$1,488												$1,488
G2010	Glendora Ave M4	7014656	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	1	EA	$200.00	$297.54	$298											$298												$298
G2010	Glendora Ave M5	7014732	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	5	EA	$200.00	$297.54	$1,488											$1,488												$1,488
G2010	Glendora Ave M6	7014520	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	3	EA	$200.00	$297.54	$893											$893												$893
G2010	Glendora Ave M2	7014532	Roadways, Signage, Guide & Directional, Replace/Install	20	9	11	2	EA	$200.00	$297.54	$595												$595											$595
G2020	Glendora Ave M4	7014685	Medians, Aggregate/gravel, Surface Gravel, Replenish	7	6	1	200	SF	$1.40	$2.47	$494		$494							$494								$494						$1,481
G2020	Glendora Ave M5	7014561	Medians, Aggregate/gravel, Surface Gravel, Replenish	7	6	1	600	SF	$1.40	$2.47	$1,481		$1,481							$1,481								$1,481						$4,443
G2020	Glendora Ave M3	7014582	Medians, Aggregate/gravel, Surface Gravel, Replenish	7	5	2	700	SF	$1.40	$2.47	$1,728			$1,728							$1,728								$1,728					$5,184
G2020	Glendora Ave M2	7014642	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	250	SF	$1.40	$2.47	$617					$617							$617								$617			$1,851
G2020	Glendora Ave M1	7014558	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	200	SF	$1.40	$2.47	$494					$494							$494								$494			$1,481
G2080	Glendora Ave M6	7014598	Irrigation System, Drip System, Replace/Install	20	10	10	1800	SF	$3.00	$4.46	$8,034											$8,034												$8,034
Totals, Unescalated												**$0**	**$1,975**	**$1,728**	**$0**	**$1,111**	**$0**	**$1,636**	**$0**	**$9,622**	**$1,728**	**$12,199**	**$1,706**	**$0**	**$0**	**$0**	**$1,975**	**$1,728**	**$0**	**$8,758**	**$0**	**$0**	**$44,165**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$2,034**	**$1,833**	**$0**	**$1,250**	**$0**	**$1,954**	**$0**	**$12,188**	**$2,255**	**$16,395**	**$2,361**	**$0**	**$0**	**$0**	**$3,077**	**$2,773**	**$0**	**$14,909**	**$0**	**$0**	**$61,029**

Street Medians / Glenwood Island

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	M1	7014575	Backflow Preventer, Domestic Water, Replace	30	24	6	1	EA	$1,400.00	$2,082.78	$2,083							$2,083																$2,083
G2080	M1	7014601	Irrigation System, Drip System, Replace/Install	20	10	10	1200	SF	$3.00	$4.46	$5,356											$5,356												$5,356
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,083**	**$0**	**$0**	**$0**	**$5,356**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$7,439**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,487**	**$0**	**$0**	**$0**	**$7,198**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$9,685**

Street Medians / Grand Avenue

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Grand Ave M13	7014604	Backflow Preventer, Domestic Water, Replace	30	29	1	1	EA	$1,400.00	$2,082.78	$2,083		$2,083																					$2,083
D2010	Grand Ave M34	7014689	Backflow Preventer, Domestic Water, Replace	30	26	4	1	EA	$3,200.00	$4,760.64	$4,761					$4,761																		$4,761
D2010	Grand Ave M8	7014527	Backflow Preventer, Domestic Water, Replace	30	25	5	1	EA	$3,200.00	$4,760.64	$4,761						$4,761																	$4,761
D2010	Grand Ave M17	7014611	Backflow Preventer, Domestic Water, Replace	30	25	5	1	EA	$3,200.00	$4,760.64	$4,761						$4,761																	$4,761
D2010	Grand Ave M25	7014622	Backflow Preventer, Domestic Water, Replace	30	25	5	1	EA	$5,200.00	$7,736.04	$7,736						$7,736																	$7,736
D2010	Grand Ave M30	7014726	Backflow Preventer, Domestic Water, Replace	30	25	5	1	EA	$1,400.00	$2,082.78	$2,083						$2,083																	$2,083
D2010	Grand Ave M32	7014549	Backflow Preventer, Domestic Water, Replace	30	25	5	1	EA	$3,200.00	$4,760.64	$4,761						$4,761																	$4,761
D2010	Grand Ave M1	7014554	Backflow Preventer, Domestic Water, Replace	30	24	6	1	EA	$1,400.00	$2,082.78	$2,083							$2,083																$2,083
D2010	Grand Ave M4	7014631	Backflow Preventer, Domestic Water, Replace	30	24	6	1	EA	$1,400.00	$2,082.78	$2,083							$2,083																$2,083
D2010	Grand Ave M7	7014563	Backflow Preventer, Domestic Water, Replace	30	24	6	1	EA	$1,400.00	$2,082.78	$2,083							$2,083																$2,083
D2010	Grand Ave M9	7014654	Backflow Preventer, Domestic Water, Replace	30	24	6	1	EA	$1,400.00	$2,082.78	$2,083							$2,083																$2,083
D2010	Grand Ave M11	7014586	Backflow Preventer, Domestic Water, Replace	30	24	6	1	EA	$3,200.00	$4,760.64	$4,761							$4,761																$4,761
D2010	Grand Ave M36	7014524	Backflow Preventer, Domestic Water, Replace	30	24	6	1	EA	$1,400.00	$2,082.78	$2,083							$2,083																$2,083
D2010	Grand Ave M38	7014646	Backflow Preventer, Domestic Water, Replace	30	24	6	1	EA	$3,200.00	$4,760.64	$4,761							$4,761																$4,761
D2010	Grand Ave M5	7014591	Backflow Preventer, Domestic Water, Replace	30	23	7	1	EA	$1,400.00	$2,082.78	$2,083								$2,083															$2,083
D2010	Grand Ave M6	7014534	Backflow Preventer, Domestic Water, Replace	30	23	7	1	EA	$1,400.00	$2,082.78	$2,083								$2,083															$2,083
D2010	Grand Ave M19	7014526	Backflow Preventer, Domestic Water, Replace	30	23	7	1	EA	$1,400.00	$2,082.78	$2,083								$2,083															$2,083
D2010	Grand Ave M19	7014523	Piping & Valves with cover, Ball Valve, Domestic Water, Replace	30	20	10	1	EA	$560.00	$833.11	$833											$833												$833

Replacement Reserves Report



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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Grand Ave M20	7014655	Piping & Valves with cover, Ball Valve, Domestic Water, Replace	30	20	10	1	EA	$560.00	$833.11	$833											$833											**$833**
D2010	Grand Ave M22	7014731	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	$1,400.00	$2,082.78	$2,083											$2,083											**$2,083**
D7030	Grand Ave M9	7014721	Security Camera, Closed Circuit Exterior, Solar Energy, Replace	10	5	5	1	EA	$5,140.00	$7,646.78	$7,647						$7,647										$7,647						**$15,294**
D7030	Grand Ave M26	7014557	Security Camera, Closed Circuit Exterior, Solar energy source, Replace	10	3	7	1	EA	$5,140.00	$7,646.78	$7,647								$7,647										$7,647				**$15,294**
D7030	Grand Ave M29	7014665	Security Camera, Closed Circuit Exterior, Solar energy source, Replace	10	2	8	1	EA	$5,140.00	$7,646.78	$7,647									$7,647										$7,647			**$15,294**
G2010	Grand Ave M12	7014666	Roadways, Signage, Guide & Directional, Replace/Install	20	12	8	3	EA	$200.00	$297.54	$893									$893													**$893**
G2010	Grand Ave M11	7014649	Roadways, Signage, Guide & Directional, Replace/Install	20	11	9	1	EA	$200.00	$297.54	$298										$298												**$298**
G2010	Grand Ave M16	7014710	Roadways, Signage, Guide & Directional, Replace/Install	20	11	9	3	EA	$200.00	$297.54	$893										$893												**$893**
G2010	Grand Ave M22	7014650	Roadways, Signage, Guide & Directional, Replace/Install	20	11	9	4	EA	$200.00	$297.54	$1,190										$1,190												**$1,190**
G2010	Grand Ave M23	7014706	Roadways, Signage, Guide & Directional, Replace/Install	20	11	9	2	EA	$200.00	$297.54	$595										$595												**$595**
G2010	Grand Ave M25	7014542	Roadways, Signage, Guide & Directional, Replace/Install	20	11	9	2	EA	$200.00	$297.54	$595										$595												**$595**
G2010	Grand Ave M26	7014551	Roadways, Signage, Guide & Directional, Replace/Install	20	11	9	3	EA	$200.00	$297.54	$893										$893												**$893**
G2010	Grand Ave M27	7014648	Roadways, Signage, Guide & Directional, Replace/Install	20	11	9	2	EA	$200.00	$297.54	$595										$595												**$595**
G2010	Grand Ave M29	7014616	Roadways, Signage, Guide & Directional, Replace/Install	20	11	9	4	EA	$200.00	$297.54	$1,190										$1,190												**$1,190**
G2010	Grand Ave M31	7014605	Roadways, Signage, Guide & Directional, Replace/Install	20	11	9	5	EA	$200.00	$297.54	$1,488										$1,488												**$1,488**
G2010	Grand Ave M32	7014560	Roadways, Signage, Guide & Directional, Replace/Install	20	11	9	4	EA	$200.00	$297.54	$1,190										$1,190												**$1,190**
G2010	Grand Ave M34	7014553	Roadways, Signage, Guide & Directional, Replace/Install	20	11	9	1	EA	$200.00	$297.54	$298										$298												**$298**
G2010	Grand Ave M35	7014544	Roadways, Signage, Guide & Directional, Replace/Install	20	11	9	2	EA	$200.00	$297.54	$595										$595												**$595**
G2010	Grand Ave M36	7014615	Roadways, Signage, Guide & Directional, Replace/Install	20	11	9	1	EA	$200.00	$297.54	$298										$298												**$298**
G2010	Grand Ave M6	7014596	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	1	EA	$200.00	$297.54	$298											$298											**$298**
G2010	Grand Ave M13	7014624	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	4	EA	$200.00	$297.54	$1,190											$1,190											**$1,190**
G2010	Grand Ave M14	7014567	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	1	EA	$200.00	$297.54	$298											$298											**$298**
G2010	Grand Ave M15	7014692	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	4	EA	$200.00	$297.54	$1,190											$1,190											**$1,190**
G2010	Grand Ave M17	7014540	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	6	EA	$200.00	$297.54	$1,785											$1,785											**$1,785**
G2010	Grand Ave M18	7014690	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	3	EA	$200.00	$297.54	$893											$893											**$893**
G2010	Grand Ave M19	7014677	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	1	EA	$200.00	$297.54	$298											$298											**$298**
G2010	Grand Ave M20	7014724	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	4	EA	$200.00	$297.54	$1,190											$1,190											**$1,190**
G2010	Grand Ave M21	7014645	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	2	EA	$200.00	$297.54	$595											$595											**$595**
G2010	Grand Ave M24	7014602	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	6	EA	$200.00	$297.54	$1,785											$1,785											**$1,785**
G2010	Grand Ave M30	7014620	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	3	EA	$200.00	$297.54	$893											$893											**$893**
G2010	Grand Ave M33	7014521	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	2	EA	$200.00	$297.54	$595											$595											**$595**
G2010	Grand Ave M37	7014550	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	4	EA	$200.00	$297.54	$1,190											$1,190											**$1,190**
G2010	Grand Ave M38	7014588	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	5	EA	$200.00	$297.54	$1,488											$1,488											**$1,488**
G2010	Grand Ave M2	7014571	Roadways, Signage, Guide & Directional, Replace/Install	20	9	11	1	EA	$200.00	$297.54	$298												$298										**$298**
G2010	Grand Ave M5	7014729	Roadways, Signage, Guide & Directional, Replace/Install	20	9	11	2	EA	$200.00	$297.54	$595												$595										**$595**
G2020	Grand Ave M12A	7014658	Medians, Aggregate/Stone, Stones on curb, Replenish	7	6	1	600	SF	$1.40	$2.47	$1,481		$1,481							$1,481							$1,481						**$4,443**
G2020	Grand Ave M15	7014701	Parking Lots, Aggregate/Stone, Stones on curb, Replenish	7	4	3	1100	SF	$1.40	$2.47	$2,715				$2,715							$2,715							$2,715				**$8,146**
G2020	Grand Ave M11	7014702	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	300	SF	$1.40	$2.47	$741					$741							$741							$741			**$2,222**
G2020	Grand Ave M5	7014574	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	800	SF	$1.40	$2.47	$1,975					$1,975							$1,975							$1,975			**$5,924**
G2020	Grand Ave M27	7014674	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	2700	SF	$1.40	$2.47	$6,665					$6,665							$6,665							$6,665			**$19,995**
G2020	Grand Ave M8	7014522	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1100	SF	$1.40	$2.47	$2,715					$2,715							$2,715							$2,715			**$8,146**
G2020	Grand Ave M22	7014579	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	700	SF	$1.40	$2.47	$1,728					$1,728							$1,728							$1,728			**$5,184**
G2020	Grand Ave M26	7014647	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1100	SF	$1.40	$2.47	$2,715					$2,715							$2,715							$2,715			**$8,146**
G2020	Grand Ave M36	7014699	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	700	SF	$1.40	$2.47	$1,728					$1,728							$1,728							$1,728			**$5,184**
G2020	Grand Ave M10	7014687	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	700	SF	$1.40	$2.47	$1,728					$1,728							$1,728							$1,728			**$5,184**

Replacement Reserves Report



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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2020	Grand Ave M37	7014643	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	600	SF	$1.40	$2.47	$1,481					$1,481							$1,481							$1,481			**$4,443**
G2020	Grand Ave M34	7014664	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	700	SF	$1.40	$2.47	$1,728					$1,728							$1,728							$1,728			**$5,184**
G2020	Grand Ave M24	7014577	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	700	SF	$1.40	$2.47	$1,728					$1,728							$1,728							$1,728			**$5,184**
G2020	Grand Ave M3	7014673	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1100	SF	$1.40	$2.47	$2,715					$2,715							$2,715							$2,715			**$8,146**
G2020	Grand Ave M32	7014584	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1900	SF	$1.40	$2.47	$4,690					$4,690							$4,690							$4,690			**$14,070**
G2020	Grand Ave M21	7014686	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1100	SF	$1.40	$2.47	$2,715					$2,715							$2,715							$2,715			**$8,146**
G2020	Grand Ave M19	7014681	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1900	SF	$1.40	$2.47	$4,690					$4,690							$4,690							$4,690			**$14,070**
G2020	Grand Ave M25	7014669	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	650	SF	$1.40	$2.47	$1,605					$1,605							$1,605							$1,605			**$4,814**
G2020	Grand Ave M6	7014668	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	500	SF	$1.40	$2.47	$1,234					$1,234							$1,234							$1,234			**$3,703**
G2020	Grand Ave M38	7014711	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1200	SF	$1.40	$2.47	$2,962					$2,962							$2,962							$2,962			**$8,887**
G2020	Grand Ave M16	7014727	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	750	SF	$1.40	$2.47	$1,851					$1,851							$1,851							$1,851			**$5,554**
G2020	Grand Ave M33	7014537	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1200	SF	$1.40	$2.47	$2,962					$2,962							$2,962							$2,962			**$8,887**
G2020	Grand Ave M20	7014653	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1300	SF	$1.40	$2.47	$3,209					$3,209							$3,209							$3,209			**$9,627**
G2020	Grand Ave M1	7014716	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1000	SF	$1.40	$2.47	$2,468					$2,468							$2,468							$2,468			**$7,405**
G2020	Grand Ave M29	7014680	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	700	SF	$1.40	$2.47	$1,728					$1,728							$1,728							$1,728			**$5,184**
G2020	Grand Ave M9	7014634	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	700	SF	$1.40	$2.47	$1,728					$1,728							$1,728							$1,728			**$5,184**
G2020	Grand Ave M7	7014559	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	500	SF	$1.40	$2.47	$1,234					$1,234							$1,234							$1,234			**$3,703**
G2020	Grand Ave M18	7014581	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	600	SF	$1.40	$2.47	$1,481					$1,481							$1,481							$1,481			**$4,443**
G2020	Grand Ave M23	7014641	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1100	SF	$1.40	$2.47	$2,715					$2,715							$2,715							$2,715			**$8,146**
G2020	Grand Ave M30	7014613	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1700	SF	$1.40	$2.47	$4,196					$4,196							$4,196							$4,196			**$12,589**
G2020	Grand Ave M35	7014704	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1500	SF	$1.40	$2.47	$3,703					$3,703							$3,703							$3,703			**$11,108**
G2020	Grand Ave M17	7014594	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1500	SF	$1.40	$2.47	$3,703					$3,703							$3,703							$3,703			**$11,108**
G2060	Grand Ave M38	7014528	Signage, Property, Monument, Replace/Install	20	10	10	1	EA	$3,000.00	$4,463.10	$4,463											$4,463											**$4,463**
G2080	Grand Ave M12	7014719	Irrigation System, Drip System, Replace/Install	20	19	1	1500	SF	$3.00	$4.46	$6,695		$6,695																				**$6,695**
G2080	Grand Ave M13	7014697	Irrigation System, Drip System, Replace/Install	20	18	2	1300	SF	$3.00	$4.46	$5,802			$5,802																			**$5,802**
G2080	Grand Ave M16	7014533	Irrigation System, Control Panel, Replace	15	10	5	1	EA	$5,000.00	$7,438.50	$7,439						$7,439														$7,439	**$14,877**
G2080	Grand Ave M18	7014543	Irrigation System, Control Panel, Replace	15	10	5	1	EA	$5,000.00	$7,438.50	$7,439						$7,439														$7,439	**$14,877**
G2080	Grand Ave M22	7014672	Irrigation System, Control Panel, Replace	15	10	5	1	EA	$5,000.00	$7,438.50	$7,439						$7,439														$7,439	**$14,877**
G2080	Grand Ave M25	7014597	Irrigation System, Control Panel, Replace	15	10	5	1	EA	$5,000.00	$7,438.50	$7,439						$7,439														$7,439	**$14,877**
G2080	Grand Ave M30	7014538	Irrigation System, Control Panel, Replace	15	10	5	1	EA	$5,000.00	$7,438.50	$7,439						$7,439														$7,439	**$14,877**
G2080	Grand Ave M31	7014600	Irrigation System, Control Panel, Replace	15	10	5	1	EA	$5,000.00	$7,438.50	$7,439						$7,439														$7,439	**$14,877**
G2080	Grand Ave M6	7014603	Irrigation System, Control Panel, Replace	15	9	6	1	EA	$5,000.00	$7,438.50	$7,439							$7,439														**$7,439**
G2080	Grand Ave M8	7014708	Irrigation System, Control Panel, Replace	15	9	6	1	EA	$5,000.00	$7,438.50	$7,439							$7,439														**$7,439**
G2080	Grand Ave M34	7014546	Irrigation System, Control Panel, Replace	15	9	6	1	EA	$5,000.00	$7,438.50	$7,439							$7,439														**$7,439**
G2080	Grand Ave M38	7014636	Irrigation System, Control Panel, Replace	15	9	6	1	EA	$5,000.00	$7,438.50	$7,439							$7,439														**$7,439**
G2080	Grand Ave M2	7014530	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439													**$7,439**
G2080	Grand Ave M5	7014617	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439													**$7,439**
G2080	Grand Ave M11	7014572	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439													**$7,439**
G2080	Grand Ave M12	7014609	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439													**$7,439**
G2080	Grand Ave M14	7014569	Irrigation System, Drip System, Replace/Install	20	13	7	1100	SF	$3.00	$4.46	$4,909								$4,909													**$4,909**
G2080	Grand Ave M16	7014709	Irrigation System, Drip System, Replace/Install	20	13	7	1300	SF	$3.00	$4.46	$5,802								$5,802													**$5,802**
G2080	Grand Ave M24	7014667	Irrigation System, Drip System, Replace/Install	20	12	8	1300	SF	$3.00	$4.46	$5,802									$5,802												**$5,802**
G2080	Grand Ave M26	7014607	Irrigation System, Drip System, Replace/Install	20	12	8	1450	SF	$3.00	$4.46	$6,471									$6,471												**$6,471**
G2080	Grand Ave M30	7014693	Irrigation System, Drip System, Replace/Install	20	12	8	3500	SF	$3.00	$4.46	$15,621									$15,621												**$15,621**
G2080	Grand Ave M38	7014619	Irrigation System, Drip System, Replace/Install	20	12	8	3600	SF	$3.00	$4.46	$16,067									$16,067												**$16,067**

Replacement Reserves Report



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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2080	Grand Ave M8	7014593	Irrigation System, Drip System, Replace/Install	20	11	9	5000	SF	$3.00	$4.46	$22,316										$22,316												**$22,316**
G2080	Grand Ave M23	7014525	Irrigation System, Drip System, Replace/Install	20	11	9	600	SF	$3.00	$4.46	$2,678										$2,678												**$2,678**
G2080	Grand Ave M25	7014562	Irrigation System, Drip System, Replace/Install	20	11	9	1350	SF	$3.00	$4.46	$6,025										$6,025												**$6,025**
G2080	Grand Ave M28	7014637	Irrigation System, Drip System, Replace/Install	20	11	9	2000	SF	$3.00	$4.46	$8,926										$8,926												**$8,926**
G2080	Grand Ave M31	7014640	Irrigation System, Drip System, Replace/Install	20	11	9	5100	SF	$3.00	$4.46	$22,762										$22,762												**$22,762**
G2080	Grand Ave M34	7014676	Irrigation System, Drip System, Replace/Install	20	11	9	5600	SF	$3.00	$4.46	$24,993										$24,993												**$24,993**
G2080	Grand Ave M35	7014632	Irrigation System, Drip System, Replace/Install	20	11	9	600	SF	$3.00	$4.46	$2,678										$2,678												**$2,678**
G2080	Grand Ave M36	7014683	Irrigation System, Drip System, Replace/Install	20	11	9	5200	SF	$3.00	$4.46	$23,208										$23,208												**$23,208**
G2080	Grand Ave M1	7014703	Irrigation System, Drip System, Replace/Install	20	10	10	350	SF	$3.00	$4.46	$1,562											$1,562											**$1,562**
G2080	Grand Ave M2	7014678	Irrigation System, Drip System, Replace/Install	20	10	10	1000	SF	$3.00	$4.46	$4,463											$4,463											**$4,463**
G2080	Grand Ave M4	7014564	Irrigation System, Drip System, Replace/Install	20	10	10	750	SF	$3.00	$4.46	$3,347											$3,347											**$3,347**
G2080	Grand Ave M5	7014552	Irrigation System, Drip System, Replace/Install	20	10	10	780	SF	$3.00	$4.46	$3,481											$3,481											**$3,481**
G2080	Grand Ave M6	7014587	Irrigation System, Drip System, Replace/Install	20	10	10	700	SF	$3.00	$4.46	$3,124											$3,124											**$3,124**
G2080	Grand Ave M7	7014578	Irrigation System, Drip System, Replace/Install	20	10	10	850	SF	$3.00	$4.46	$3,794											$3,794											**$3,794**
G2080	Grand Ave M9	7014670	Irrigation System, Drip System, Replace/Install	20	10	10	1300	SF	$3.00	$4.46	$5,802											$5,802											**$5,802**
G2080	Grand Ave M10	7014608	Irrigation System, Drip System, Replace/Install	20	10	10	1100	SF	$3.00	$4.46	$4,909											$4,909											**$4,909**
G2080	Grand Ave M11	7014630	Irrigation System, Drip System, Replace/Install	20	10	10	700	SF	$3.00	$4.46	$3,124											$3,124											**$3,124**
G2080	Grand Ave M17	7014713	Irrigation System, Drip System, Replace/Install	20	10	10	2100	SF	$3.00	$4.46	$9,373											$9,373											**$9,373**
G2080	Grand Ave M18	7014682	Irrigation System, Drip System, Replace/Install	20	10	10	2200	SF	$3.00	$4.46	$9,819											$9,819											**$9,819**
G2080	Grand Ave M22	7014536	Irrigation System, Drip System, Replace/Install	20	10	10	5100	SF	$3.00	$4.46	$22,762											$22,762											**$22,762**
G2080	Grand Ave M33	7014652	Irrigation System, Drip System, Replace/Install	20	10	10	500	SF	$3.00	$4.46	$2,232											$2,232											**$2,232**
G2080	Grand Ave M37	7014585	Irrigation System, Drip System, Replace/Install	20	10	10	250	SF	$3.00	$4.46	$1,116											$1,116											**$1,116**
G4050	Grand Ave M38	7014592	Floodlights, Floodlights, 90 W, Replace/Install	20	14	6	2	EA	$1,200.00	$1,785.24	$3,570							$3,570															**$3,570**
Totals, Unescalated												**$0**	**$10,259**	**$5,802**	**$2,715**	**$81,284**	**$76,379**	**$53,260**	**$54,361**	**$53,982**	**$123,702**	**$103,522**	**$77,416**	**$0**	**$0**	**$0**	**$9,128**	**$0**	**$10,362**	**$84,170**	**$0**	**$44,631**	**$790,970**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$10,566**	**$6,155**	**$2,967**	**$91,485**	**$88,544**	**$63,595**	**$66,857**	**$68,383**	**$161,403**	**$139,125**	**$107,161**	**$0**	**$0**	**$0**	**$14,221**	**$0**	**$17,127**	**$143,293**	**$0**	**$80,609**	**$1,061,491**

Street Medians / Jenifer & Mauna Loa

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	M1	7014565	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$1,100.00	$1,636.47	$1,636											$1,636											**$1,636**
G2080	M1	7014651	Irrigation System, Drip System, Replace/Install	20	10	10	900	SF	$3.00	$4.46	$4,017										$4,017												**$4,017**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,017**	**$1,636**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**		**$5,653**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$5,398**	**$2,265**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**		**$7,663**

Street Medians / Kregmont Avenue

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Kregmont Ave M1	7014568	Backflow Preventer, Domestic Water, Replace	30	22	8	1	EA	$1,400.00	$2,082.78	$2,083									$2,083													**$2,083**
G2010	Kregmont Ave M5	7014629	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	1	EA	$200.00	$297.54	$298											$298											**$298**
G2020	Kregmont Ave M5	7014707	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1400	SF	$1.40	$2.47	$3,456					$3,456							$3,456							$3,456			**$10,368**
G2020	Kregmont Ave M3	7014671	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1300	SF	$1.40	$2.47	$3,209					$3,209							$3,209							$3,209			**$9,627**
G2020	Kregmont Ave M4	7014621	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1300	SF	$1.40	$2.47	$3,209					$3,209							$3,209							$3,209			**$9,627**
G2080	Kregmont Ave M1	7014627	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439														**$7,439**
G2080	Kregmont Ave M1	7014599	Irrigation System, Drip System, Replace/Install	20	10	10	700	SF	$3.00	$4.46	$3,124											$3,124											**$3,124**
G2080	Kregmont Ave M2	7014556	Irrigation System, Drip System, Replace/Install	20	10	10	800	SF	$3.00	$4.46	$3,570											$3,570											**$3,570**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$9,874**	**$0**	**$0**	**$7,439**	**$2,083**	**$0**	**$6,992**	**$9,874**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$9,874**	**$0**	**$0**	**$46,135**

Replacement Reserves Report

1/8/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$11,113**	**$0**	**$0**	**$9,148**	**$2,638**	**$0**	**$9,397**	**$13,668**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$16,810**	**$0**	**$0**	**$62,774**

Street Medians / Lone Hill Avenue

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	Lonehill Ave M6	7008676	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	$1,400.00	$2,082.78	$2,083											$2,083												**$2,083**
D7030	Lonehill Ave M11	7008683	Security Camera, Closed Circuit Exterior, Solar Panel, Replace	10	4	6	1	EA	$5,140.00	$7,646.78	$7,647							$7,647											$7,647					**$15,294**
G2010	Lonehill Ave M4	7008654	Roadways, Signage, Guide & Directional, Replace/Install	20	11	9	1	EA	$200.00	$297.54	$298										$298													**$298**
G2010	Lonehill Ave M8	7008634	Roadways, Signage, Guide & Directional, Replace/Install	20	11	9	1	EA	$200.00	$297.54	$298										$298													**$298**
G2010	Lonehill Ave M3	7008663	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	1	EA	$200.00	$297.54	$298											$298												**$298**
G2010	Lonehill Ave M1	7008674	Roadways, Signage, Guide & Directional, Replace/Install	20	9	11	4	EA	$200.00	$297.54	$1,190												$1,190											**$1,190**
G2010	Lonehill Ave M2	7008641	Roadways, Signage, Guide & Directional, Replace/Install	20	9	11	1	EA	$200.00	$297.54	$298												$298											**$298**
G2020	Lonehill Ave M9	7008648	Medians, Aggregate/Stone, Surface Gravel, Replenish	7	6	1	2600	SF	$1.40	$2.47	$6,418		$6,418							$6,418							$6,418							**$19,254**
G2020	Lonehill Ave M8	7008643	Medians, Aggregate/Stone, Surface, Replenish	7	4	3	1000	SF	$1.40	$2.47	$2,468				$2,468							$2,468								$2,468				**$7,405**
G2020	Lonehill Ave M2	7008655	Medians, Aggregate/Stone, Surface Gravel, Replenish	7	3	4	1800	SF	$1.40	$2.47	$4,443					$4,443							$4,443							$4,443				**$13,330**
G2020	Lonehill Ave M7	7008675	Medians, Aggregate/Stone, Stone, Replenish	7	3	4	1000	SF	$1.40	$2.47	$2,468					$2,468							$2,468							$2,468				**$7,405**
G2020	Lonehill Ave M10	7008665	Medians, Aggregate/Stone, Surface Gravel, Replenish	7	3	4	700	SF	$1.40	$2.47	$1,728					$1,728							$1,728							$1,728				**$5,184**
G2020	Lonehill Ave M6	7008657	Medians, Aggregate/Stone, Surface Gravel, Replenish	7	3	4	3000	SF	$1.40	$2.47	$7,405					$7,405							$7,405							$7,405				**$22,216**
G2020	Lonehill Ave M5	7008644	Medians, Aggregate/Stone, Surface Gravel, Replenish	7	3	4	500	SF	$1.40	$2.47	$1,234					$1,234							$1,234							$1,234				**$3,703**
G2020	Lonehill Ave M11	7008682	Medians, Aggregate/Stone, Surface Gravel, Replenish	7	3	4	700	SF	$1.40	$2.47	$1,728					$1,728							$1,728							$1,728				**$5,184**
G2020	Lonehill Ave M3	7008688	Medians, Aggregate/Stone, Surface Gravel, Replenish	7	2	5	1200	SF	$1.40	$2.47	$2,962						$2,962							$2,962							$2,962			**$8,887**
G2020	Lonehill Ave M4	7008667	Medians, Aggregate/Stone, Surface Gravel, Replenish	7	2	5	1000	SF	$1.40	$2.47	$2,468						$2,468							$2,468							$2,468			**$7,405**
G2020	Lonehill Ave M1	7008656	Medians, Aggregate/Stone, Surface Gravel, Replenish	7	2	5	1500	SF	$1.40	$2.47	$3,703						$3,703							$3,703							$3,703			**$11,108**
G2080	Lonehill Ave M10	7008685	Irrigation System, Drip System, Replace/Install	20	15	5	2600	SF	$3.00	$4.46	$11,604						$11,604																	**$11,604**
G2080	Lonehill Ave M2	7008640	Irrigation System, Drip System, Replace/Install	20	12	8	1800	SF	$3.00	$4.46	$8,034									$8,034														**$8,034**
G2080	Lonehill Ave M8	7008639	Irrigation System, Drip System, Replace/Install	20	12	8	1150	SF	$3.00	$4.46	$5,133									$5,133														**$5,133**
G2080	Lonehill Ave M4	7008645	Irrigation System, Drip System, Replace/Install	20	11	9	4500	SF	$3.00	$4.46	$20,084										$20,084													**$20,084**
G2080	Lonehill Ave M5	7008652	Irrigation System, Drip System, Replace/Install	20	11	9	4000	SF	$3.00	$4.46	$17,852										$17,852													**$17,852**
G2080	Lonehill Ave M3	7008668	Irrigation System, Drip System, Replace/Install	20	10	10	2700	SF	$3.00	$4.46	$12,050											$12,050												**$12,050**
G2080	Lonehill Ave M7	7008637	Irrigation System, Drip System, Replace/Install	20	10	10	3500	SF	$3.00	$4.46	$15,621											$15,621												**$15,621**
G2080	Lonehill Ave M11	7008661	Irrigation System, Drip System, Replace/Install	20	10	10	1300	SF	$3.00	$4.46	$5,802											$5,802												**$5,802**
Totals, Unescalated												**$0**	**$6,418**	**$0**	**$2,468**	**$19,007**	**$20,737**	**$7,647**	**$0**	**$19,584**	**$38,531**	**$38,322**	**$20,495**	**$9,133**	**$0**	**$0**	**$6,418**	**$7,647**	**$2,468**	**$19,007**	**$9,133**	**$0**	**$227,018**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$6,611**	**$0**	**$2,697**	**$21,393**	**$24,040**	**$9,131**	**$0**	**$24,809**	**$50,275**	**$51,502**	**$28,370**	**$13,022**	**$0**	**$0**	**$9,999**	**$12,271**	**$4,080**	**$32,359**	**$16,015**	**$0**	**$306,573**

Street Medians / Palopinto Island

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	M1	7014712	Backflow Preventer, Domestic Water, Replace	30	24	6	1	EA	$1,400.00	$2,082.78	$2,083							$2,083															**$2,083**
G2010	M1	7014679	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	4	EA	$200.00	$297.54	$1,190											$1,190											**$1,190**
G2020	M1	7014715	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	250	SF	$1.40	$2.47	$617					$617							$617								$617			**$1,851**
G2080	M1	7014573	Irrigation System, Drip System, Replace/Install	20	10	10	1400	SF	$3.00	$4.46	$6,248											$6,248											**$6,248**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$617**	**$0**	**$2,083**	**$0**	**$0**	**$0**	**$7,439**	**$617**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$617**	**$0**	**$0**	**$11,373**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$695**	**$0**	**$2,487**	**$0**	**$0**	**$0**	**$9,997**	**$854**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,051**	**$0**	**$0**	**$15,083**

Street Medians / Route 66

Replacement Reserves Report



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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
D2010	M21	7009616	Backflow Preventer, Domestic Water, Replace	30	28	2	1	EA	$1,400.00	$2,082.78	$2,083			$2,083																				**$2,083**
D2010	M45	7009676	Backflow Preventer, Domestic Water, Replace	30	25	5	1	EA	$3,200.00	$4,760.64	$4,761						$4,761																	**$4,761**
D2010	M30	7009772	Backflow Preventer, Domestic Water, Replace	30	23	7	1	EA	$1,400.00	$2,082.78	$2,083								$2,083															**$2,083**
D2010	M27	7009574	Backflow Preventer, Domestic Water, Replace	30	21	9	1	EA	$1,400.00	$2,082.78	$2,083										$2,083													**$2,083**
D2010	M42	7009723	Backflow Preventer, Domestic Water, Replace	30	21	9	1	EA	$1,400.00	$2,082.78	$2,083										$2,083													**$2,083**
D2010	M44	7009704	Backflow Preventer, Domestic Water, Replace	30	21	9	1	EA	$3,200.00	$4,760.64	$4,761										$4,761													**$4,761**
D2010	M1	7009604	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	$3,200.00	$4,760.64	$4,761											$4,761												**$4,761**
D2010	M35	7009589	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	$3,200.00	$4,760.64	$4,761											$4,761												**$4,761**
D2010	M39	7009829	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	$1,400.00	$2,082.78	$2,083											$2,083												**$2,083**
D2010	M41	7009687	Backflow Preventer, Domestic Water, Replace	30	20	10	1	EA	$3,200.00	$4,760.64	$4,761											$4,761												**$4,761**
D2010	M7	7009732	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$1,400.00	$2,082.78	$2,083												$2,083											**$2,083**
D2010	M9	7009600	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$1,400.00	$2,082.78	$2,083												$2,083											**$2,083**
D2010	M13	7009849	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$1,400.00	$2,082.78	$2,083												$2,083											**$2,083**
D2010	M14	7009853	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$1,400.00	$2,082.78	$2,083												$2,083											**$2,083**
D2010	M15	7009738	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$3,200.00	$4,760.64	$4,761												$4,761											**$4,761**
D2010	M16	7009610	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$1,400.00	$2,082.78	$2,083												$2,083											**$2,083**
D2010	M17	7009793	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$3,200.00	$4,760.64	$4,761												$4,761											**$4,761**
D2010	M19	7009599	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$1,400.00	$2,082.78	$2,083												$2,083											**$2,083**
D2010	M20	7009626	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$1,400.00	$2,082.78	$2,083												$2,083											**$2,083**
D2010	M23	7009598	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$3,200.00	$4,760.64	$4,761												$4,761											**$4,761**
D2010	M24	7009709	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$1,400.00	$2,082.78	$2,083												$2,083											**$2,083**
D2010	M25	7009624	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$1,400.00	$2,082.78	$2,083												$2,083											**$2,083**
D2010	M28	7009582	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$3,200.00	$4,760.64	$4,761												$4,761											**$4,761**
D2010	M29	7009660	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$1,400.00	$2,082.78	$2,083												$2,083											**$2,083**
D2010	M31	7009612	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$1,400.00	$2,082.78	$2,083												$2,083											**$2,083**
D2010	M36	7009662	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$3,200.00	$4,760.64	$4,761												$4,761											**$4,761**
D2010	M40	7009802	Backflow Preventer, Domestic Water, Replace	30	19	11	1	EA	$3,200.00	$4,760.64	$4,761												$4,761											**$4,761**
D2010	M40	7009593	Piping & Valves with cover, Ball Valve, Domestic Water, Replace	30	18	12	1	EA	$560.00	$833.11	$833													$833										**$833**
D2010	M16	7009638	Piping & Valves with cover, Ball Valve, Domestic Water, Replace	30	15	15	1	EA	$560.00	$833.11	$833																$833							**$833**
D7010	M10	7009779	Medians, Electronic Lock, Replace	10	6	4	1	EA	$443.00	$781.10	$781					$781										$781								**$1,562**
D7030	M42	7009824	Security Camera, Closed Circuit Exterior, Solar source, Replace	10	4	6	1	EA	$5,140.00	$7,646.78	$7,647							$7,647											$7,647					**$15,294**
D7030	M1	7009694	Security Camera, Closed Circuit Exterior, Solar Source, Replace	10	3	7	1	EA	$5,140.00	$7,646.78	$7,647								$7,647											$7,647			**$15,294**
G2010	M6	7009592	Roadways, Signage, Guide & Directional, Replace/Install	20	15	5	1	EA	$200.00	$297.54	$298						$298																**$298**
G2010	M39	7009823	Roadways, Signage, Guide & Directional, Replace/Install	20	13	7	3	EA	$200.00	$297.54	$893								$893														**$893**
G2010	M45	7009856	Roadways, Signage, Guide & Directional, Replace/Install	20	11	9	5	EA	$200.00	$297.54	$1,488										$1,488												**$1,488**
G2010	M1	7009745	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	3	EA	$200.00	$297.54	$893											$893											**$893**
G2010	M4	7009614	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	1	EA	$200.00	$297.54	$298											$298											**$298**
G2010	M11	7009715	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	2	EA	$200.00	$297.54	$595											$595											**$595**
G2010	M13	7009847	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	3	EA	$200.00	$297.54	$893											$893											**$893**
G2010	M14	7009821	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	3	EA	$200.00	$297.54	$893											$893											**$893**
G2010	M15	7009800	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	4	EA	$200.00	$297.54	$1,190											$1,190											**$1,190**
G2010	M16	7009760	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	3	EA	$200.00	$297.54	$893											$893											**$893**
G2010	M23	7009611	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	5	EA	$200.00	$297.54	$1,488											$1,488											**$1,488**
G2010	M24	7009826	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	3	EA	$200.00	$297.54	$893											$893											**$893**
G2010	M26	7009730	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	2	EA	$200.00	$297.54	$595											$595											**$595**
G2010	M27	7009575	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	4	EA	$200.00	$297.54	$1,190											$1,190											**$1,190**

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Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2010	M28	7009845	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	5	EA	$200.00	$297.54	$1,488											$1,488											**$1,488**
G2010	M34	7009806	Roadways, Signage, Guide & Directional, Replace/Install	20	10	10	2	EA	$200.00	$297.54	$595											$595											**$595**
G2010	M8	7009727	Roadways, Signage, Guide & Directional, Replace/Install	20	9	11	2	EA	$200.00	$297.54	$595												$595										**$595**
G2010	M37	7009680	Roadways, Signage, Guide & Directional, Replace/Install	20	9	11	2	EA	$200.00	$297.54	$595												$595										**$595**
G2010	M38	7009673	Roadways, Signage, Guide & Directional, Replace/Install	20	9	11	3	EA	$200.00	$297.54	$893												$893										**$893**
G2010	M41	7009678	Roadways, Signage, Guide & Directional, Replace/Install	20	9	11	3	EA	$200.00	$297.54	$893												$893										**$893**
G2010	M42	7009808	Roadways, Signage, Guide & Directional, Replace/Install	20	9	11	3	EA	$200.00	$297.54	$893												$893										**$893**
G2010	M44	7009851	Roadways, Signage, Guide & Directional, Replace/Install	20	9	11	2	EA	$200.00	$297.54	$595												$595										**$595**
G2020	M11	7009770	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	700	SF	$1.40	$2.47	$1,728					$1,728							$1,728							$1,728			**$5,184**
G2020	M28	7009591	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1200	SF	$1.40	$2.47	$2,962					$2,962							$2,962							$2,962			**$8,887**
G2020	M30	7009654	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	600	SF	$1.40	$2.47	$1,481					$1,481							$1,481							$1,481			**$4,443**
G2020	M4	7009719	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	700	SF	$1.40	$2.47	$1,728					$1,728							$1,728							$1,728			**$5,184**
G2020	M33	7009583	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1100	SF	$1.40	$2.47	$2,715					$2,715							$2,715							$2,715			**$8,146**
G2020	M10	7009658	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	500	SF	$1.40	$2.47	$1,234					$1,234							$1,234							$1,234			**$3,703**
G2020	M38	7009577	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1200	SF	$1.40	$2.47	$2,962					$2,962							$2,962							$2,962			**$8,887**
G2020	M31	7009602	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1300	SF	$1.40	$2.47	$3,209					$3,209							$3,209							$3,209			**$9,627**
G2020	M29	7009804	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1200	SF	$1.40	$2.47	$2,962					$2,962							$2,962							$2,962			**$8,887**
G2020	M34	7009668	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	500	SF	$1.40	$2.47	$1,234					$1,234							$1,234							$1,234			**$3,703**
G2020	M8	7009717	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1100	SF	$1.40	$2.47	$2,715					$2,715							$2,715							$2,715			**$8,146**
G2020	M5	7009587	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	500	SF	$1.40	$2.47	$1,234					$1,234							$1,234							$1,234			**$3,703**
G2020	M21	7009757	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1100	SF	$1.40	$2.47	$2,715					$2,715							$2,715							$2,715			**$8,146**
G2020	M35	7009764	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	100	SF	$1.40	$2.47	$247					$247							$247							$247			**$741**
G2020	M37	7009670	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1150	SF	$1.40	$2.47	$2,839					$2,839							$2,839							$2,839			**$8,516**
G2020	M18	7009623	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	700	SF	$1.40	$2.47	$1,728					$1,728							$1,728							$1,728			**$5,184**
G2020	M7	7009740	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	350	SF	$1.40	$2.47	$864					$864							$864							$864			**$2,592**
G2020	M13	7009584	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1200	SF	$1.40	$2.47	$2,962					$2,962							$2,962							$2,962			**$8,887**
G2020	M14	7009594	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	700	SF	$1.40	$2.47	$1,728					$1,728							$1,728							$1,728			**$5,184**
G2020	M6	7009573	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	800	SF	$1.40	$2.47	$1,975					$1,975							$1,975							$1,975			**$5,924**
G2020	M9	7009628	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	800	SF	$1.40	$2.47	$1,975					$1,975							$1,975							$1,975			**$5,924**
G2020	M15	7009608	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1100	SF	$1.40	$2.47	$2,715					$2,715							$2,715							$2,715			**$8,146**
G2020	M32	7009672	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1200	SF	$1.40	$2.47	$2,962					$2,962							$2,962							$2,962			**$8,887**
G2020	M26	7009581	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1300	SF	$1.40	$2.47	$3,209					$3,209							$3,209							$3,209			**$9,627**
G2020	M20	7009596	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	700	SF	$1.40	$2.47	$1,728					$1,728							$1,728							$1,728			**$5,184**
G2020	M40	7009729	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1000	SF	$1.40	$2.47	$2,468					$2,468							$2,468							$2,468			**$7,405**
G2020	M23	7009607	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1250	SF	$1.40	$2.47	$3,086					$3,086							$3,086							$3,086			**$9,257**
G2020	M12	7009753	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	700	SF	$1.40	$2.47	$1,728					$1,728							$1,728							$1,728			**$5,184**
G2020	M42	7009759	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1100	SF	$1.40	$2.47	$2,715					$2,715							$2,715							$2,715			**$8,146**
G2020	M41	7009642	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	600	SF	$1.40	$2.47	$1,481					$1,481							$1,481							$1,481			**$4,443**
G2020	M27	7009653	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	700	SF	$1.40	$2.47	$1,728					$1,728							$1,728							$1,728			**$5,184**
G2020	M16	7009796	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1200	SF	$1.40	$2.47	$2,962					$2,962							$2,962							$2,962			**$8,887**
G2020	M22	7009774	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1300	SF	$1.40	$2.47	$3,209					$3,209							$3,209							$3,209			**$9,627**
G2020	M19	7009742	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1300	SF	$1.40	$2.47	$3,209					$3,209							$3,209							$3,209			**$9,627**
G2020	M39	7009816	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1500	SF	$1.40	$2.47	$3,703					$3,703							$3,703							$3,703			**$11,108**
G2020	M24	7009783	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1000	SF	$1.40	$2.47	$2,468					$2,468							$2,468							$2,468			**$7,405**
G2020	M43	7009664	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	500	SF	$1.40	$2.47	$1,234					$1,234							$1,234							$1,234			**$3,703**
G2020	M36	7009568	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1100	SF	$1.40	$2.47	$2,715					$2,715							$2,715							$2,715			**$8,146**

Replacement Reserves Report



1/8/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2020	M17	7009817	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1100	SF	$1.40	$2.47	$2,715					$2,715							$2,715							$2,715			**$8,146**
G2020	M25	7009619	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	900	SF	$1.40	$2.47	$2,222					$2,222							$2,222							$2,222			**$6,665**
G2020	M2	7009601	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	1100	SF	$1.40	$2.47	$2,715					$2,715							$2,715							$2,715			**$8,146**
G2020	M44	7009578	Medians, Aggregate/Stone, Stones on curb, Replenish	7	3	4	750	SF	$1.40	$2.47	$1,851					$1,851							$1,851							$1,851			**$5,554**
G2020	M3	7009814	Medians, Aggregate/Stone, Stones on curb, Replenish	7	2	5	1200	SF	$1.40	$2.47	$2,962						$2,962							$2,962							$2,962		**$8,887**
G2020	M1	7009689	Medians, Aggregate/Stone, Surface Gravel, Replenish	7	2	5	1500	SF	$1.40	$2.47	$3,703						$3,703							$3,703							$3,703		**$11,108**
G2060	M9	7009698	Signage, Property, Monument, Replace/Install	20	10	10	2	EA	$3,000.00	$4,463.10	$8,926											$8,926										**$8,926**
G2080	M3	7009564	Irrigation System, Control Panel, Replace	15	9	6	1	EA	$5,000.00	$7,438.50	$7,439							$7,439														**$7,439**
G2080	M6	7009707	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439													**$7,439**
G2080	M7	7009649	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439													**$7,439**
G2080	M8	7009603	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439													**$7,439**
G2080	M9	7009682	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439													**$7,439**
G2080	M10	7009597	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439													**$7,439**
G2080	M11	7009579	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439													**$7,439**
G2080	M12	7009580	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439													**$7,439**
G2080	M13	7009725	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439													**$7,439**
G2080	M14	7009743	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439													**$7,439**
G2080	M15	7009854	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439													**$7,439**
G2080	M16	7009734	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439													**$7,439**
G2080	M17	7009606	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439													**$7,439**
G2080	M19	7009722	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439													**$7,439**
G2080	M20	7009768	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439													**$7,439**
G2080	M21	7009748	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439													**$7,439**
G2080	M23	7009562	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439													**$7,439**
G2080	M24	7009595	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439													**$7,439**
G2080	M25	7009691	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439													**$7,439**
G2080	M27	7009755	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439													**$7,439**
G2080	M28	7009706	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439													**$7,439**
G2080	M29	7009781	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439													**$7,439**
G2080	M30	7009656	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439													**$7,439**
G2080	M31	7009634	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439													**$7,439**
G2080	M34	7009563	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439													**$7,439**
G2080	M35	7009565	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439													**$7,439**
G2080	M36	7009697	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439													**$7,439**
G2080	M44	7009832	Irrigation System, Control Panel, Replace	15	8	7	1	EA	$5,000.00	$7,438.50	$7,439								$7,439													**$7,439**
G2080	M3	7009842	Irrigation System, Drip System, Replace/Install	20	12	8	1750	SF	$3.00	$4.46	$7,810									$7,810												**$7,810**
G2080	M8	7009777	Irrigation System, Drip System, Replace/Install	20	12	8	600	SF	$3.00	$4.46	$2,678									$2,678												**$2,678**
G2080	M1	7009700	Irrigation System, Drip System, Replace/Install	20	11	9	1900	SF	$3.00	$4.46	$8,480										$8,480											**$8,480**
G2080	M6	7009839	Irrigation System, Drip System, Replace/Install	20	11	9	1000	SF	$3.00	$4.46	$4,463										$4,463											**$4,463**
G2080	M7	7009785	Irrigation System, Drip System, Replace/Install	20	11	9	250	SF	$3.00	$4.46	$1,116										$1,116											**$1,116**
G2080	M10	7009666	Irrigation System, Drip System, Replace/Install	20	11	9	4800	SF	$3.00	$4.46	$21,423										$21,423											**$21,423**
G2080	M12	7009585	Irrigation System, Drip System, Replace/Install	20	11	9	600	SF	$3.00	$4.46	$2,678										$2,678											**$2,678**
G2080	M9	7009632	Irrigation System, Drip System, Replace/Install	20	10	10	600	SF	$3.00	$4.46	$2,678											$2,678										**$2,678**
G2080	M11	7009736	Irrigation System, Drip System, Replace/Install	20	10	10	2000	SF	$3.00	$4.46	$8,926											$8,926										**$8,926**
G2080	M13	7009702	Irrigation System, Drip System, Replace/Install	20	10	10	600	SF	$3.00	$4.46	$2,678											$2,678										**$2,678**
G2080	M14	7009840	Irrigation System, Drip System, Replace/Install	20	10	10	1200	SF	$3.00	$4.46	$5,356											$5,356										**$5,356**

Replacement Reserves Report



1/8/2024

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2080	M15	7009571	Irrigation System, Drip System, Replace/Install	20	10	10	2100	SF	$3.00	$4.46	$9,373											$9,373											**$9,373**
G2080	M16	7009692	Irrigation System, Drip System, Replace/Install	20	10	10	1800	SF	$3.00	$4.46	$8,034											$8,034											**$8,034**
G2080	M17	7009843	Irrigation System, Drip System, Replace/Install	20	10	10	1200	SF	$3.00	$4.46	$5,356											$5,356											**$5,356**
G2080	M19	7009620	Irrigation System, Drip System, Replace/Install	20	10	10	1100	SF	$3.00	$4.46	$4,909											$4,909											**$4,909**
G2080	M20	7009572	Irrigation System, Drip System, Replace/Install	20	10	10	1300	SF	$3.00	$4.46	$5,802											$5,802											**$5,802**
G2080	M21	7009766	Irrigation System, Drip System, Replace/Install	20	10	10	2500	SF	$3.00	$4.46	$11,158											$11,158											**$11,158**
G2080	M23	7009576	Irrigation System, Drip System, Replace/Install	20	10	10	3500	SF	$3.00	$4.46	$15,621											$15,621											**$15,621**
G2080	M24	7009586	Irrigation System, Drip System, Replace/Install	20	10	10	800	SF	$3.00	$4.46	$3,570											$3,570											**$3,570**
G2080	M25	7009644	Irrigation System, Drip System, Replace/Install	20	10	10	1400	SF	$3.00	$4.46	$6,248											$6,248											**$6,248**
G2080	M27	7009819	Irrigation System, Drip System, Replace/Install	20	10	10	650	SF	$3.00	$4.46	$2,901											$2,901											**$2,901**
G2080	M28	7009791	Irrigation System, Drip System, Replace/Install	20	10	10	1200	SF	$3.00	$4.46	$5,356											$5,356											**$5,356**
G2080	M29	7009720	Irrigation System, Drip System, Replace/Install	20	10	10	2800	SF	$3.00	$4.46	$12,497											$12,497											**$12,497**
G2080	M30	7009570	Irrigation System, Drip System, Replace/Install	20	10	10	600	SF	$3.00	$4.46	$2,678											$2,678											**$2,678**
G2080	M31	7009837	Irrigation System, Drip System, Replace/Install	20	10	10	1200	SF	$3.00	$4.46	$5,356											$5,356											**$5,356**
G2080	M33	7009713	Irrigation System, Drip System, Replace/Install	20	10	10	650	SF	$3.00	$4.46	$2,901											$2,901											**$2,901**
G2080	M34	7009647	Irrigation System, Drip System, Replace/Install	20	10	10	700	SF	$3.00	$4.46	$3,124											$3,124											**$3,124**
G2080	M35	7009811	Irrigation System, Drip System, Replace/Install	20	10	10	16000	SF	$3.00	$4.46	$71,410											$71,410											**$71,410**
G2080	M36	7009762	Irrigation System, Drip System, Replace/Install	20	10	10	4430	SF	$3.00	$4.46	$19,772											$19,772											**$19,772**
G2080	M39	7009615	Irrigation System, Drip System, Replace/Install	20	10	10	3500	SF	$3.00	$4.46	$15,621											$15,621											**$15,621**
G2080	M40	7009588	Irrigation System, Drip System, Replace/Install	20	10	10	4700	SF	$3.00	$4.46	$20,977											$20,977											**$20,977**
G2080	M41	7009637	Irrigation System, Drip System, Replace/Install	20	10	10	5300	SF	$3.00	$4.46	$23,654											$23,654											**$23,654**
G2080	M42	7009651	Irrigation System, Drip System, Replace/Install	20	10	10	3700	SF	$3.00	$4.46	$16,513											$16,513											**$16,513**
G2080	M44	7009776	Irrigation System, Drip System, Replace/Install	20	10	10	2800	SF	$3.00	$4.46	$12,497											$12,497											**$12,497**
G2080	M45	7009630	Irrigation System, Drip System, Replace/Install	20	10	10	2100	SF	$3.00	$4.46	$9,373											$9,373											**$9,373**
Totals, Unescalated												**$0**	**$0**	**$2,083**	**$0**	**$96,805**	**$11,723**	**$15,085**	**$211,462**	**$10,488**	**$48,573**	**$351,529**	**$151,961**	**$7,498**	**$0**	**$781**	**$833**	**$7,647**	**$7,647**	**$96,024**	**$6,665**	**$0**	**$1,026,804**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$2,210**	**$0**	**$108,955**	**$13,590**	**$18,013**	**$260,071**	**$13,286**	**$63,377**	**$472,425**	**$210,350**	**$10,690**	**$0**	**$1,181**	**$1,298**	**$12,271**	**$12,639**	**$163,474**	**$11,687**	**$0**	**$1,375,518**

Street Medians / Woodcroft Island

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Deficiency Repair Estimate
G2080	M45	7014623	Irrigation System, Drip System, Replace/Install	20	10	10	1300	SF	$3.00	$4.46	$5,802											$5,802											**$5,802**
Totals, Unescalated												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$5,802**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$5,802**
Totals, Escalated (3.0% inflation, compounded annually)												**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$7,797**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$7,797**

Attachment F

Overview of California Municipal Finance: Property Taxes, Bonds, and Key Propositions

1. Municipal Finance and Property Taxes

Municipal finance in California primarily relies on property taxes, sales taxes, and fees for municipal services. Historically, property taxes have been a vital revenue source for cities, funding essential services including public safety, parks, libraries, and infrastructure.

2. Proposition 13 (1978)

Proposition 13 significantly limited California cities' revenue-raising ability by:

- Capping property taxes at 1% of assessed valuation.
- Limiting annual increases in assessed valuation to 2%, unless a property is sold or substantially improved.
- Requiring a two-thirds voter approval for new local taxes, including bond measures funded by property taxes.

This proposition dramatically constrained local government budgets, shifting reliance to alternative revenue sources.

3. Proposition 46 (1986)

Proposition 46 reaffirmed local governments' ability to issue General Obligation (GO) bonds funded by property tax increases for capital improvements such as parks, public buildings, infrastructure, and emergency services facilities. However, these GO bonds require two-thirds (66.7%) voter approval.

4. Voting Requirements for Facility Bond Measures and Parcel Tax Measures

Under current law:

- City council-initiated General Obligation bond measures require a two-thirds (66.7%) voter approval.
- City council-initiated parcel tax measure for infrastructure improvements requires a two-thirds (66.7%) voter approval. This type of measure is typically for a specific duration of time (e.g. 20 to 40 years); proceeds can be used to issue debt if that is an allowable use noted in the proposed ordinance.

5. Citizen Initiatives and the 50% Threshold

Recent court decisions, notably City of Upland v. California Cannabis Coalition (2017), clarified by subsequent litigation, established that citizen-sponsored initiatives placed on the ballot by voter petitions only require a simple majority (50% + 1) for approval. This significantly lowers the threshold and provides a strategic advantage for community groups or citizens seeking to fund municipal projects or impose special taxes without the higher barrier of two-thirds voter approval. Specific examples of special parcel tax measures that passed under the 50%+1 citizen initiative legal framework are Measure G in San Francisco (2018) and Measure AA in Oakland (2018).

Overview of California Municipal Finance: Property Taxes, Bonds, and Key Propositions

6. ACA 5 (2024) and its Failure to Pass

ACA 5, placed on the November 2024 ballot, proposed reducing the voter approval threshold for certain municipal infrastructure bond measures initiated by local governments from two-thirds to 55%. The failure of ACA 5 maintained the existing high threshold of two-thirds voter approval, preserving the status quo. Consequently, the dynamic established by Proposition 13 and Proposition 46 remains unchanged, continuing the significant hurdle cities face when seeking voter approval for infrastructure funding.

Summary of Voting Thresholds Post-ACA 5 Failure

Measure Origin	**Required Approval**
City Council-Initiated GO Bonds or Parcel Tax	**Two-thirds (66.7%)** voter approval
Citizen-Initiated Bonds/Special Taxes/Parcel Tax	**Simple majority (50% + 1)** voter approval

Key Implications:

- Proposition 13 and Proposition 46 continue to restrict cities' financial flexibility.
- Citizen initiatives remain a powerful tool for circumventing the two-thirds requirement.
- The failure of ACA 4 to pass maintains the challenging environment for city-sponsored infrastructure funding, reinforcing the importance of citizen-led initiatives in municipal finance.

7. Potential Changes to the Tax Landscape

In May 2025, the Howard Jarvis Taxpayers Association (HJTA) submitted two ballot measures to the California Attorney General's Office, which is the first step to prepare a petition to circulate for signatures to place them on the ballot next year. Both measures are titled the Save Proposition 13 Act of 2026:

- The first version would eliminate changes to Proposition 13 that have been created through the courts (e.g. Upland decision)
- It would require special local taxes to be approved by two-thirds of voters and the elected officials of the local government. It would also bar local governments from increasing general property taxes in their communities.
- The first version would void all property taxes enacted prior to the passage of the measure that were not approved by two-thirds of voters.
- The only difference in the second version of the ballot measure is that it removes the retroactivity section noted above.

These measures are similar to a HTJA sponsored measure that the California Supreme Court removed from the ballot last year after Governor Newsom filed a lawsuit against it. The proposed changes "are within the electorate's prerogative to enact," Justice Goodwin Liu wrote, "but because those changes would substantially alter our basic plan of government, the proposal cannot be enacted by initiative. It is instead governed by the procedures for revising our

Overview of California Municipal Finance: Property Taxes, Bonds, and Key Propositions

Constitution" — whereby proposed revisions must be submitted to voters by a supermajority of the Legislature or a constitutional convention.

Bond Feasibility Survey

Conducted for the
City of Glendora

Presented By
Timothy McLarney Ph.D.

8/20/2024

TrueNorth Research

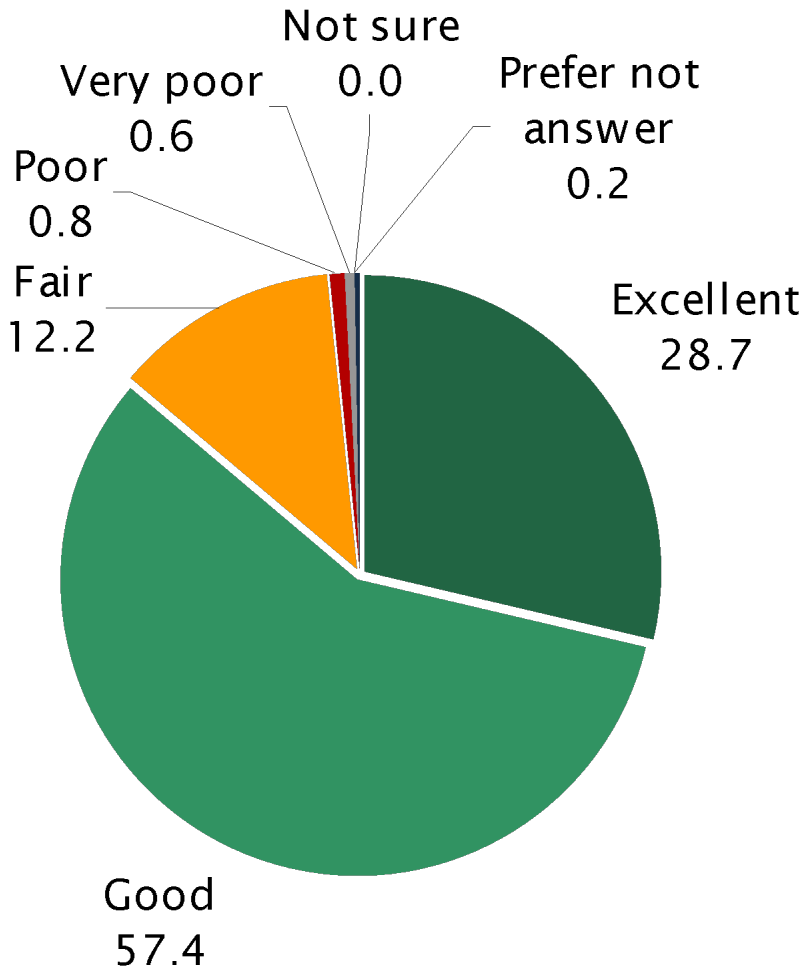
PURPOSE OF STUDY

- Determine if a bond measure is feasible
- Identify how to create a measure consistent with community priorities
- Gather information needed for communications & outreach

METHODOLOGY OF STUDY

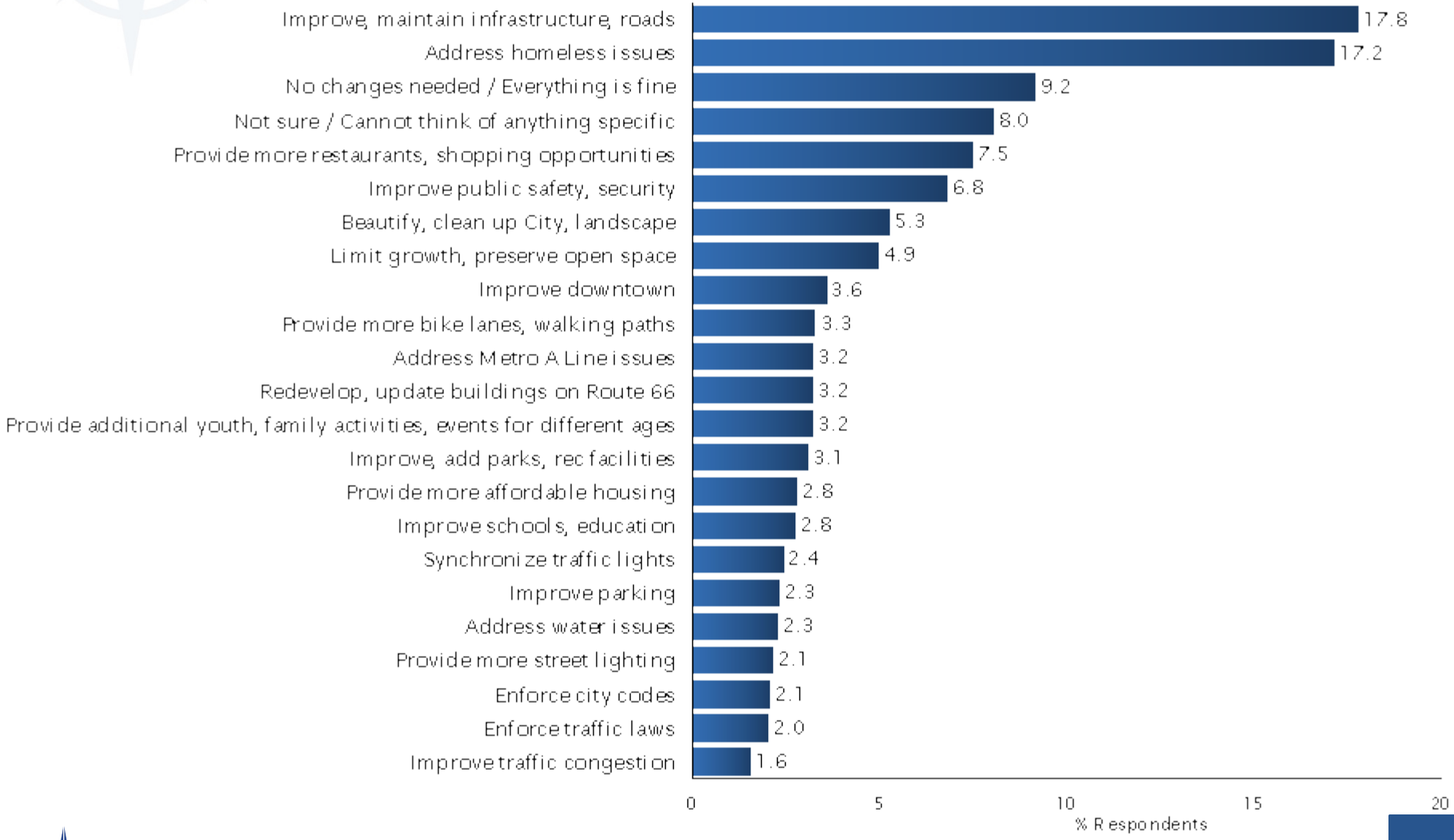
- **How did we select voters to survey?**
  - Stratified & Clustered Random Sample of likely voters (2024) using age, gender, partisanship, household party type, and sub-geographies
  - Ensures balanced, representative sample of likely voters
- **How did we recruit participation?**
  - Personalized email, text, and telephone calls
  - PINs to restrict access and ensure one complete per respondent
- **How were voters able to share their opinions?**
  - Secure, PIN-protected website that scales to the device
  - Telephone (land line or mobile)
- **What was the sample size?**
  - 600 completed interviews – split sample
  - Overall margin of error of ± 4% @ 95% level of confidence

QUALITY OF LIFE



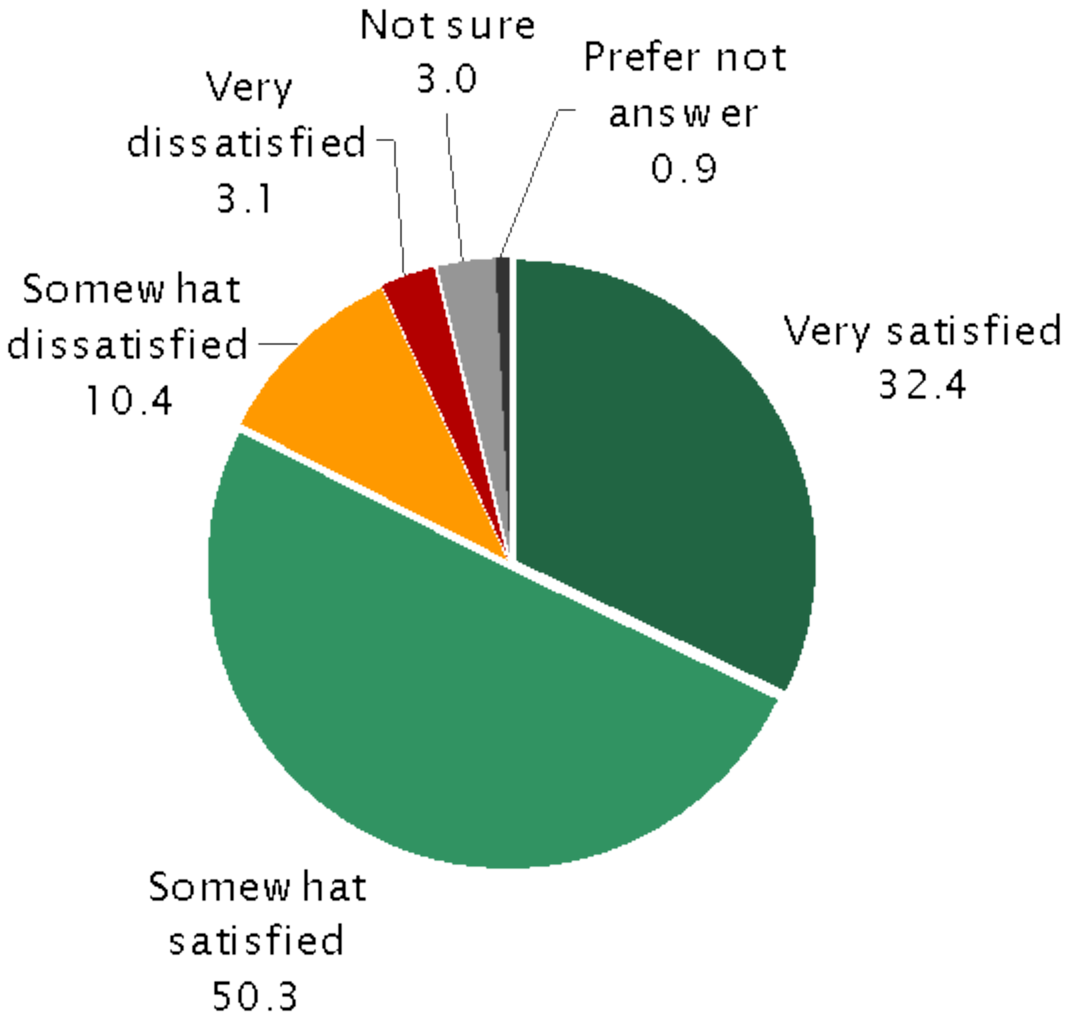
TRUENORTH RESEARCH

CHANGES TO IMPROVE CITY



TRUENORTH RESEARCH

OVERALL SATISFACTION



TRUENORTH RESEARCH

INITIAL BALLOT TEST: FACILITIES

In order to:

- Repair, expand, and upgrade aging community facilities including the Glendora Library, Senior Center, Teen Center, City Hall, and Recreation, Police and Public Works facilities
- Fix faulty roofs, plumbing, electrical, and ventilation
- And improve safety and access for seniors/disabled residents

Shall the City of Glendora's measure authorizing $150 million in bonds at legal rates be adopted, levying 48 dollars per 100 thousand dollars assessed value (9 million dollars annually) while bonds are outstanding, with citizen oversight and all money locally controlled?

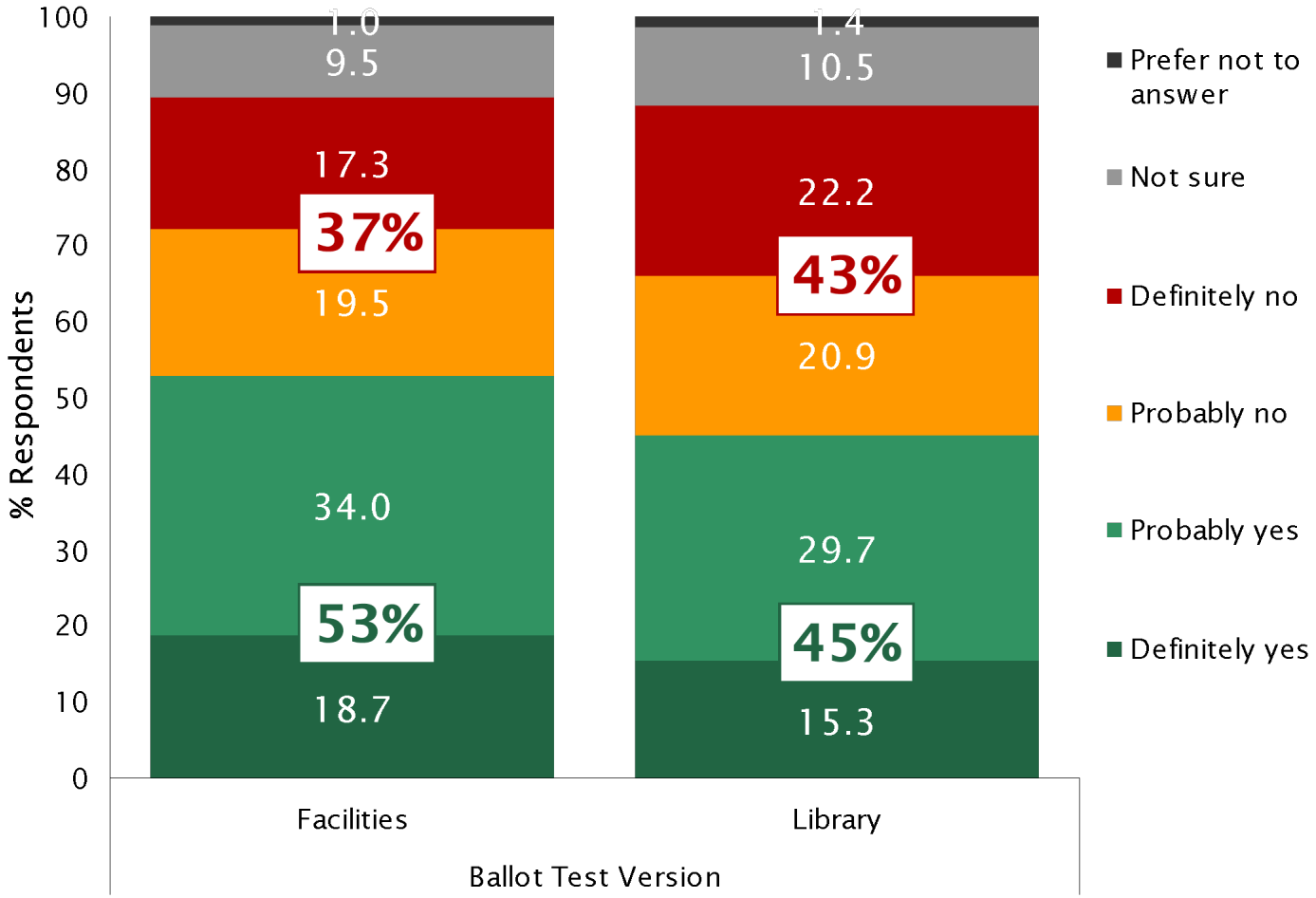
INITIAL BALLOT TEST: LIBRARY

In order to:

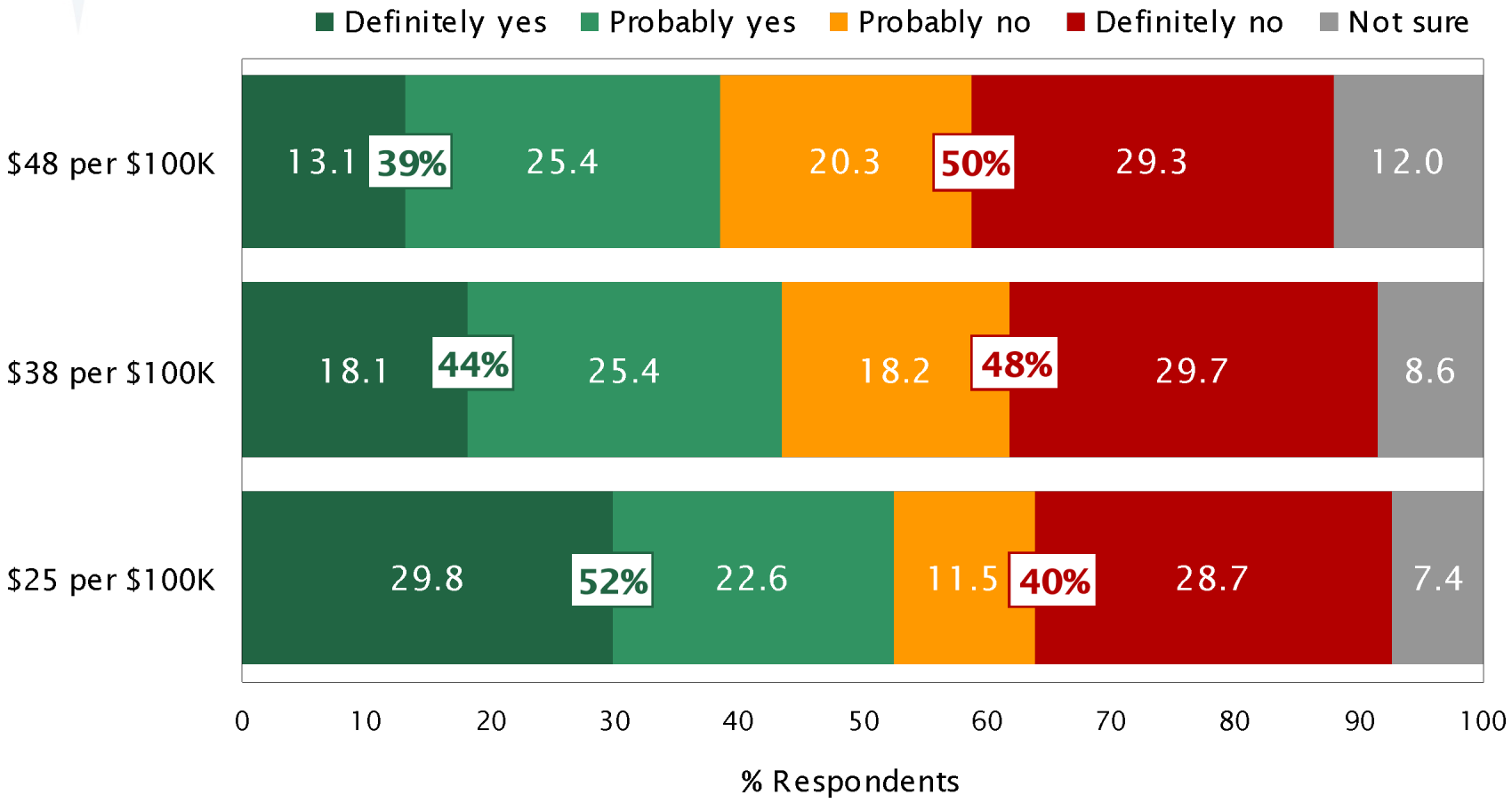
- Repair, modernize, and expand the Glendora Library with improved spaces for collaboration, community programs and events, computers/technology learning center, studying, training, and expanded book/resource collections to serve residents of all ages
- Fix faulty roofs, electrical, ventilation
- And improve access for seniors/disabled

Shall the City of Glendora's measure authorizing $70 million in bonds at legal rates be adopted, levying 25 dollars per 100 thousand dollars assessed value (4 million dollars annually) while bonds are outstanding, with citizen oversight and all money locally controlled?

INITIAL BALLOT TEST

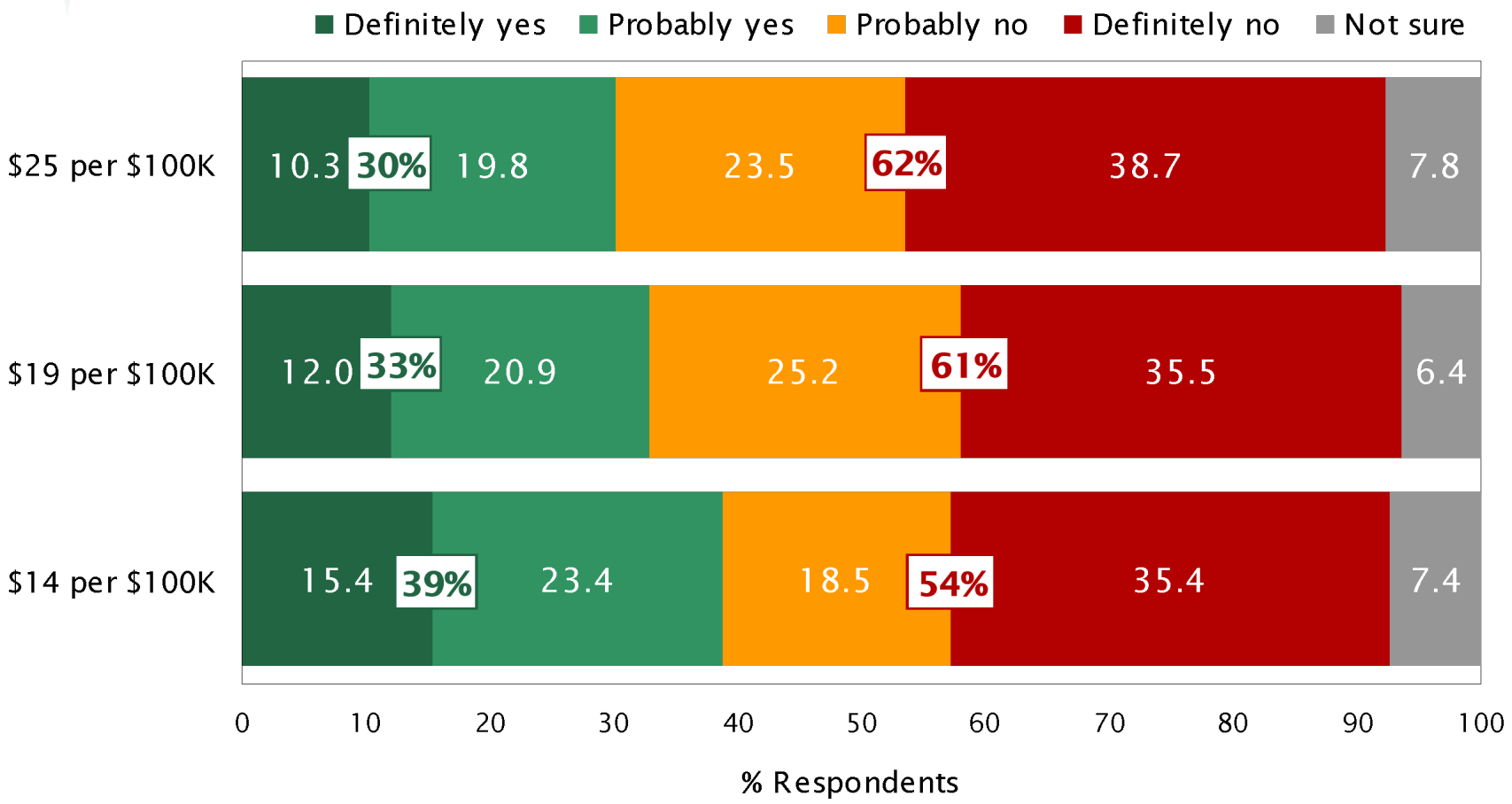


TAX THRESHOLD: FACILITIES



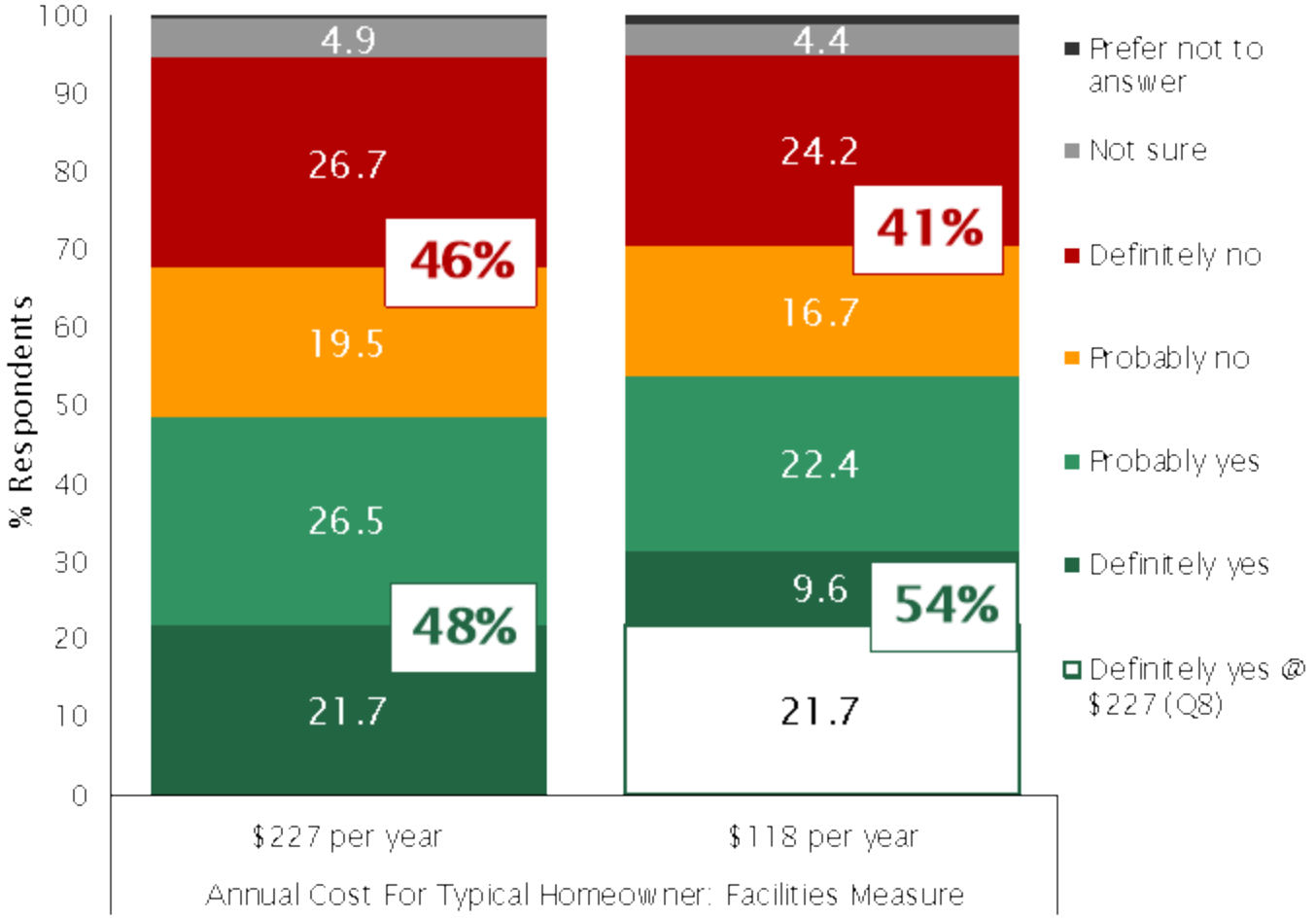
TRUENORTH RESEARCH

TAX THRESHOLD: LIBRARY



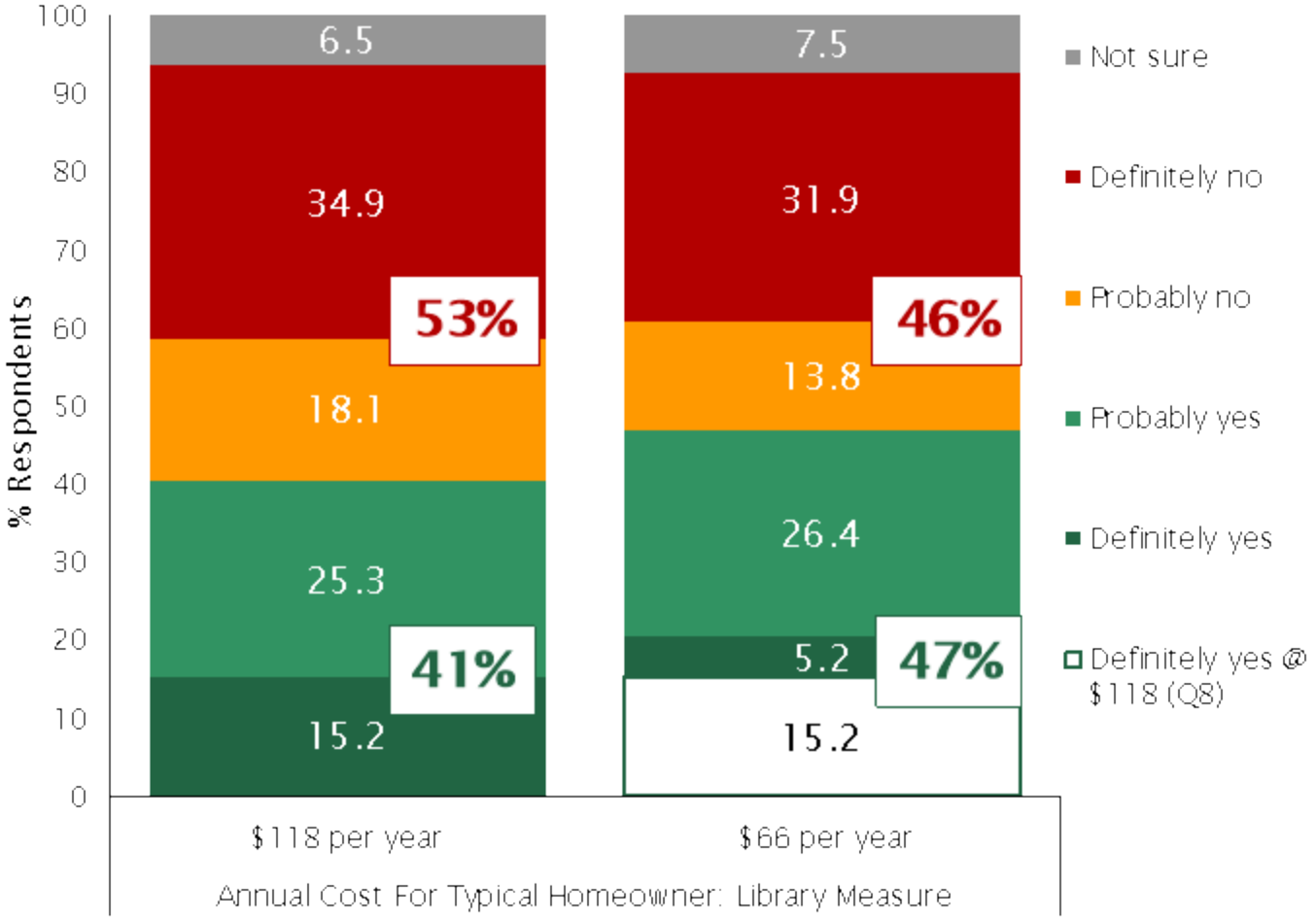
TRUENORTH RESEARCH

ANNUAL COST FOR HOMEOWNER: FACILITIES



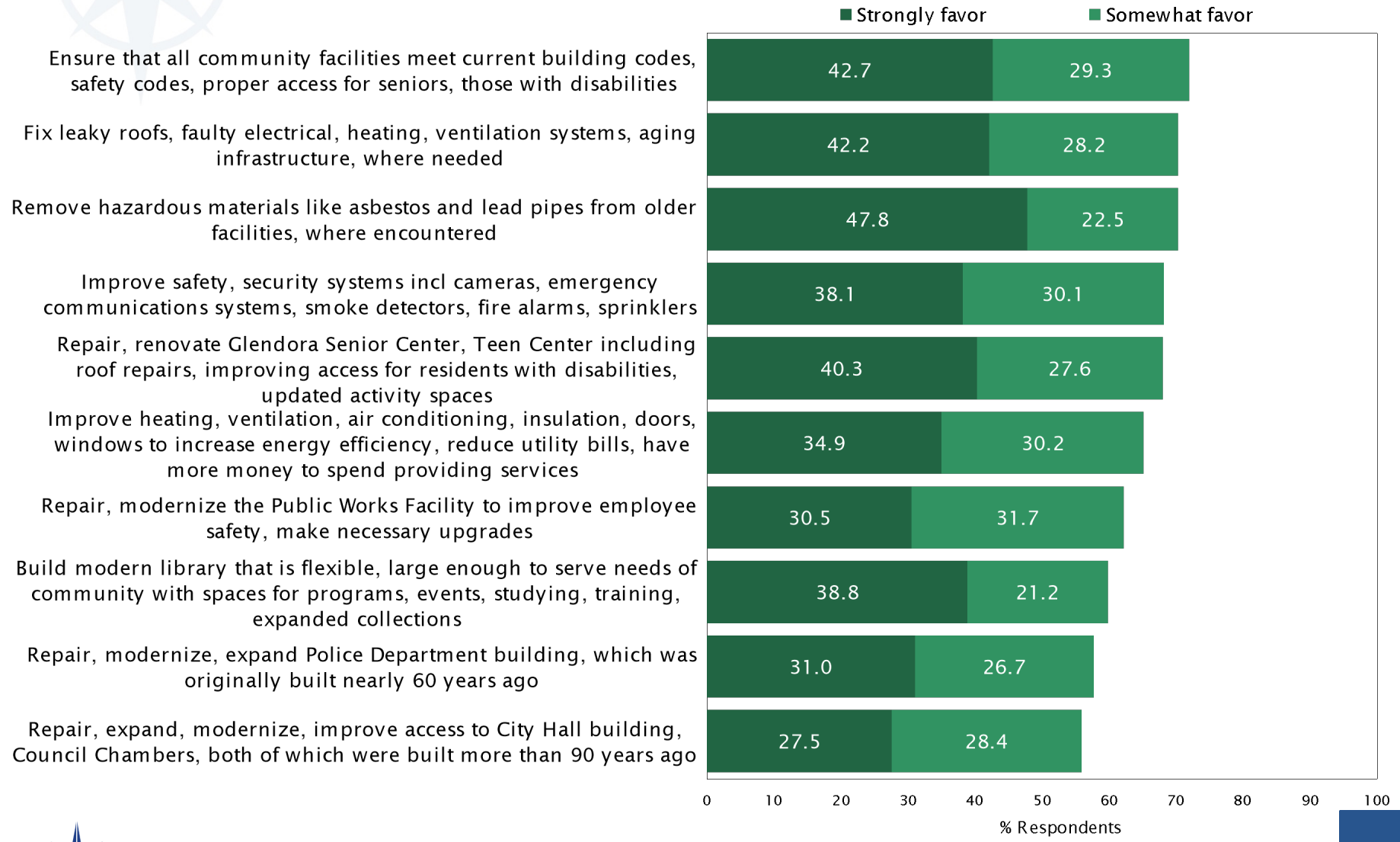
TRUENORTH RESEARCH

ANNUAL COST FOR HOMEOWNER: LIBRARY



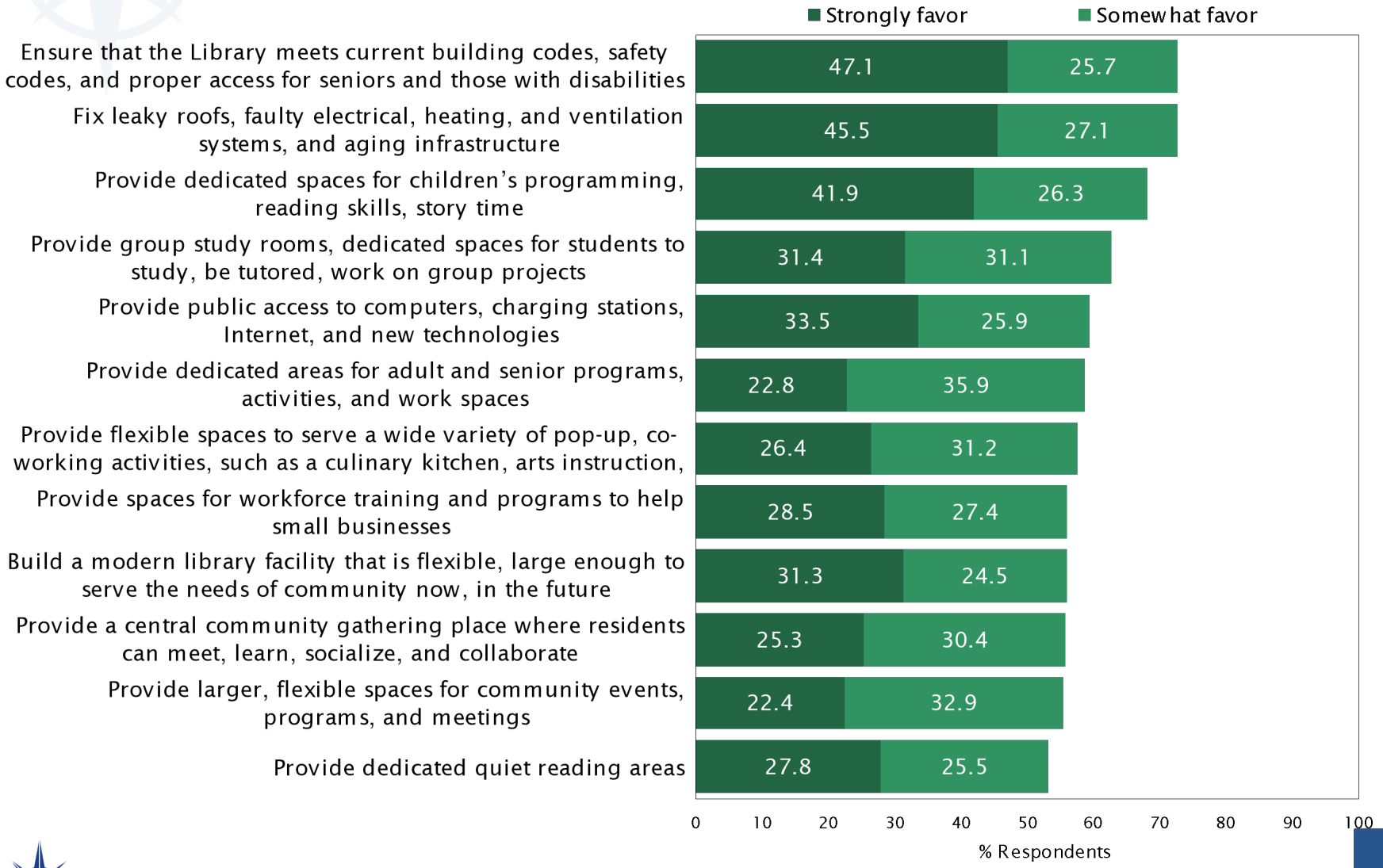
TRUENORTH RESEARCH

PROJECTS & IMPROVEMENTS: FACILITIES



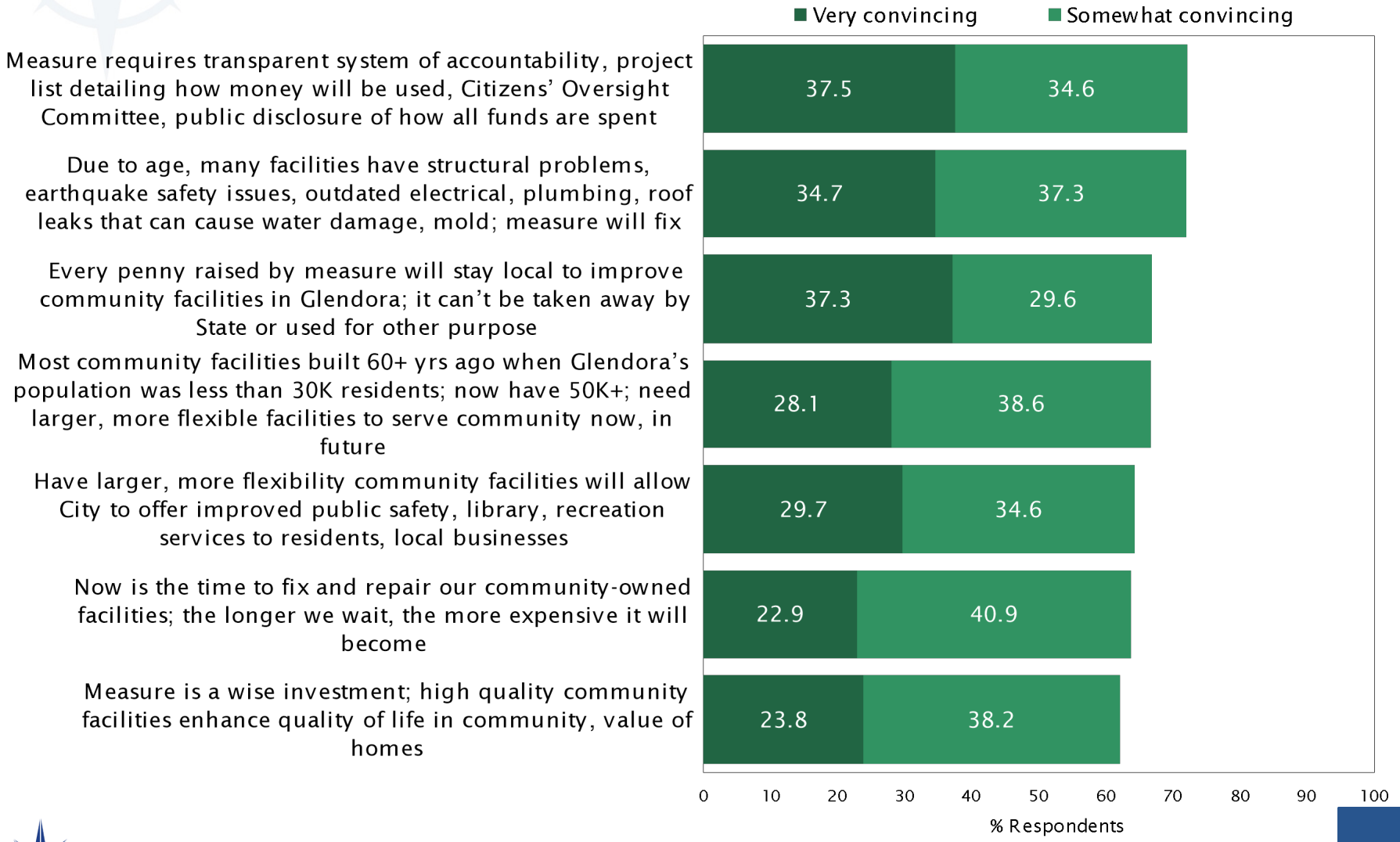
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PROJECTS & IMPROVEMENTS: LIBRARY



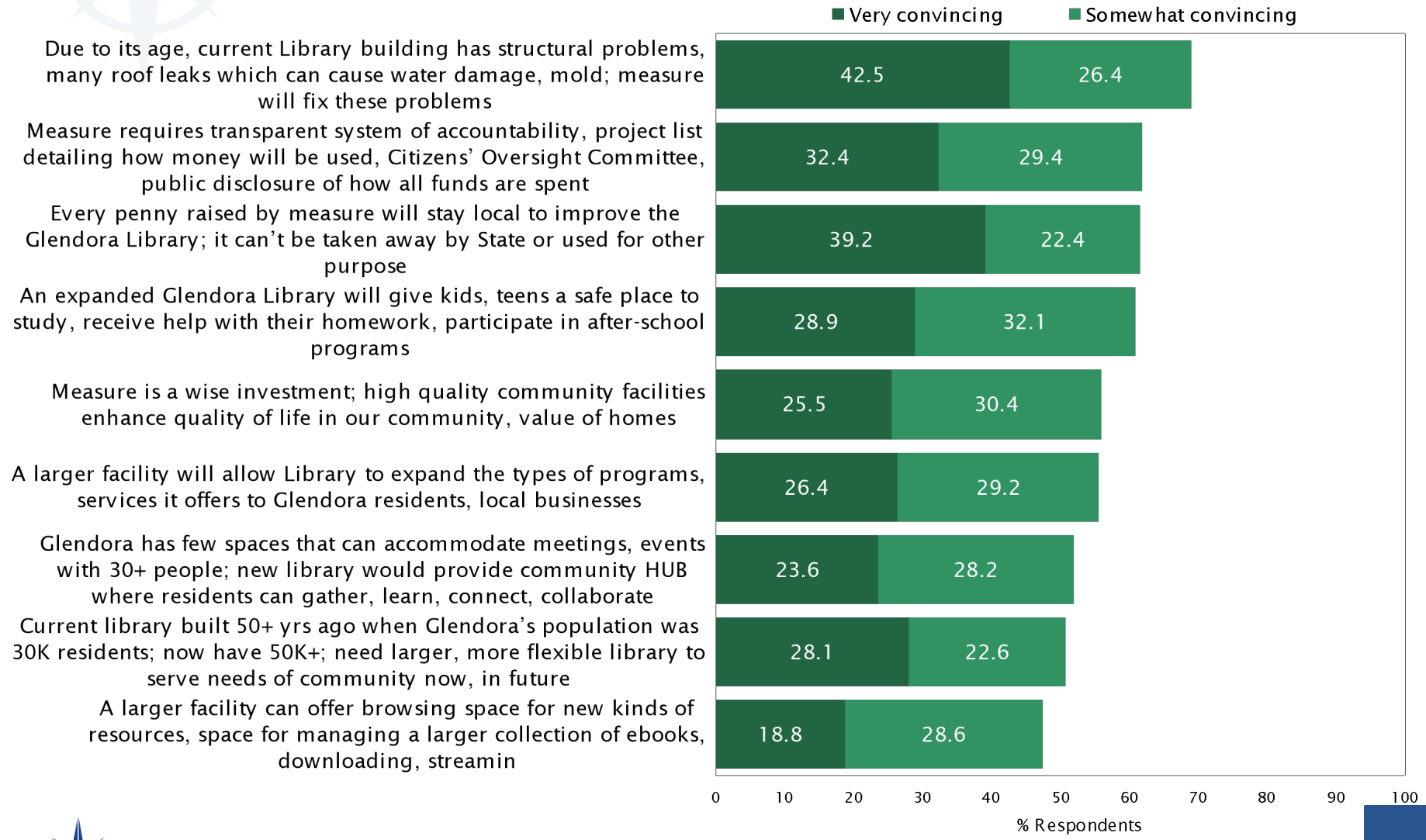
TRUENORTH RESEARCH

POSITIVE ARGUMENTS: FACILITIES



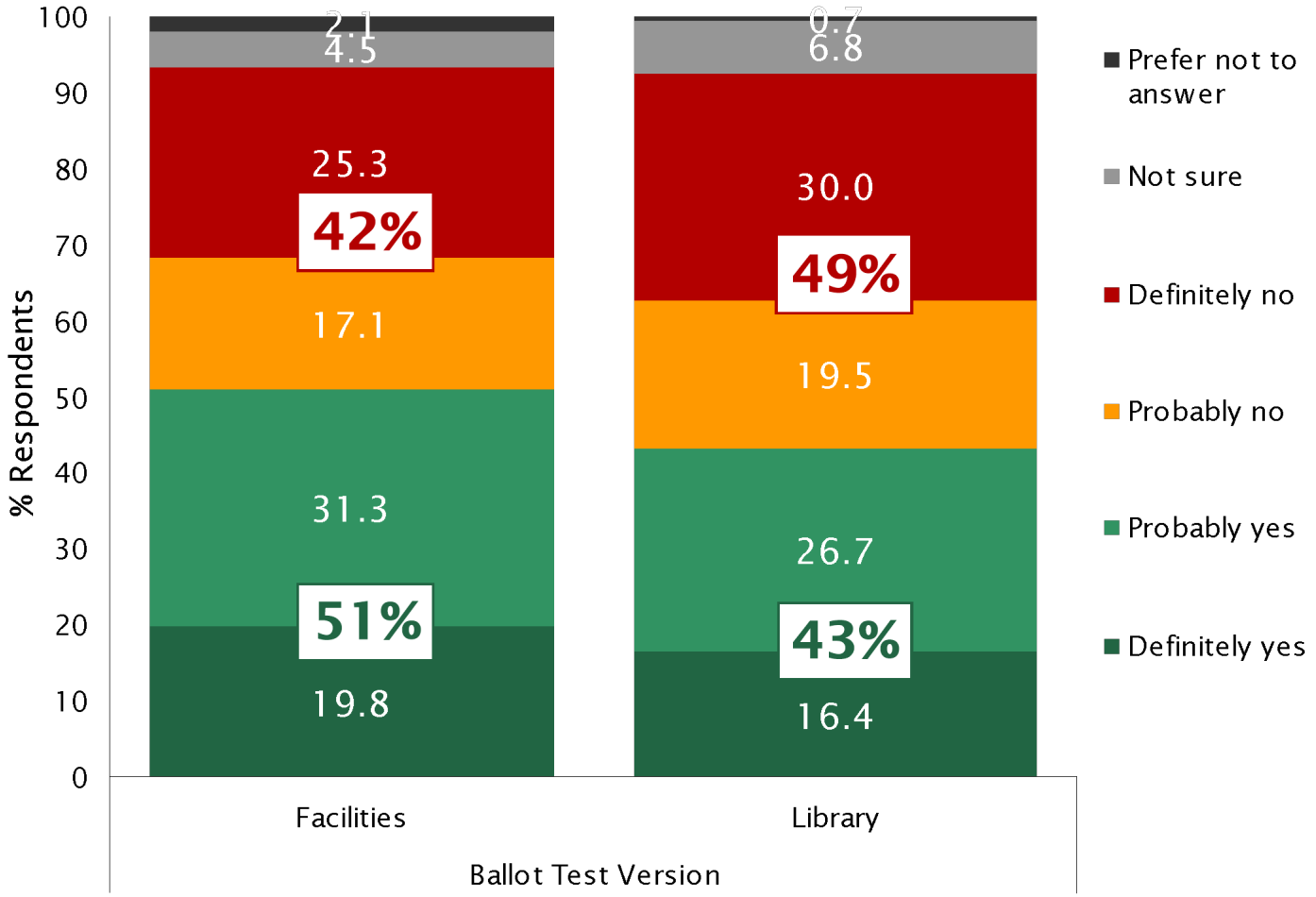
TRUENORTH RESEARCH

POSITIVE ARGUMENTS: LIBRARY



TRUENORTH RESEARCH

INTERIM BALLOT TEST



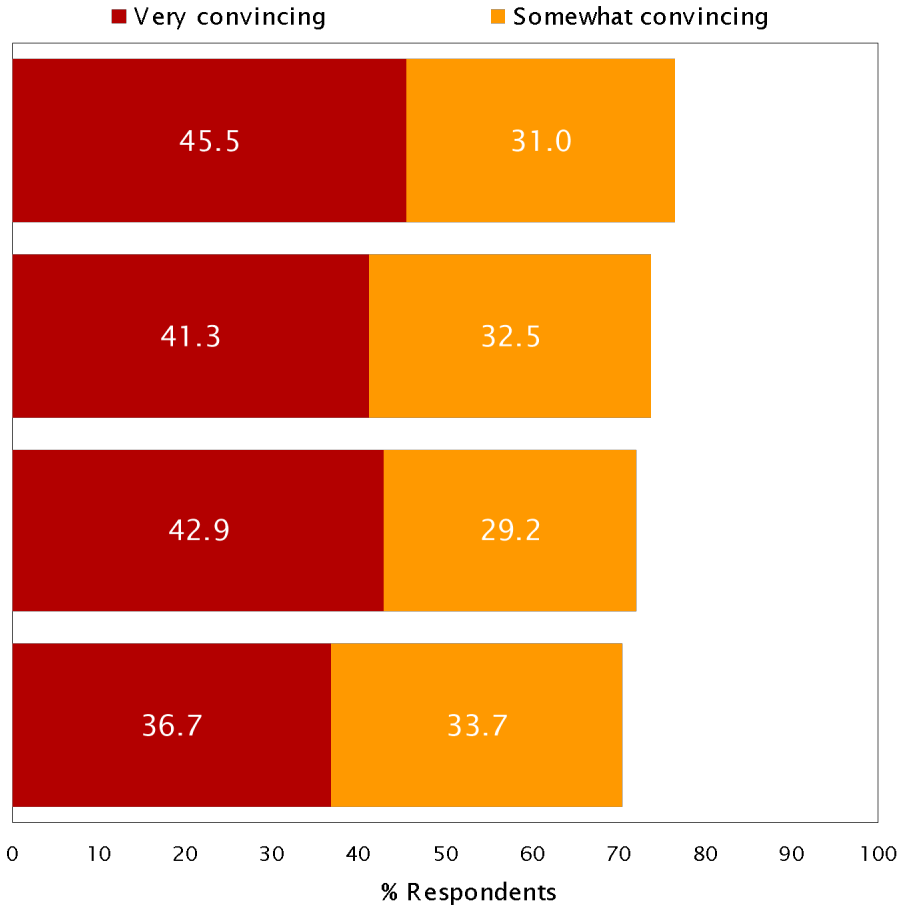
NEGATIVE ARGUMENTS: FACILITIES

City raised local sales tax five years ago, generated over $20M in extra revenue; should use that money to fix community facilities rather than asking voters for another tax increase

Everyone is coming after us for tax increases, state, county taxes, school bonds, other taxes on ballot this year; enough is enough; we can't afford to keep raising taxes

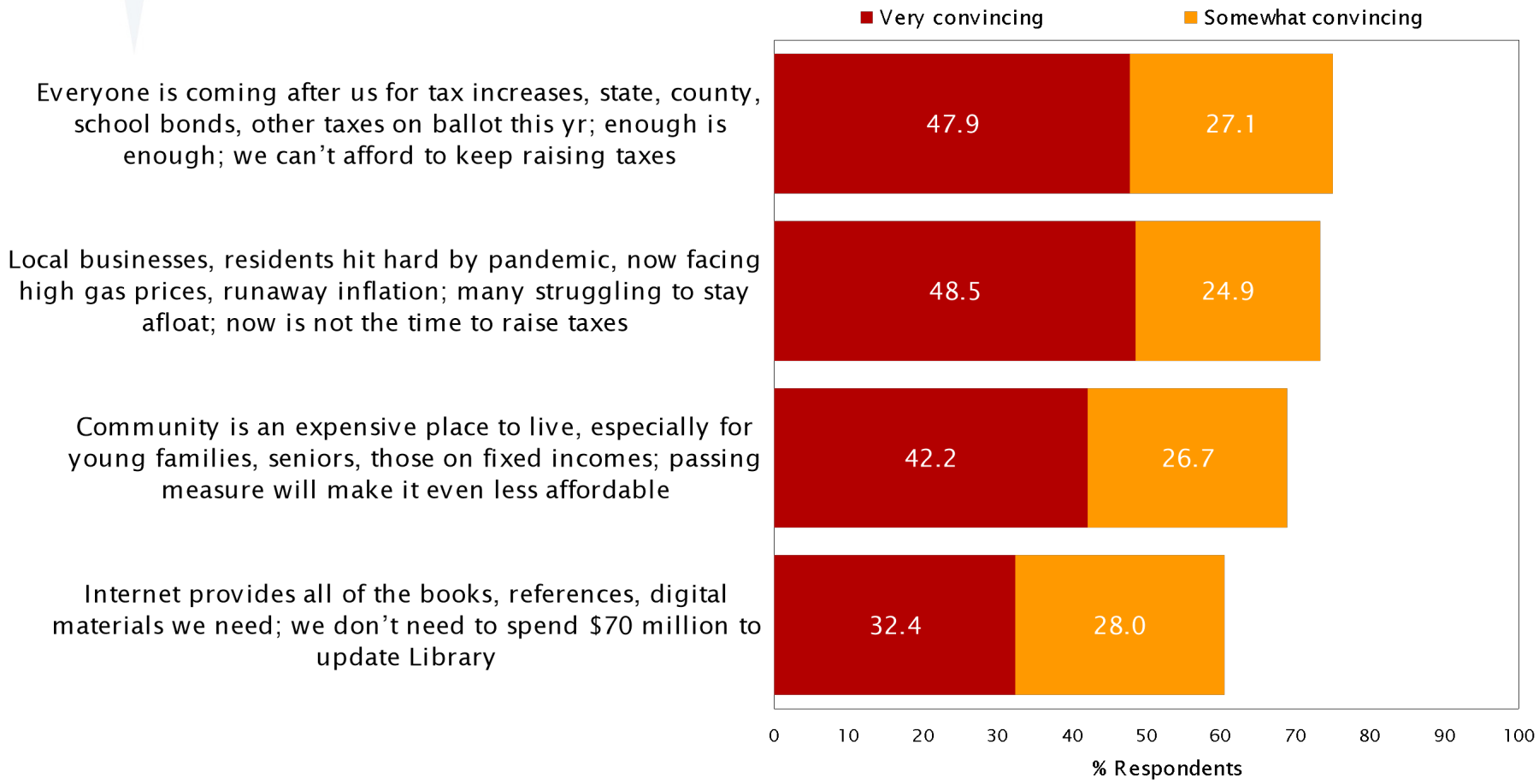
Local businesses, residents hit hard by pandemic, now facing high gas prices, runaway inflation; many struggling to stay afloat; now is not time to raise taxes

Community is an expensive place to live, especially for young families, seniors, those on fixed incomes; passing measure will make it even less affordable

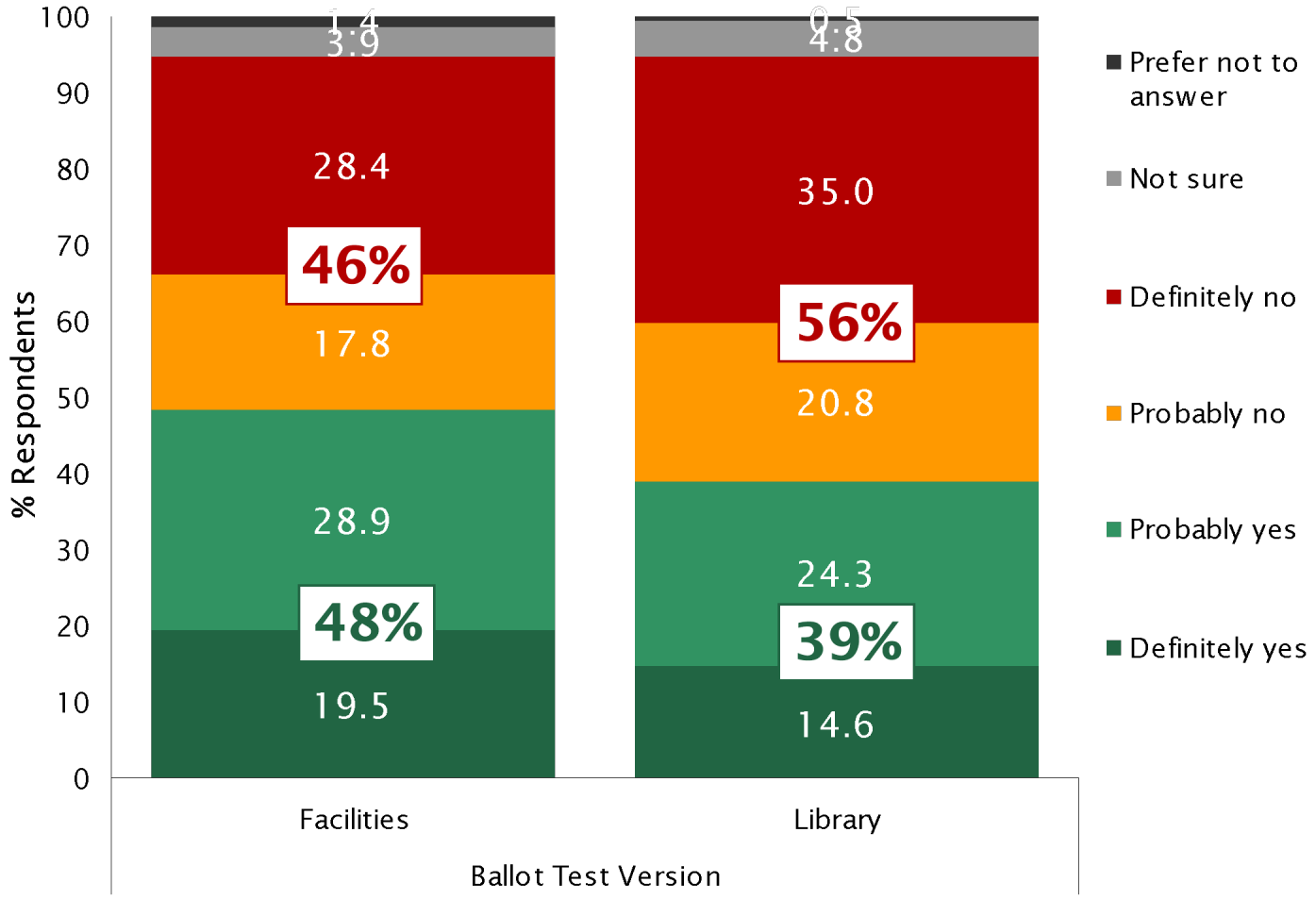


TRUENORTH RESEARCH

NEGATIVE ARGUMENTS: LIBRARY



FINAL BALLOT TEST



KEY CONCLUSIONS

Does a bond appear to be feasible under current CA law? *No, but if Proposition 5 passes it is a game changer.*

Positive Signs

- Voters understand the need to repair/maintain facilities and infrastructure
- Popular projects and improvements
- Solid positive arguments

Challenges

- Two-thirds threshold under current law
- Tax rate sensitivity
- Opposition arguments resonate (-4%)
- Electoral climate: Hyper-partisanship, statewide initiatives, & overlapping measures.
- Potential for AB1416 impacts

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GLENDORA ORDERING THE SUBMISSION OF A PROPOSITION INCURRING BONDED INDEBTEDNESS TO THE QUALIFIED VOTERS OF THE CITY OF GLENDORA AT A [SPECIAL/REGULAR] MUNICIPAL ELECTION TO BE HELD ON ____ AND CONSOLIDATED WITH THE ____ ELECTION, FOR THE PURPOSE OF FINANCING THE COST OF THE CONSTRUCTION, REHABILITATION, REPAIR AND IMPROVEMENTS TO THE _____, LOCATED IN THE CITY

WHEREAS, the City of Glendora (the "City") is a municipal corporation duly organized and existing under the Constitution and laws of the State of California; and

WHEREAS, the City desires to undertake certain public infrastructure improvements for certain City facilities, consisting of the construction, repair, improvements, and/or rehabilitation (the "Improvements") of the Glendora Public Library and _____ (collectively, the "City Facilities"); and

WHEREAS, the City is authorized to call an election for the proposition of incurring a bonded indebtedness and to issue such bonds to finance the Improvements to the City Facilities pursuant to certain provisions of the California Government Code, including Article 1 of Chapter 4 of Division 4 of Title 4 (commencing with Section 43600) and Article 4.5 of Chapter 3 of Part 1 of Division 2 of Title 5 (commencing with Section 53506) (collectively, the "Bond Laws"); and

WHEREAS, the City intends to issue its general obligation bonds (the "Bonds") under and pursuant to the Bond Laws to finance the cost of the Improvements to the City Facilities; and

WHEREAS, under existing law, approval of the Bonds requires 2/3 of the voters in the City voting on the proposition to vote in favor; and

WHEREAS, pursuant to Government Code Section 43603, when a city planning commission and the legislative body approve a group of improvements, constituting a city plan, the legislative body may submit a single bond measure covering the entire group of improvements; and

WHERAS, the Glendora Planning Commission and the City Council have previously approved the City Facilities as a group of improvements; and

SAMPLE

WHEREAS, pursuant to Government Code Section 43607, the City has adopted Resolution No. ____ on ____, by a two-thirds vote of its members determining that the public interest and necessity demand the completion of the Improvements to the City Facilities; and

WHEREAS, the City desires that a measure be presented to the voters related to the issuance of the Bonds for the Improvements to the City Facilities; and

WHEREAS, concurrently herewith, the City is adopting Resolution No. ____ ("Resolution Calling Election"), calling the election which provides the measure to be presented to the voters related to the issuance of the Bonds ("Measure"); and

WHEREAS, if the Measure is approved by the requisite number of affirmative votes, the City will be authorized to issue the Bonds.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GLENDORA DOES ORDAIN AS FOLLOWS:

1. Purpose and Intent. Pursuant to the authority provided by the Bond Laws and the California Elections Code, the City Council proposes to order the submission of a proposition authorizing the City to issue the Bonds to the qualified voters of the City at the [special/regular] municipal election to be held on _____. The [special/general] municipal election shall be consolidated with any other elections to be held on such date in the County of Los Angeles.

2. Findings. The City Council hereby makes the following findings with respect to the Measure for the Bonds:

(i) The City Planning Commission pursuant to Resolution No. ___ adopted on _____ and the City Council, pursuant to Resolution No. ___ adopted on ___have approved the City Facilities as a group of Improvements to in order to finance the Improvements in one measure.

(ii) On ____, the City Council adopted, by a two-thirds vote of all its members, a resolution entitled "A Resolution of the City Council of the City of Glendora Determining that the Public Interest and Necessity Demand the Construction and Improvement of the City Facilities, and its Financing Through the Issuance of General Obligation Bonds," pursuant to which the City Council has found and determined that the public interest and necessity demand the issuance of the Bonds to finance the Improvements to the City Facilities.

(iii) In order to provide for the issuance by the City of the Bonds, it is necessary for the City Council to adopt an ordinance ordering the submission of the proposition of incurring bonded indebtedness for such purpose to the qualified voters of the City at a [special/regular] municipal election.

SAMPLE

(iv) The City Council desires to submit said Measure the qualified voters of the City at the [special/regular] election to be held in the City on _____, and to consolidate the bond election with other elections held within the City on that date.

3. Call for Election. The City Council hereby orders that there be submitted to the qualified voters of the City a proposition on incurring bonded indebtedness for the purposes set forth in this Ordinance, at the consolidated election to be held on _____.

4. Ballot Proposition. The City Council hereby submits to the qualified voters of the City, at the [special/regular] election to be held on _____, a proposition on issuing the Bonds. The statement of the Measure shall be in substantially the form set forth in the Resolution Calling Election.

5. Object and Purpose of Bonds. The object and purpose of the Bonds is to finance some or all of the costs of the Improvements to the City Facilities. The authorized Improvements also include all work and expenditures necessary and incidental to the City Facilities described above. Examples of such work and expenditures include, but are not limited to: costs of design, engineering, architect and other professional services, inspections, site preparation, utilities, landscaping, construction management and other planning and permitting, legal, accounting and similar costs; a customary construction contingency; demolition and disposal of existing structures; rental or construction of storage facilities and other space on an interim basis for materials and other equipment and furnishings displaced during construction; addressing unforeseen conditions revealed by construction or renovation, and other necessary improvements required to comply with existing building codes and other applicable law, including the Americans with Disabilities Act; costs of the bond election; bond issuance costs; project administration during the duration of the Improvements; and financing and interest costs on the Bonds.

The final costs, locations, designs, layouts and other components of the Improvements to the City Facilities will be determined as plans are finalized, construction bids are awarded, and the Improvements are completed. Therefore, the City Council cannot guarantee that the Bonds will provide sufficient funds to allow completion of all needed Improvements.

6. Estimated Cost of Improvements. The estimated cost of the Improvements to the City Facilities is $_____. The estimated cost includes legal or other fees, the costs of printing the Bonds, and other costs and expenses incidental to or connected with the authorization, issuance and sale of the Bonds. To the extent the Improvements to the City Facilities financed are revenue-producing public works, the cost of the Improvements may also include bond interest estimated to accrue during the construction period and for a period of not to exceed 12 months after completion of construction.

7. Principal Amount of Bonds. The aggregate principal of the Bonds shall not exceed $_____.

SAMPLE

8. Maximum Interest Rate. The maximum rate of interest to be paid on the Bonds shall be the statutory maximum of 12% per annum. Said interest shall be payable semiannually, except that interest for the first year after the date of the Bonds may be made payable at the end of said year.

9. Issuance and Sale of Bonds. The City proposes to issue and sell the Bonds pursuant to the Bond Laws, in one or more series, in the maximum amount and for the objects and purposes set forth above if the requisite number of qualified voters voting on the proposition vote in favor thereof. The Bonds will be general obligations of the City payable from and secured by ad valorem taxes levied and collected in the manner prescribed by the laws of the State of California. The revenue generated from the ad valorem tax levied and collected will be used for the payment of debt service on the Bonds. All of the Bonds shall be equally and ratably secured, without priority, by the taxing power of the City.

10. Manner of Conducting Election. The election on the Bonds held on _____ shall be held and conducted, election officers appointed, voting precincts designated, ballots printed, polls opened and closed, ballots counted, and returned, returns canvassed, results declared, and all other proceedings incidental to and connected with the election shall be regulated and done in accordance with the provisions of law regulating the election with which it is consolidated.

11. Procedure for Voting on Proposition. Ballots for the election shall be provided in the form and in the number provided by law. Voters shall be provided an opportunity to vote for or against the proposition on the ballot, in accordance with procedures to be adopted by the authorized officers of the County of Los Angeles (the "County") charged with conducting the election.

12. Accountability Requirements. The City Council hereby adopts the following accountability requirements relating to the Bonds:

(i) The proceeds from the sale of the Bonds shall be used only for the purposes specified in this Ordinance.

(ii) The proceeds from the sale of the Bonds shall only be spent on projects and programs that serve the jurisdiction of the City.

(iii) [The City shall conduct an annual, independent performance audit to ensure that the Bond funds are expended pursuant to the local program specified in clause (i) and (ii).]

(iv) [The City shall appoint a citizens' oversight committee to ensure that Bond proceeds are expended only for the purposes described in the measure approved by the voters. Members appointed to the oversight committee shall receive educational training about bonds and fiscal oversight.]

SAMPLE

(v) A separate account shall be created and held by the City, into which the proceeds of the Bonds shall be deposited and applied solely for the purpose of financing the Improvements to the City Facilities.

(vi) The City's Director of Finance shall file a report with the City Council at least annually showing the amount of Bond proceeds collected and expended, and the status of the Improvements.

13. Identification of Tax. The tax imposed by this measure is an ad valorem tax levied upon taxable real property in the City, and will be used to pay the principal and interest on the Bonds.

14. Official Actions. The Mayor, the City Manager, the Director of Finance, the City Clerk, and any of their designees, are hereby authorized to execute any documents and to perform all acts necessary to place the Measure on the ballot.

15. Interpretation. The provisions of this Ordinance, being necessary for the health, welfare, and safety of the City and its residents, are to be liberally interpreted to carry out its purposes. No error, irregularity or informality, and no neglect or omission of any officer, in any proceeding taken related to the submission of the proposition incurring bonded indebtedness to the qualified voters of the City shall void or invalidate any such proceeding, any Bonds issued by the City or any levy of ad valorem taxes to pay principal of and interest on the Bonds.

16. Publication of Ordinance. This Ordinance shall be published once a day for at least seven days in a newspaper published at least six days a week in the City, or once a week for two weeks in a newspaper published less than six days a week in the City. The first of said publications shall, in either event, be within 15 days after the adoption of this Ordinance. If there are no such newspapers, it shall be posted in three public places in the City for two succeeding weeks.

17. Effective Date. In accordance with Section 36937(a) of the California Government Code, this Ordinance shall become effective immediately, as an ordinance relating to an election, upon its adoption by two-thirds vote of all the members of this City Council.

18. CEQA. Placing the Measure on the ballot is a fiscal and administrative activity that is exempt from California Environmental Quality Act ('CEQA") review pursuant to CEQA Guidelines Sections 15378(b)(4) and (b)(5) because it involves fiscal and administrative activities that will not result in direct or indirect changes to the environment.

19. SEVERABILITY. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this

SAMPLE

Ordinance, and each and every section, subsection, sentence, clause and phrase thereof not declared invalid or unconstitutional without regard to whether any portion of the Ordinance would be subsequently declared invalid or unconstitutional. The provisions of this Ordinance are declared to be severable.

20. CERTIFICATION. The City Clerk shall certify to the passage and adoption of this Ordinance, and shall make a minute of the passage and adoption thereof in the records of and the proceedings of the City Council at which the same is passed and adopted.

PASSED, APPROVED and **ADOPTED** this ___ day of _____ 2025.

BY:_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

SAMPLE

CERTIFICATION

I, Kathleen R. Sessman, City Clerk of the City of Glendora, do hereby certify that the foregoing Ordinance was introduced for first reading on the _____ day of _____, 2025. Thereafter, said Ordinance was duly approved and adopted at a regular meeting of the City Council on the _____ day of _____, 2025, by the following roll call vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

I further certify that said Ordinance was published as required by law in a newspaper of general circulation in the City of Glendora, California on the _____ day of _____, 2025.

Dated:

KATHLEEN R. SESSMAN
City Clerk/Communications Director

SAMPLE

ORDINANCE NO. ____.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GLENDORA PROVIDING FOR A SPECIAL PARCEL TAX TO FUND THE CONSTRUCTION, REPAIR, IMPROVEMENTS, AND/OR REHABILITATION OF THE _____, GLENDORA PUBLIC LIBRARY AND _____

WHEREAS, the City of Glendora (the "City") is a municipal corporation duly organized and existing under the Constitution and laws of the State of California; and

WHEREAS, the City desires to undertake certain public infrastructure improvements for certain City facilities, consisting of the construction, repair, improvements, and/or rehabilitation (the "Improvements") of the Glendora Public Library and _____ (collectively, the "City Facilities"); and

WHEREAS, the City is authorized to call an election for the proposition of incurring a special parcel tax to finance the Improvements constituting public infrastructure of the City pursuant to certain provisions of the Article 3.7 of Chapter 4 of Part 1 of Division 2 of Title 5 of the Government Code (Sections 53720-53730) and the California Constitution XIII A, Section 4 and XIII D, Section 3(a)(2) ("collectively, the "Laws"); and

WHEREAS, the City intends to submit a special parcel tax measure to the voters (the "Measure") pursuant to the Elections Code and the Laws to finance the cost of the Improvements to the City Facilities; and

WHEREAS, under existing law, approval of the Measure requires two-thirds (2/3) of the voters in the City voting on the Measure to vote in favor; and

WHEREAS, if the Measure is approved by the requisite number of affirmative votes, the City will be authorized to levy the special parcel tax for the purposes set forth herein.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF GLENDORA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: PURPOSES

It is the intent of the City Council of the City of Glendora in adopting this Ordinance to provide for a parcel tax to be imposed as a special tax for the Improvement of the City Facilities.

SECTION 2: AMENDMENT TO THE MUNICIPAL CODE

Chapter 3.56 is hereby added to the City of Glendora Municipal Code to read in its entirety as follows:

SAMPLE

"CHAPTER 3.56 CITY FACILITIES IMPROVEMENT TAX"

SECTION 3.56.010 TITLE

The Title of this Chapter shall be the "City Facilities Improvement Tax Ordinance of the City of Glendora"

SECTION 3.56.020 AUTHORITY TO ADOPT MEASURE

This chapter and the tax authorized herein is adopted pursuant to the provisions of Article 3.7 of Chapter 4 of Part 1 of Division 2 of Title 5 of the Government Code (Sections 53720-53730) and the California Constitution Articles XIII A, Section 4 and XIII D, Section 3(a)(2). The tax authorized herein is special parcel tax.

SECTION 3.56.030 PURPOSES

The purpose of this chapter is to provide a method of financing the Improvements to the City Facilities, as defined herein.

SECTION 3.56.040 DEFINITIONS

"Assessor's Parcel" means a lot or parcel of land that is identifiable by an Assessor's Parcel Number by the County Assessor of the County.

"Assessor's Parcel Number**"** means an identification number assigned to a parcel by the County Assessor of the County.

"City Facilities" means the Glendora Public Library, _____ and ____.

"County" means the County of Los Angeles.

"Fiscal Year" means the period from and including July 1st of any year to and including the following June 30th.

"Improvements" means the construction, repair, improvement, rehabilitation, furnishing and equipping of the City Facilities.

"Maximum Special Parcel Tax" shall have the meaning given thereto in Section 3.56.050.

"Property" means a lot or a parcel of land or any parcel with an Assessor's Parcel Number or, if no number, clearly identifiable as a parcel as determined by the City Engineer by May 1 of the year preceding of the Fiscal Year in which the tax will be levied. [TO CONFIRM]

"Special Parcel Tax" means the special parcel tax levied on properties in the city pursuant to the terms of this chapter.

SECTION 3.56.050 MAXIMUM TAX RATE/METHOD OF ASSESSMENT

(1) Maximum Rate: Each Fiscal Year commencing in Fiscal Year [2026-2027], each Assessor's Parcel of Property within the city shall be subject to a maximum tax in an amount of $___ [Per parcel/Per Acre/Per Square Foot] (the "Maximum Special Parcel Tax"). The Maximum Special Parcel Tax shall increase annually on July 1 of each Fiscal Year by two percent (2%) per year.

(2) Annual Levy: The city may levy the Special Parcel Tax annually by resolution on all non-exempt properties in the city. In any year, the city may by resolution levy at a rate lower than the Maximum Special Parcel Tax; provided however that, the Maximum Special Parcel Tax shall continue to increase as provided in subsection (1) above.

(3) Apportionment: Unless exempt, every Assessor's Parcel in the city shall be subject to the tax at the same rate. [TBD: CONFIRM WHETHER THE CITY SEEKS TO ONLY CHARGE DEVELOPED PARCELS]

SECTION 3.56.060 EXEMPTIONS

(1) The following parcels shall be exempt from the tax provided by this chapter.

(a) Assessor's Parcels which are owned by, encumbered by or restricted in use by the State of California, Federal or other local governments, including school districts, water districts, the City of Glendora and other government agencies; and

(b) Assessor's Parcels which are exempted from property taxes by law.

(2) [The City Council may from time to time by Council resolution adopt exemptions to the tax measures set further herein to the extent such exemptions are consistent with applicable law. The City Council may provide for a method of claiming certain exemptions. Examples of possible exemptions may include seniors, low-income housing, places of worship, and _____][CITY TO CONFIRM WHETHER TO EXEMPT THESE AND OTHERS]

SECTION 3.56.070 COLLECTION

Pursuant to Government Code section 53087.4, any Special Parcel Tax authorized under this chapter shall be collected by the tax collector of the County. The tax shall be collected in the same manner as ordinary ad valorem property taxes are collected and shall be subject to the

same penalties and the same procedure, sale, and lien priority in case of delinquency as is provided for ad valorem taxes. However, the city may collect the Special Parcel Tax at different time or in a different manner if necessary to meet its financial obligations.

Any charges made by such tax collector shall be paid out of funds deducted from the gross proceeds of the tax.

SECTION 3.56.080 INCREASE APPROPRIATIONS LIMIT

Pursuant to California Constitution Article XIIIB, the appropriations limit for the city of Glendora will be increased by the aggregate sum collected by levy of this Special Parcel Tax in each of the years covered by this chapter.

SECTION 3.56.090 FUNDING AND EXPENDING PROCEEDS

Proceeds of the Special Parcel Tax levied under this chapter shall be deposited into a special fund dedicated to the Improvements for the City Facilities. Eligible costs include (a) financing, planning, engineering, and legal fees incurred with respect to the Improvements for the City Facilities, (b) costs related to preparation of the Ordinance enacting this chapter and the election of the Special Parcel Tax, (c) costs of the Improvements to the City Facilities, and (d) costs of administering this Ordinance and the Special Parcel Tax provided for herein. [TBD – WHETHER TO INCLUDE OPERATING COSTS]

SECTION 3.56.100 SEVERABILITY

If any provision of this chapter or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect any other provisions or applications, and to this end the provisions this chapter are declared to be severable.

SECTION 3.56.110 DURATION, AMENDMENT OR REPEAL

The City shall levy the Special Parcel Tax for a period of forty (40) years. The Special Parcel Tax shall expire on June 30, ____. a tax under this chapter shall expire with the fiscal year ____ending June 30,____. The City may enter into obligations for the purposes of financing the Improvements to the City Facilities for a period not to exceed the term.

Pursuant to Elections Code Section 9217, the City Council shall have and retain the right and authority to amend provisions of this chapter to in any manner that does not increase the Maximum Special Parcel Tax, or otherwise constitute a tax increase for which voter approval is required by Article XIII C of the California Constitution.

SECTION 3.56.120 ACCOUNTABILITY

The following accountability requirements shall apply to the Special Parcel Tax:

(i) The proceeds from the Special Parcel Tax shall be used only for the purposes specified in this chapter.

(ii) The proceeds from the tax shall only be spent on projects and programs that serve the jurisdiction of the City.

(iii) [The City shall conduct an annual, independent performance audit to ensure that the tax funds are expended pursuant to the purposes specified in clause (i) and (ii).]

(iv) [The City shall appoint a citizens' oversight committee to ensure that the tax is expended only for the purposes described in the measure approved by the voters. Members appointed to the oversight committee shall receive educational training about taxes and fiscal oversight.]

(v) A separate account shall be created and held by the City, into which the proceeds of the tax shall be deposited and applied solely for the purpose of financing the Improvements.

(vi) The City's Director of Finance shall file a report with the City Council at least annually showing the amount of tax collected and expended, and the status of the Improvements.

SECTION 3.56.110 APPEALS

Any property owner claiming that the amount or application of the taxes levied hereunder are not correct may file a written notice of appeal with the City not later than twelve months after having paid the first installment of the tax that is disputed. The Finance Director shall promptly review the appeal, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the tax, and rule on the appeal. If the Finance Director's decision requires that the tax for an Assessor's Parcel be modified or changed in favor of the property owner, a cash refund shall not be made, but an adjustment shall be made to the Special Parcel Tax on that Assessor's Parcel in the subsequent Fiscal Year(s). The Finance Director at his/her discretion may also consider refunding the amount or alternate methods of crediting the change in favor of the property owner.

SECTION 3.56.120 INTERPRETATION

Interpretations may be made by the Council by ordinance or resolution for purposes of

clarifying any vagueness or ambiguity in this chapter. This chapter shall be interpreted liberally to effect the purposes hereof."

SECTION 3 APPROVAL

This Ordinance shall require passage by a 4/5ths vote of the City Council in compliance with the provisions of Section 53724(b) of the California Government Code, and shall be posted at City Hall after its second reading by the City Council for at least 30 days, and shall not become effective unless approved by a two-thirds majority of the voters voting on the measure at an election to be held on _____.

SECTION 4 SEVERABILITY

If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each and every section, subsection, sentence, clause and phrase thereof not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional. The provisions of this Ordinance are hereby declared severable.

SECTION 5. CEQA

Placing the tax measure on the ballot is a fiscal and administrative activity that is exempt from California Environmental Quality Act ("CEQA") review pursuant to CEQA Guidelines Sections 15378(b)(4) and (b)(5) because it involves fiscal and administrative activities that will not result in direct or indirect changes to the environment.

PASSED, APPROVED and **ADOPTED** this ___ day of _____ 2025.

By:_____
Mayor

APPROVED AS TO FORM:

_____
City Attorney

CERTIFICATION

I, Kathleen R. Sessman, City Clerk of the City of Glendora, do hereby certify that the foregoing Ordinance was introduced for first reading on the _____ day of _____, 2025. Thereafter, said Ordinance was duly approved and adopted at a regular meeting of the City Council on the _____ day of _____, 2025, by the following roll call vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

I further certify that said Ordinance was published as required by law in a newspaper of general circulation in the City of Glendora, California on the _____ day of _____, 2025.

Dated:

KATHLEEN R. SESSMAN
City Clerk/Communications Director

Report of Registration County Summary

Report Filter(s):

County: Los Angeles

ROR Date: 02/10/2025

	Registered Voters	Democratic	Republican	American Independent	Green	Libertarian	Peace and Freedom	Unknown	Other	No Party Preference
County Supervisorial 1	**1,051,122**	550,078	173,353	29,865	5,692	7,963	9,337	7,099	9,269	258,466
County Supervisorial 2	**1,110,645**	657,746	130,836	34,102	4,807	7,923	9,308	7,140	15,288	243,495
County Supervisorial 3	**1,244,600**	653,689	223,648	41,708	6,201	10,472	7,327	7,382	7,544	286,629
County Supervisorial 4	**1,209,019**	604,289	256,052	41,578	5,650	10,756	9,593	6,381	8,400	266,320
County Supervisorial 5	**1,187,409**	529,473	302,797	44,359	5,459	10,912	6,241	6,532	7,958	273,678
Total	**5,802,795**	**2,995,275**	**1,086,686**	**191,612**	**27,809**	**48,026**	**41,806**	**34,534**	**48,459**	**1,328,588**
US Congressional 23	**8,869**	3,367	2,670	424	50	106	98	54	53	2,047
US Congressional 26	**38,710**	16,901	10,677	1,686	139	385	100	168	255	8,399
US Congressional 27	**465,215**	185,933	141,978	20,734	1,911	4,678	2,723	2,740	2,617	101,901
US Congressional 28	**417,176**	199,766	84,619	11,672	1,949	3,133	2,178	2,332	2,618	108,909
US Congressional 29	**393,262**	210,602	61,876	12,028	2,022	3,270	3,334	2,753	2,474	94,903
US Congressional 30	**485,960**	258,211	83,899	14,615	2,704	3,952	2,554	3,003	2,954	114,068
US Congressional 31	**424,205**	197,667	98,907	14,740	1,862	3,659	3,417	2,469	4,214	97,270
US Congressional 32	**484,747**	243,723	100,215	17,809	2,259	4,239	2,401	2,653	2,864	108,584
US Congressional 34	**367,765**	218,177	40,271	9,402	2,501	2,663	3,749	2,809	3,438	84,755
US Congressional 35	**76,707**	37,793	14,109	2,658	434	705	916	520	1,354	18,218
US Congressional 36	**511,875**	257,700	105,270	18,171	2,371	5,020	1,805	2,124	3,082	116,332
US Congressional 37	**406,082**	257,692	34,699	11,548	1,877	2,379	3,737	2,813	5,577	85,760
US Congressional 38	**423,562**	199,090	100,027	13,632	1,774	3,455	2,897	2,135	2,350	98,202
US Congressional 42	**407,442**	214,621	74,072	14,236	2,234	3,816	3,665	2,392	3,219	89,187
US Congressional 43	**408,692**	239,728	47,927	12,681	1,668	2,776	3,827	2,683	7,539	89,863

	Registered Voters	Democratic	Republican	American Independent	Green	Libertarian	Peace and Freedom	Unknown	Other	No Party Preference
US Congressional 44	**429,270**	230,837	72,817	14,146	1,877	3,453	4,077	2,611	3,621	95,831
US Congressional 45	**53,256**	23,467	12,653	1,430	177	337	328	275	230	14,359
Total	**5,802,795**	**2,995,275**	**1,086,686**	**191,612**	**27,809**	**48,026**	**41,806**	**34,534**	**48,459**	**1,328,588**
State Senate 20	**499,701**	254,484	92,225	16,073	2,534	4,228	3,958	3,240	3,015	119,944
State Senate 22	**377,786**	176,750	85,196	13,066	1,748	3,230	3,355	2,290	4,320	87,831
State Senate 23	**425,114**	168,885	130,919	19,444	1,725	4,413	2,612	2,519	2,441	92,156
State Senate 24	**701,874**	350,620	146,289	25,404	3,266	6,802	2,666	3,189	4,440	159,198
State Senate 25	**591,002**	272,234	129,755	17,510	2,740	4,599	3,056	3,515	3,955	153,638
State Senate 26	**490,536**	296,680	52,852	12,105	3,278	3,467	4,410	3,399	3,764	110,581
State Senate 27	**441,677**	220,274	92,157	15,925	2,126	3,842	2,223	2,616	2,562	99,952
State Senate 28	**549,985**	343,358	52,701	16,142	2,679	3,605	4,415	3,478	6,866	116,741
State Senate 30	**553,583**	266,660	123,950	17,857	2,320	4,511	4,042	2,972	3,364	127,907
State Senate 33	**556,831**	301,244	92,575	18,613	2,885	5,024	5,334	3,390	4,659	123,107
State Senate 34	**40,267**	19,072	10,124	1,475	178	392	327	192	246	8,261
State Senate 35	**523,105**	302,444	65,758	16,637	2,164	3,596	5,094	3,465	8,607	115,340
State Senate 36	**51,334**	22,570	12,185	1,361	166	317	314	269	220	13,932
Total	**5,802,795**	**2,995,275**	**1,086,686**	**191,612**	**27,809**	**48,026**	**41,806**	**34,534**	**48,459**	**1,328,588**
State Assembly 34	**95,787**	32,715	35,517	4,792	404	1,075	531	534	552	19,667
State Assembly 39	**139,982**	65,310	30,334	6,091	587	1,289	1,404	1,175	845	32,947
State Assembly 40	**338,697**	138,233	102,826	13,832	1,450	3,320	1,445	1,619	1,859	74,113
State Assembly 41	**245,132**	121,753	56,591	8,449	1,257	2,169	1,088	1,000	2,200	50,625
State Assembly 42	**115,001**	55,337	26,469	4,630	463	1,061	304	500	789	25,448
State Assembly 43	**257,814**	136,289	41,548	7,562	1,243	2,038	2,323	1,898	1,630	63,283
State Assembly 44	**336,714**	166,144	69,704	11,616	1,668	2,998	1,508	1,858	2,033	79,185
State Assembly 46	**285,821**	140,907	59,182	10,304	1,412	2,436	1,919	1,834	1,586	66,241
State Assembly 48	**277,486**	129,245	65,046	9,634	1,228	2,425	2,237	1,546	2,934	63,191
State Assembly 49	**258,566**	116,082	50,846	6,528	1,078	1,737	1,712	1,821	1,344	77,418
State Assembly 51	**323,923**	187,023	43,693	10,038	1,808	2,724	1,519	1,794	2,048	73,276

	Registered Voters	Democratic	Republican	American Independent	Green	Libertarian	Peace and Freedom	Unknown	Other	No Party Preference
State Assembly 52	**299,319**	181,509	33,620	7,288	2,024	2,087	2,423	1,904	1,869	66,595
State Assembly 53	**78,394**	38,523	14,548	2,718	439	711	929	526	1,366	18,634
State Assembly 54	**223,582**	127,069	27,915	5,778	1,371	1,596	2,328	1,867	1,991	53,667
State Assembly 55	**304,900**	194,881	29,304	8,739	1,539	1,931	1,991	1,616	2,877	62,022
State Assembly 56	**288,272**	134,538	65,244	8,910	1,181	2,239	2,049	1,542	1,641	70,928
State Assembly 57	**221,274**	133,361	18,732	6,386	1,034	1,488	2,714	1,998	4,064	51,497
State Assembly 61	**285,054**	172,430	30,840	9,395	1,291	2,207	2,227	1,695	4,434	60,535
State Assembly 62	**245,216**	132,579	42,335	7,578	1,030	2,052	2,233	1,548	1,760	54,101
State Assembly 64	**251,782**	125,976	55,231	8,256	1,070	2,166	2,010	1,373	1,425	54,275
State Assembly 65	**269,904**	154,268	34,649	8,642	1,114	1,876	2,965	1,782	4,382	60,226
State Assembly 66	**319,750**	139,353	86,558	12,117	1,249	3,287	1,169	1,247	1,910	72,860
State Assembly 67	**51,334**	22,570	12,185	1,361	166	317	314	269	220	13,932
State Assembly 69	**289,091**	149,180	53,769	10,968	1,703	2,797	2,464	1,588	2,700	63,922
Total	**5,802,795**	**2,995,275**	**1,086,686**	**191,612**	**27,809**	**48,026**	**41,806**	**34,534**	**48,459**	**1,328,588**
State Board of Equalization 3	**5,802,795**	2,995,275	1,086,686	191,612	27,809	48,026	41,806	34,534	48,459	1,328,588
Total	**5,802,795**	**2,995,275**	**1,086,686**	**191,612**	**27,809**	**48,026**	**41,806**	**34,534**	**48,459**	**1,328,588**
Agoura Hills	**15,257**	6,790	4,131	665	49	156	46	61	100	3,259
Alhambra	**46,842**	23,273	8,062	1,233	235	316	320	296	244	12,863
Arcadia	**33,448**	11,989	8,298	750	124	206	126	185	177	11,593
Artesia	**9,026**	4,129	2,047	224	37	65	80	71	45	2,328
Avalon	**1,776**	788	489	68	12	15	14	6	6	378
Azusa	**25,261**	11,952	5,495	985	122	229	224	146	317	5,791
Baldwin Park	**36,435**	19,197	5,771	935	150	303	365	265	339	9,110
Bell	**15,251**	8,887	2,006	347	71	105	175	125	72	3,463
Bell Gardens	**16,621**	9,642	1,963	408	78	118	228	114	112	3,958
Bellflower	**42,727**	21,214	8,794	1,583	188	369	387	291	351	9,550
Beverly Hills	**22,737**	9,059	6,519	785	82	141	87	169	112	5,783
Bradbury	**623**	203	229	16	3	1	1	2	5	163

	Registered Voters	Democratic	Republican	American Independent	Green	Libertarian	Peace and Freedom	Unknown	Other	No Party Preference
Burbank	**71,251**	35,090	15,421	2,509	360	633	300	337	425	16,176
Calabasas	**16,941**	7,539	4,407	716	72	164	47	86	105	3,805
Carson	**64,047**	36,137	9,775	2,021	210	362	488	375	533	14,146
Cerritos	**35,976**	15,151	9,082	950	107	213	152	154	151	10,016
Claremont	**23,783**	11,784	5,607	938	141	225	100	83	169	4,736
Commerce	**7,404**	4,500	956	178	30	56	73	54	41	1,516
Compton	**50,294**	31,277	4,121	1,491	161	293	521	392	1,119	10,919
Covina	**31,299**	14,022	8,305	1,219	142	269	219	138	407	6,578
Cudahy	**9,389**	5,540	1,041	219	38	63	114	78	52	2,244
Culver City	**28,887**	18,480	3,149	774	137	192	102	113	171	5,769
Diamond Bar	**34,595**	12,871	9,629	992	136	242	148	184	185	10,208
Downey	**67,025**	33,328	15,369	2,321	290	605	441	305	384	13,982
Duarte	**13,837**	6,667	3,056	457	55	110	77	64	186	3,165
El Monte	**46,347**	22,803	7,653	1,340	190	346	513	419	287	12,796
El Segundo	**12,591**	5,538	3,209	549	49	154	31	55	87	2,919
Gardena	**36,538**	20,684	5,661	1,126	131	261	265	219	373	7,818
Glendale	**113,858**	46,804	28,126	3,411	502	829	556	931	608	32,091
Glendora	**35,909**	12,390	13,534	1,557	142	376	158	141	349	7,262
Hawaiian Gardens	**6,332**	3,290	1,056	187	22	39	82	44	24	1,588
Hawthorne	**44,191**	25,189	5,830	1,434	225	334	373	281	562	9,963
Hermosa Beach	**14,533**	6,499	3,389	642	55	232	43	53	103	3,517
Hidden Hills	**1,361**	525	442	57	1	15	2	6	6	307
Huntington Park	**22,337**	13,396	2,556	532	94	173	235	160	126	5,065
Industry	**100**	32	35	5	3	1	1	0	1	22
Inglewood	**64,757**	42,554	4,504	2,008	274	388	554	406	1,255	12,814
Irwindale	**1,047**	599	182	44	4	12	8	4	10	184
La Canada Flintridge	**15,773**	6,160	4,898	445	40	135	16	49	86	3,944
La Habra Heights	**4,137**	1,164	1,796	179	15	48	19	22	26	868

	Registered Voters	Democratic	Republican	American Independent	Green	Libertarian	Peace and Freedom	Unknown	Other	No Party Preference
La Mirada	**32,296**	12,576	10,851	1,286	120	298	144	120	194	6,707
La Puente	**19,795**	10,718	3,212	568	78	145	186	151	140	4,597
La Verne	**22,749**	8,156	8,770	988	96	209	104	79	196	4,151
Lakewood	**56,805**	25,549	15,531	2,402	236	577	323	236	332	11,619
Lancaster	**95,471**	40,477	25,288	4,554	377	946	856	754	660	21,559
Lawndale	**16,536**	8,609	2,812	582	70	160	159	104	133	3,907
Lomita	**12,950**	5,534	3,629	517	66	140	92	56	91	2,825
Long Beach	**275,204**	144,073	49,094	10,556	1,673	2,746	2,592	1,534	2,708	60,228
Los Angeles	**2,190,205**	1,225,571	320,848	67,982	11,634	17,064	16,643	14,072	19,300	497,091
Lynwood	**30,994**	18,482	3,368	778	113	204	336	220	401	7,092
Malibu	**7,818**	3,563	1,837	374	41	100	24	33	66	1,780
Manhattan Beach	**26,794**	11,412	7,517	1,032	72	288	44	83	163	6,183
Maywood	**10,896**	6,475	1,232	262	71	79	132	61	53	2,531
Monrovia	**24,240**	11,188	5,846	971	133	254	129	87	418	5,214
Montebello	**33,990**	18,720	5,878	965	176	263	288	195	183	7,322
Monterey Park	**32,386**	14,841	5,818	758	148	205	203	285	134	9,994
Norwalk	**59,052**	30,698	11,392	1,788	232	488	498	365	293	13,298
Palmdale	**93,032**	42,865	21,859	3,942	377	856	752	668	476	21,237
Palos Verdes Estates	**10,911**	3,632	4,001	414	25	79	18	30	63	2,649
Paramount	**26,236**	14,830	3,609	745	100	214	269	233	217	6,019
Pasadena	**90,894**	51,572	14,479	2,639	514	749	451	421	747	19,322
Pico Rivera	**37,785**	22,145	6,170	1,096	155	273	325	153	168	7,300
Pomona	**77,946**	38,320	14,446	2,706	433	703	927	524	1,357	18,530
Rancho Palos Verdes	**30,867**	11,842	9,937	1,079	95	292	60	115	157	7,290
Redondo Beach	**49,101**	22,622	11,644	2,029	193	625	143	180	286	11,379
Rolling Hills	**1,506**	394	701	54	3	19	3	6	10	316
Rolling Hills Estates	**6,490**	2,270	2,347	220	23	58	11	18	25	1,518
Rosemead	**24,586**	11,177	4,244	650	106	172	266	282	119	7,570

	Registered Voters	Democratic	Republican	American Independent	Green	Libertarian	Peace and Freedom	Unknown	Other	No Party Preference
San Dimas	**23,749**	8,495	8,770	1,038	83	222	108	100	225	4,708
San Fernando	**12,621**	7,092	1,889	359	65	111	125	72	63	2,845
San Gabriel	**20,127**	8,919	3,976	493	68	131	148	142	80	6,170
San Marino	**9,280**	3,091	2,691	190	22	59	16	49	43	3,119
Santa Clarita	**153,578**	58,155	52,387	6,913	589	1,680	559	658	869	31,768
Santa Fe Springs	**11,575**	6,101	2,411	396	60	94	79	73	70	2,291
Santa Monica	**69,689**	41,718	8,249	2,320	442	618	263	278	437	15,364
Sierra Madre	**8,681**	4,161	2,163	333	56	97	26	34	64	1,747
Signal Hill	**7,487**	3,924	1,263	307	51	83	46	35	59	1,719
South El Monte	**9,257**	4,977	1,414	265	42	67	89	61	54	2,288
South Gate	**47,472**	27,899	6,314	1,125	189	377	486	302	231	10,549
South Pasadena	**18,049**	10,371	2,593	457	103	145	67	62	114	4,137
Temple City	**20,943**	8,143	4,817	525	74	126	134	132	112	6,880
Torrance	**94,993**	40,034	27,328	3,432	406	884	366	351	503	21,689
Vernon	**112**	52	25	5	0	1	0	1	1	27
Walnut	**19,575**	7,472	4,957	465	57	109	82	92	99	6,242
West Covina	**64,491**	29,858	14,926	2,141	307	495	529	357	604	15,274
West Hollywood	**26,824**	17,289	2,679	795	134	242	96	139	154	5,296
Westlake Village	**6,414**	2,542	2,105	304	17	62	7	21	49	1,307
Whittier	**57,179**	26,909	15,297	2,198	282	524	359	225	306	11,079
Unincorporated Area	**582,621**	292,626	117,479	19,314	2,625	4,899	4,552	3,401	5,521	132,204
Total	**5,802,795**	**2,995,275**	**1,086,686**	**191,612**	**27,809**	**48,026**	**41,806**	**34,534**	**48,459**	**1,328,588**

LOS ANGELES COUNTY
REGISTRAR-RECORDER/COUNTY CLERK

County Ballot Initiative Frequently Asked Questions

Initiating and Submitting an Initiative

How do I start an initiative in Los Angeles County?

Initiating an initiative in Los Angeles County involves drafting a proposed law or changes to law and creating a petition outlining the specifics. Initiative proponents can start the process by submitting to the Registrar-Recorder/County Clerk (RR/CC) the written text of the proposed law, a Notice of Intention (NOI) to circulate a petition in the County, along with a request for ballot title and summary (to be prepared by County Counsel). This would start the initiative process which involves preparation of the ballot title and summary, publication of the NOI and ballot title and summary, and filing of the Proof of Publication before the initiative petition can be circulated in the County for the gathering of signatures. Once the petition is ready for circulation and the circulation period commences, proponents have 180 days to secure a sufficient number of signatures on the petition and file the petition with the RR/CC to qualify the initiative measure for the ballot. The petition must meet the legal requirements set by the California Elections Code and California Code of Regulations.

What are the key elements needed in an initiative petition?

An initiative petition should have a clear, concise, and legally compliant statement of the proposed law. It requires the inclusion of a ballot title and a summary prepared by County Counsel and the precise text of the proposed initiative measure.

What are the steps to submitting an initiative petition?

The key steps to submitting an initiative petition include: (1) Proponents' filing of an NOI with the written text of the proposed law and request for ballot title and summary with the RR/CC; (2) The preparation of the ballot title and summary by County Counsel following RR/CC's review and acceptance for filing of the documents submitted by proponents; (3) Publication of NOI and ballot title and summary by proponents; (4) Filing of Proof of Publication by proponents; and (5) If requested by proponents, review and finalizing of the petition format between RR/CC and proponents. Once the petition is deemed ready for circulation and all the legal requirements are met, the proponents have 180 days to circulate the petition for signatures by the registered voters in the County and file the petition with the RR/CC.

If the number of signatures on the petition submitted to the RR/CCC equals or exceeds the minimum number of signatures required, RR/CC will examine and verify the signatures on the petition within 30 business days. The minimum number of signatures required to qualify a County initiative measure for the ballot is a number equal to not less than 10% of all votes cast in the County for all candidates for Governor at the last gubernatorial election preceding the publication of the NOI.

Circulation of Petitions

Who can circulate petitions for signatures?

Pursuant to the California Elections Code, the process of circulating petitions to gather signatures is open to persons who are 18 years of age or older. Typically, any registered voter can participate in the circulation of a petition.

What are the requirements for gathering signatures?

Every sheet of the petition requires a declaration by the circulator affirming that the signatures were collected while the circulator was present.

Is there a deadline for gathering signatures?

Yes, initiative petitions have a specific timeframe within which signatures must be gathered. Once the petition is deemed ready for circulation and all the legal requirements are met, the proponents have 180 days to circulate the petition for signatures by the registered voters in the County and file the petition with the RR/CC. It is essential to ensure that all signatures are collected and filed with the RR/CC at one time within the designated period.

Can someone sign the petition more than once?

No, each voter is allowed to sign the initiative petition only once.

Petition Signature Verification

How are petition signatures verified?

The RR/CC verifies each signature submitted on the petition against the voter's signature(s) and other information in the voter's registration records. This process involves checking the eligibility and registration status of each signer.

What factors might cause a signature to be invalid?

Signatures can be invalidated for various reasons, including, but not limited to, being ineligible, not registered to vote in the relevant district, the residence address on the petition differs from the voter's registration record, or the signature on the petition does not match the signature(s) on the voter's registration record.

What happens if the required number of signatures is not met?

An initiative petition must contain a certain number of valid signatures to qualify the initiative measure for the ballot. If the initiative petition falls short of the required number, it cannot qualify for the ballot.

What happens if a signature is found to be invalid during the verification process?

Any invalidated signatures during the verification process are not counted toward the required number of valid signatures. If too many signatures are invalidated, the initiative might fail to qualify.

Qualification

How many signatures are needed for an initiative to qualify?

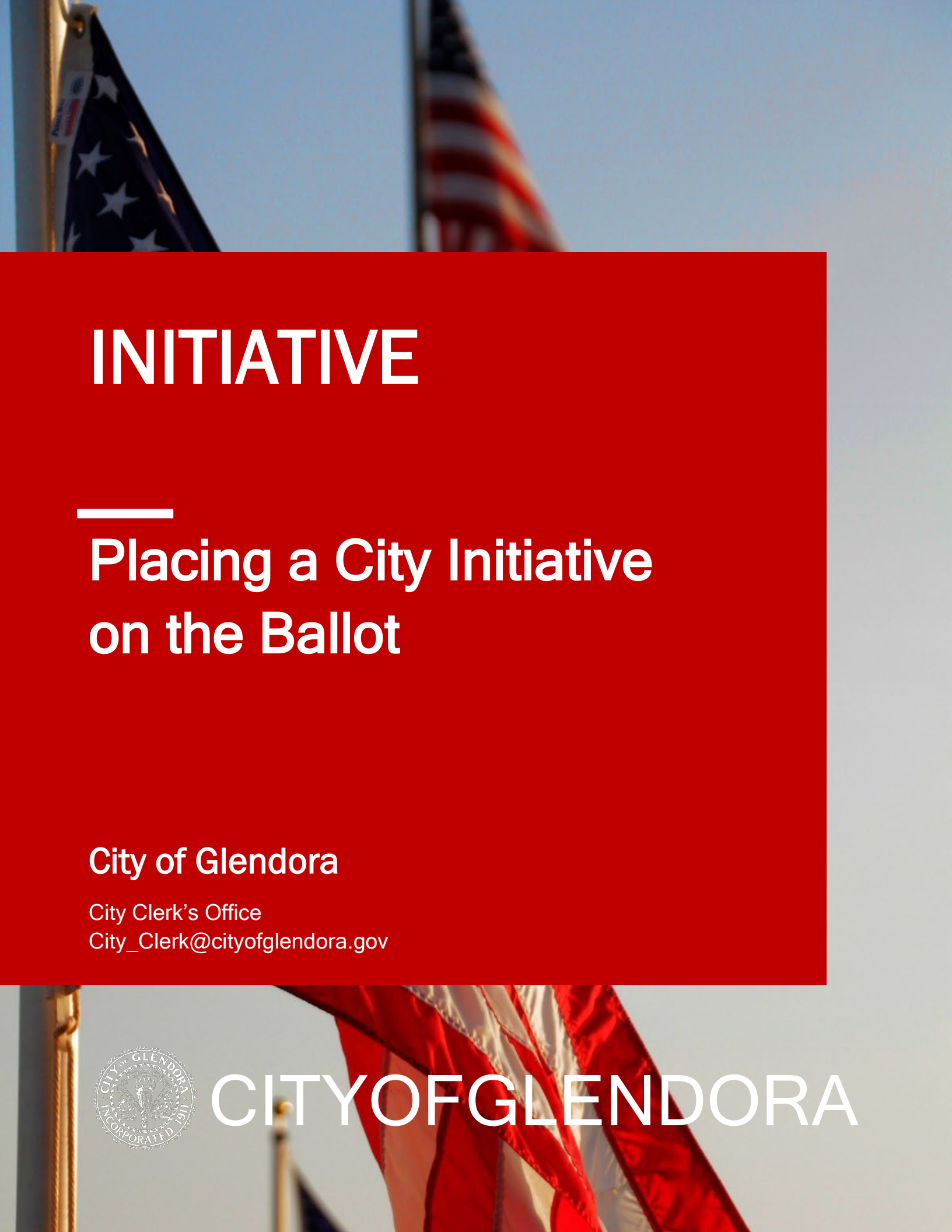
The number of signatures required to qualify a County initiative measure for the ballot is the number not less than 10% of all votes cast in the County for all candidates for Governor at the last gubernatorial election preceding the publication of the NOI. Note that the minimum signature threshold varies depending on the type of initiative at issue (e.g., state initiative, district initiative), and different statutory requirements apply. Depending on the type of initiative, the number of required signatures can be based on the percentage of voters who voted in an election or the percentage of voters in the jurisdiction affected by the proposed initiative.

Can an initiative be withdrawn after submission?

Yes, an initiative proponent can withdraw an initiative at any time before the 88th day before the election.

What determines if an initiative qualifies?

An initiative qualifies for the ballot when the initiative petition successfully garners the required number of valid signatures within the statutorily prescribed period. Additionally, the proposed initiative must conform to all legal prerequisites and criteria to be eligible for the ballot.



INITIATIVE

Placing a City Initiative on the Ballot

City of Glendora

City Clerk's Office
City_Clerk@cityofglendora.gov

CITYOFGLENDORA

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Preface

The initiative petition process empowers voters to propose, amend or repeal certain legislative actions like City Ordinances and the Municipal Code of the City of Glendora. A successful petition places the issue in question before a vote of the people. The rules governing the initiative process are set forth in the California Elec. Code Section 9200 *et seq.* (Elec. Code), as well as applicable provisions of the California Government Code.

Initiatives require considerable planning to ensure all steps are completed according to legal requirements. The general process requires completion of numerous essential tasks including: development of the proposed ordinance, filing and posting a notice of intent to circulate a petition, preparation of petitions, gathering of petition signatures, verification of the petitions/signatures, signature count certification, and coordination and submittal of the petitions to the County for certification.

To calculate deadlines for the aforementioned tasks, proponents should select a target election date. Proponents should also bear in mind that all required actions by the City to place the initiative on the ballot must be taken by the **88th day** before the election.

The information provided in this booklet serves to provide general information only and should not be relied on as legal advice or solely relied upon in lieu of independent counsel.

The City Clerk is the local election official. The Los Angeles County Registrar of Voters serves as the county elections official.

CITY CLERK'S OFFICE CONTACT INFORMATION
Kathleen R. Sessman, City Clerk/Communications Director
116 E. Foothill Boulevard, Glendora, CA 91741
(626) 914-8210
City_Clerk@cityofglendora.gov

Steps and Timelines

The process for a citizen initiative petition is outlined in the California Election Code and is the process that would need to be followed, refer to sections 9200-9226 and 9600-9610, http://leginfo.legislature.ca.gov/faces/home.xhtml

Important Deadline Reminder: It is suggested that petitions be submitted a minimum of **134 days** before the election to provide for processing required by State law. All requisite processing of the initiative petitions must occur no later than the **88th** day before the election to appear on the ballot. This includes verification of signatures, Council action, additional publication, etc.

STEP	TASKS
Step 1	**Proponent Meet With The City Clerk** • Discuss the Initiative Process • Identify an Election Date, and • Discuss Timelines and Deadlines for Filings.
Step 2	**Develop The Written Text Of The Proposed Initiative** • Proponents develop the written text of the proposed initiative. • Los Angeles County recommends that the proposed initiative be created as an Ordinance, NOT a Resolution. • Tip: It's strongly advised for proponent(s) are encouraged to meet with an election attorney to discuss the details of the proposed measure.
Step 3	**File Notice Of Intent To Circulate Initiative With The Clerk's Office** • Schedule an appointment with the Office of the City Clerk to file a Notice of Intent and other required documentation. • Documents Required: ○ Notice of Intent ○ Request for preparation of a Title and Summary ○ Full written text of proposed initiative • The $200 filing fee is not required in the City of Glendora.
Step 4	**City Attorney Drafts Language Of The Proposed Title and Summary (15 Days)** • The City Attorney will draft the full text of the **Title and Summary** to be used for circulating the petitions and to go on the ballot. There are time periods within the Elections Code to bring a challenge to the Title and Summary.
Step 5	**Publish Notice Of Intent To Circulate The Petition** • Proponents must publish both the **Notice of Intent** and **Title and Summary** in a local newspaper prior to gathering signatures. • Proponents must also file proof of publication with the City Clerk during regular business hours within 10 days of the publication date.
Step 6	**Format of Petition** • **The proponents are responsible for the preparation and printing of the petition.** • **The format of an initiative petition is specified by law, refer to California Elec. Code § 9203 (b) for legal format requirements.** • **This guidebook summarizes the key format requirements for a petition. However, proponents are advised to refer to the most current California Elec. Code for the details of formatting a petition according to law.**

STEP	TASKS
Step 7	**Circulation Of Petitions – Gathering Of Signatures (180 Days)** • Proponents may begin circulating the petitions for signatures after publication/posting of the title and summary. • Petition must be submitted within **180 days** from the date of receipt of the **Title and Summary**
Step 8	**Submission Of Petitions To The City Clerk – Prima Facie Count** • Proponents must file signatures with the City Clerk for a prima facie count. • Signatures can be submitted no later than **180 days** from the date the proponents received the **Title and Summary**.
Step 8	**County Verification (30 business days)** • The Los Angeles County Registrar of Voters verifies each signature.
Step 9	**Petition Certification and City Council Action (14 Days)** • The City Council exercises one of three options if sufficient signatures are verified: 1. Adopt the ordinance, without alteration, within 10 days of petition certification 2. Immediately order an election 3. Order a report pursuant to Elec. Code Section 9212. When the report is presented to the City Council, the Council must either adopt the ordinance within 10 days, or order an election.
Step 10	**Coordination Of Other Required Election Activities** Call of Election, Legal and Financial Analysis, Post notice of the election & deadlines for arguments and rebuttals, Receipt and selection of arguments, Receipt of rebuttals, etc..
Step 11	**Submission Of Required Elections Documents To Los Angeles County Registrar Of Voters**
Step 12	**Election Day**
Step 13	**Ordinance Implementation** If the initiative receives the required number of votes, it becomes law 10 days after the election results are certified. Conflicting measures adopted simultaneously will default to the measure with the highest affirmative vote count.

*Please note that this fact sheet is intended to be advisory only. The Elections Division strongly recommends that proponents consult with an attorney on the initiative process including technical requirements for the format of initiative petitions. The Division's receipt of an initiative petition is not an indication that the petition meets all legal requirements.

Understanding the Process

An initiative is a proposal to establish a new city law or amend an existing one. To qualify, proponents must gather the required number of voter signatures. Once qualified, the proposal is either considered by the City Council or placed on the ballot for a public vote.

Key Steps in the Initiative Process:

- Filing the Notice of Intention and Statement of Reasons
- Receiving the Ballot Title and Summary
- Publishing the Notice of Intention, Ballot Title, and Summary
- Collecting Voter Signatures
- Submitting the Petition for Verification
- City Council Action to either adopt the measure or place it on the ballot

This guide is intended to help Glendora residents understand and navigate the initiative petition process. It provides an overview of key steps and requirements but does not serve as a legal document. Proponents are solely responsible for preparing and printing petitions that comply with legal standards. While this guide outlines formatting requirements, users should consult the most current version of the California Elec. Code for complete legal details and any recent updates. [Elec. Code § 9203(b)]

It is highly recommended that proponents seek advice from an election attorney to effectively manage the complexities of the process.

Please note: This guide is distributed with the understanding that the Office of the City Clerk of the City of Glendora is not providing legal advice. It should not be used as a substitute for legal counsel. Proponents are responsible for ensuring they have the most current information, including any changes in laws or procedures that may occur after this guide's publication.

Municipal Initiative 101

Types of Petitions in the City of Glendora

The Glendora residents have three main petition tools to participate in the legislative process and hold elected officials accountable:

- **Municipal Initiative**
  A municipal initiative allows residents to propose a new city ordinance. To begin the process, an initiative petition must be signed by a specified number of registered voters, as outlined in the California Elec. Code (§ 9201), and filed with the Glendora City Clerk. Once submitted, the City Council may either adopt the ordinance or place it on the ballot for voter consideration.

- **Municipal Referendum**
  A municipal referendum gives voters the power to challenge and potentially overturn an ordinance passed by the City Council. To qualify, a referendum petition must be filed with the City Clerk within 30 days after the ordinance's adoption and before it becomes effective.

- **Municipal Recall**
  A municipal recall petition allows voters to remove an elected city official from office before the end of their term. This process, authorized by the California Constitution since 1911, reflects the public's right to hold officials accountable. Recall petitions must be filed with the City Clerk and follow procedures established in state law.

Who to Contact

- **City of Glendora Petitions (Initiative, Referendum, Recall):**

  The City Clerk serves as the official contact for all local petition matters and oversees the circulation and filing process.

- **Countywide Initiative Petitions:**

  For petitions affecting county-level issues, contact the Los Angeles County Registrar of Voters. More information is available at lavote.gov.

How Long Does the Petition Process Take?

- The process begins when the Notice of Intention is filed with the City Clerk.

- The Los Angeles County Registrar recommends that petitions be submitted at least 134 days before an election to allow enough time for required steps such as signature verification, public notice, and City Council action.
- All necessary steps must be completed no later than the 88th day prior to the election for the measure to appear on the ballot.

- A sample timeline is available to provide a general overview of how long the process may take. Please note that timelines can vary depending on the specifics of each petition effort.
  📌 Sample Timeline

When to File

Signatures shall be secured and the petition shall be presented to the Registrar of Voters office for filing within 180 days from the date of receipt of the title and summary, or after termination of any action for a writ of mandate and, if applicable, after receipt of an amended title or summary or both, whichever occurs later. (EC 9110)

Filing Procedure

The petition must be filed by the proponents, or by any person or persons authorized in writing by the proponents. All sections of the petition must be filed in at one time. Any sections of the petition not filed, will be voided for all purposes. Once filed, no petition section can be amended except by court order.

After the petition is filed, the Elections Official determines the total number of signatures on the petition. This is called the "Raw Count." If it is determined that the number of signatures equals or is in excess of the minimum number of signatures required, the petition will be examined. However, if it is determined that the number of signatures does not equal or exceed the minimum number of signatures required, no further action will be taken. (EC 9113)

Who Are the Proponents of the Petition?

The proponents, or sponsors, of a petition are a committee of five registered voters of the City of Glendora. Their full names and addresses must appear on the petition.

How Are Petition Signatures Verified?

Signatures are verified by comparing those on the petition with voter signatures on file with the Los Angeles County Registrar/Recorder. Verification continues until:

- A sufficient number of valid signatures is confirmed, or
- The petition is deemed insufficient.

Under Elec. Code § 9030(d), election officials may use a random sampling method to verify a portion of the signatures, instead of checking everyone.

Signature Requirements

In order to qualify for adoption or submittal to the voters of the proposed measure, the proponents must obtain signatures of 10% of the voters of the City according of the last report of registration by the Los Angeles County Elections Official to the Secretary of State, pursuant to Elec. Code § 2187, effective at the time the notice specified in Elec. Code § 9202 was published. [Elec. Code § 9215]

Getting Started

How to Initiate a City Ballot Measure

- You begin the city initiative process by filing with the Glendora City Clerk a Notice of Intention to circulate an initiative petition.
- The Notice of Intent must include the names and business or residence addresses of at least one but not more than five proponents of the petition and may include a printed statement, not exceeding 500 words in length, stating the reasons for the proposed petition. The City Clerk will verify the word count at the time you submit your Notice of Intent.
- Following verification, the City Clerk will forward Notice of Intent, proposed initiative, and the request to prepare a title and summary to City Attorney for action.

How to Prepare to File Notice of Intention!

- Determine if the issue is an allowable topic for a city initiative.
- The Glendora City Clerk can provide you with helpful information to assist you in understanding the steps necessary to initiate, circulate, and file City initiative petitions.
- Consult with an election attorney for guidance and assistance. It is incumbent upon proponents to follow the petition process as directed in the Elec. Code.
- Proponent(s) should seek assistance in drafting the text of the proposed law.
    - Private counsel;
    - Write the text themselves; or
    - Obtain assistance from the Office of Legislative Counsel or the City Attorney in drafting the language of the proposed law. Proponent(s) must submit a written request signed by 25 or more electors. If the Legislative Counsel determines that there is a reasonable probability the proposed initiative measure will eventually be submitted to the voters, the Legislative Counsel will draft the proposed law. (Government Code § 10243)
- Become familiar with the process by reading this handbook, Elec. Code Sections 9200 through 9226, and call the Glendora City Clerk at (626) 914-8210, if you have specific questions.
- Draft the following documents:
  a. Notice of Intent

Notices of Intent should be in substantially the following form:

> **NOTICE OF INTENT TO CIRCULATE PETITION**
>
> Notice is hereby given by the persons whose names appear hereon of their intention to circulate the petition within the City of Glendora for the purpose of qualifying for the ballot an initiative measure entitled *[insert title]* for the *[insert desired election date]* ballot.
>
> A statement of the reasons of the proposed action as contemplated in the petition is as follows: *[insert a 500-word maximum statement outlining the reasons for the proposed petition. The statement is optional. The notice shall contain the printed name, signature, and business or residence address of at least one, but not more than five, proponents. §9104]*

📌 Direct Link: Notice of Intention Sample

b. Write text of the measure (Ordinance format recommended by LA County).

- 1st Step: The first step in the process of qualifying an initiative measure is to write the text of the proposed law.
  Proponent(s) may:
  1. Seek the assistance of their own private counsel to help draft the text of the proposed law, or
  2. They may choose to write the text themselves, or
  3. The proposed initiative measure's proponent(s) may also obtain assistance from the Office of Legislative Counsel in drafting the language of the proposed law. Proponent(s) must submit a written request signed by 25 or more electors. If the Legislative Counsel determines that there is a reasonable probability the proposed initiative measure will eventually be submitted to the voters, the Legislative Counsel will draft the proposed law. (Government Code § 10243)

c. Statement of the Purpose of the Measure:

- Optional but recommended.
- Cannot exceed 500 words.

📌 Direct Link: Word Count Guidelines

d. Written request for a Ballot Title and Summary

e. Proponents' names and address (Election Code §9202)

f. $200 filing fee (Glendora does not require)

NOTE: There is no established fee in the City of Glendora for submitting a Notice of Intention to circulate a City Initiative.

What is Required at the Time the Notice of Intention is filed:

1st. Notice of Intention that is signed by at least one (1), but not more than three (3) proponents. **Elec. Code §9202(a)**

2nd. The written text of the initiative (may include a written statement of 500 words or less, stating the reasons for the proposed petition). **Elec. Code §9202(a)**

3rd. A written request for a Ballot Title and Summary to be prepared. This request must include one of the proponents' name and address. **Elec. Code §9203**

4th. An executed and signed Statement of Acknowledgement that it's a misdemeanor under state law to knowingly or willfully allow the signatures on an initiative petition to be used for any purpose other than qualification of the proposed measure for the ballot. **Elec. Code §9608**

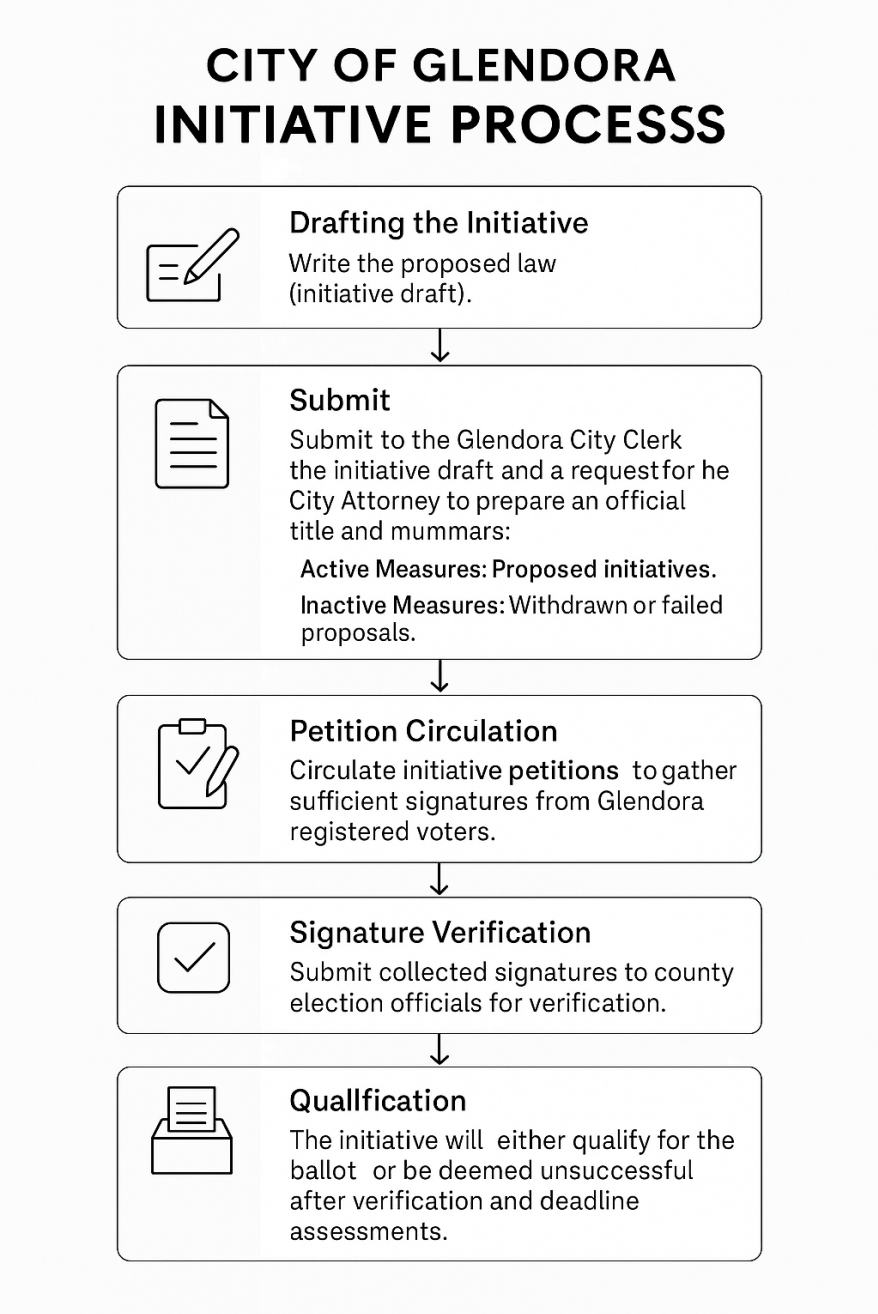
📌 Direct Link: Proponents Statement of Acknowledgement

City Initiative Process

A City initiative, also known as an ordinance initiative petition, allows citizens to propose a new law for a vote by the registered voters of Glendora.

Ballot initiatives give voters the power to directly shape government actions by expressing the majority will.

HIGH-LEVEL OVERVIEW OF INITIATIVE PROCESS:



INITIATIVE TIMELINES

📌 Direct Link: Sample Timelines

📌 Direct Link: Timeline E- Dates Only

STEP BY STEP OF INITIATIVE PROCESS

Filing of Notice of Intent

Proponents must file an official notice of intent to circulate a petition. The notice of intent must be accompanied by the written text of the initiative and may include a written statement of 500 words or less, stating the reasons for the proposed petition. The notice shall be signed by at least one (1), but not more than three (3), proponents. *[Elec. Code §9202 (a)]*

Notices of intent should be in substantially the following form:

NOTICE OF INTENT TO CIRCULATE PETITION

Notice is hereby given by the persons whose names appear hereon of their intention to circulate the petition within the City of Glendora for the purpose of qualifying for the ballot an initiative measure entitled *[insert title]* for the *[insert desired election date]* ballot.

A statement of the reasons of the proposed action as contemplated in the petition is as follows: *[insert a 500-word maximum statement outlining the reasons for the proposed petition. The statement is optional. The notice shall contain the printed name, signature, and business or residence address of at least one, but not more than five, proponents. §9104]*

Any person filing a notice of intent with the City Clerk shall pay a filing fee to be established by the legislative body not to exceed two hundred dollars ($200) to be refunded to the filer if, within one year of the date of filing the notice of intent, the City Clerk certifies the sufficiency of the petition. [Election Code § 9202 (b)]. The $200 filing fee **is not** required in the City of Glendora.

Ballot Title and Summary

Any person who is interested in any proposed measure shall file a copy of the proposed measure with the City Clerk with a request that a ballot title and summary be prepared. The request shall be accompanied by the address of the person proposing the measure. The City Clerk shall immediately transmit a copy of the proposed measure to the City Attorney. Within 15 days after the proposed measure is filed, the City Attorney shall provide and return the City Clerk a ballot title for the summary of the proposed measure. [Elec. Code § 9203(a)]

The City Clerk shall furnish a copy of the ballot title and summary to the person filing the proposed measure. [Elec. Code § 9203(b)]

Outline of Exact Process:

- ☐ Immediately upon the request from the proponent to prepare a Ballot Title and Summary, the City Clerk will transmit a copy of the proposed measure to the City Attorney.
- ☐ Within 15 days after the proposed measure is filed, City Attorney will provide the Ballot Title and Summary to the City Clerk.
- ☐ The Ballot Title may differ from any other title of the proposed measure and shall express in 500 words or less the purpose of the measure.
- ☐ In providing the Ballot Title, City Attorney shall give a true and impartial statement of the purpose of the proposed measure in such language that the Ballot Title shall neither be an argument, nor be likely to create prejudice, for or against the proposed measure.
- ☐ The City Clerk will furnish a copy of the Ballot Title and Summary to the proponent(s).
- ☐ Any elector of the City may seek a writ of mandate requiring the Ballot Title or Summary prepared by the City Attorney to be amended. The Court shall expedite hearing on the writ. A peremptory writ of mandate shall be issued only upon clear and convincing proof that the Ballot Title or Summary is false, misleading, or inconsistent with the requirements of Elec. Code § 9204.

Format of Petition

Proponents are responsible for the preparation and printing of the petition. The format of an initiative petition is specified by law. This guidebook summarizes the format requirements for a petition. However, proponents are advised to refer to the most current California Elec. Code for the details of formatting a petition according to law and/or to consult an elections attorney.

Elections Officials required by law to receive or file in their offices any initiative or referendum petition shall not receive or file any initiative or referendum petition not in conformity with this article [Election Code § 9015].

Things to Remember:

- The proponents are responsible for the preparation and printing of the petition.
- The format of an initiative petition is specified by law.
- Proponent(s), prior to its circulation, must place upon each section of the petition, above the text of the proposed measure and across the top of each page of the petition on which signatures are to appear, in roman boldface type not smaller than 11-point, the ballot title prepared by the City Attorney. In addition, the text of the measure shall also be printed on the Petition in type not smaller than 8-point. [Elec. Code § 9203 (b)]

This section summarizes the format requirements for a petition. However, proponents are advised to refer to the most current California Elec. Code for the details of formatting a petition according to law.

Official Top Funders Sheet [Elec. Code § 101 and 107]

For any initiative petition for which the circulation is paid for by a committee formed pursuant to Government Code 82013, an Official Top Funders disclosure shall be included on the petition or in a separate document presented to a prospective signer of the petition.

Elections officials are not required to verify the accuracy of the information or to reapprove the petition upon any updates the committee makes.

The Official Top Funders Sheet must be in 14-point black roman type on a plain, contrasting background, centered horizontally, except as described. The text shall not be condensed or have spacing between characters reduced to be narrower than a normal roman type. [Elec. Code § 107(a)(1)]

The top of the sheet shall have the text “OFFICIAL TOP FUNDERS. Valid only for”, followed by a m Government Code § 84501(c) were last confirmed. [Elec. Code §107(a)(2).] This information shall be boldface and at least 16-point type. Next, separated by a blank horizontal line, shall be the title of the initiative or referendum as it appears on the petition, in all capital letters. [Elec. Code § 107(a)(3).]

Heading of Petition

The heading of the proposed measure must be in boldface type in substantially the following format:

> **INITIATIVE MEASURE TO BE DIRECTLY SUBMITTED TO THE VOTERS**
>
> The city attorney has prepared the following title and summary of the chief purpose and points of the proposed measure:
>
> **(Here set forth the title and summary prepared by the city attorney. This title and summary must also be printed across the top of each page of the petition where signatures are to appear).**

Sections of the Petition

A petition may have several sections. Each petition consists of sections which are separate, identical parts of the petition. Each section must contain the full title and summary of the measure, the text and space for signatures and a circulator's declaration.

Each section of the petition must contain:

- The circulating title and summary and the full text of the proposed initiative measure. [Elec. Code 9207].
- The ballot title and summary shall be in at least 11-point roman type, and
- The full text of the proposed initiative measure shall be in at least 8-point type.
- Each page on which signatures are to appear must contain a copy of the circulating title and summary and the unique identifier provided by the Elections Official

Please refer to the Elec. Code for the required specifications.

Pages of the Petition

Each section of a petition consists of two or more pages which may be printed on front and back. Each page of the petition must contain a copy of the City Attorney's ballot title and summary printed in roman boldface type, not smaller than a 11-point font size. The ballot title and summary must be clearly separated from the text of the measure. The text of the measure must be printed in a font size not smaller than 8-point.

The heading of the proposed measure shall be in substantially the following form:

Initiative Measure to be Submitted Directly to the Voters

The City Attorney has prepared the following title and summary of the chief purpose and points of the proposed measure:

(Here set forth the title and summary prepared by the City Attorney. This title and summary must also be printed across the top of each page of the petition whereon signatures are to appear.) (Elec. Code § 9203 (b))

Signature Portion

The petition must have enough room for the signature of each signer as well as their printed name, residence address, and city name. Signature spaces must be numbered consecutively beginning with the number 1 and continuing through the number of signatures allotted to each section. A minimum space of one inch must be left after each name for the use of the Registrar of Voters.

The petition format shall be substantially in the following form and shall contain the notice to the public in 11-point type, prior to that portion of the petition for voter's signatures: (Elec. Code § 101)

NOTICE TO THEPUBLIC

THIS PETITION MAY BE CIRCULATED BY A PAID SIGNATURE GATHERER OR A VOLUNTEER. SIGNERS HAVE THE RIGHT TO ASK. (EC 101)

REGISTERED VOTERS ONLY

			Official Use Only
	1. Print Your Name: _____ DO NOT SIGN UNLESS you have seen Official Top Funders sheet and its month is still valid. Sign: _____	Residence Address ONLY: _____ City: _____ Zip: _____	
	2. Print Your Name: _____ DO NOT SIGN UNLESS you have seen Official Top Funders sheet and its month is still valid. Sign: _____	Residence Address ONLY: _____ City: _____ Zip: _____	
	3. Print Your Name: _____ DO NOT SIGN UNLESS you have seen Official Top Funders sheet and its month is still valid. Sign: _____	Residence Address ONLY: _____ City: _____ Zip: _____	
	4. Print Your Name: _____ DO NOT SIGN UNLESS you have seen Official Top Funders sheet and its month is still valid. Sign: _____	Residence Address ONLY: _____ City: _____ Zip: _____	
	5. Print Your Name: _____ DO NOT SIGN UNLESS you have seen Official Top Funders sheet and its month is still valid. Sign: _____	Residence Address ONLY: _____ City: _____ Zip: _____	

Publication and Filing of Publication Affidavit

The proponents must publish (at least once) the notice of intention and the title and summary of the initiative in a newspaper "of general circulation." The City's official paper for legal notices is San Gabriel Valley Examiner. [Elec. Code § 9205(a), 9256]

If there is no adjudicated newspaper of general circulation, the notice and the title and summary shall be published at least once, in a newspaper circulated within the city and adjudicated as being of general circulation within the county in which the city is located and the notice, title, and summary shall be posted in three (3) public places within the city, which places shall be those utilized for the purpose of posting ordinances. [Elec. Code § 9205(b), 9256]

If the proponents request the City's site for posting, they must submit a formal request for posting.

How to request City's site for posting:

- Email the City Clerk at City_Clerk@cityofglendora.gov
- Email must be received 24 hours prior to the requested posting date (holidays & weekends excluded).
- Email must include:
  1. The date proponent(s) want Notice posted.
  2. A request to post notice at the City's three (3) legal posting sites
  3. The Notice of Intention and the title and summary of the proposed measure.

After Publication

After publication of the Notice of Intention and Title and Summary, the petition may be circulated. Each petition section (page) must comply with the requirements and contain a copy of the Notice of Intention, Title and Summary, and Full Text of Initiative.

- Within ten (10) days after the date of publication or posting of the notice of intention and title and summary, the proponents are required to file a copy of the notice and title and summary as published or posted together with an affidavit made by a representative of the newspaper which the notice was published with the City Clerk. [Elec. Code § 9206. 9256]

Circulation of Petition – Gathering of Signatures

Who May Circulate the Petition

A person who is a voter or who is qualified to register to vote in the county may circulate an initiative or referendum petition anywhere within the state. [Elec. Code § 102, 106 and 9021]

- Petition circulators must be 18 years of age or older.

When to Circulate the Petition

Before circulating a petition, proponent(s) must:

- Publish the Notice of Intention and the Title and Summary of the initiative at least once in a newspaper of general circulation in the City; and
- File Proof of Publication with the Glendora City Clerk Clerk's office;
- Only after publication of the Notice of Intention and Title and Summary, the petition may be circulated.
  Reminder: Each petition section (page) must comply with the requirements of Sections 100, 104, 9020 and 9105 of the Elec. Code and contain a copy of the Notice of Intention, Title and Summary, and Full Text of Initiative.

Circulators

The petition may be circulated by a number of individuals carrying separate, identical parts of the petition called sections. Each petition circulator who obtains signatures must complete the attached declaration to the petition.

Prior to allowing a person to circulate an initiative petition for signatures, **the person, company official, or other organizational officer who is in charge of signature gathering shall execute and submit** to the proponent(s) a signed statement that reads as follows [Elec. Code § 9609]:

> I, ___, acknowledge that it is a misdemeanor under state law (Section 18650 of the Elections Code) to knowingly or willfully allow the signatures on an initiative petition to be used for any purpose other than qualification of the proposed measure for the ballot. I certify that I will not knowingly or willfully allow the signatures for this initiative to be used for any purpose other than qualification of the measure for the ballot.
>
> (Signature of Official) ____
>
> Dated this _____ day of _____, 20___

This statement shall be kept on file by the proponent(s) for not less than eight months after the certification of the results of the election for which the petition qualified or, if the measure did not qualify, eight months after the deadline for submission of the petition to elections officials. [Elec. Code § 9609(b)]

In addition, **all paid circulators shall execute and submit** to the person, company official, or other organizational officer who is in charge of signature gathering a signed statement, prior to soliciting signatures on an initiative petition, that reads as follows (Elec. Code § 9610):

I, ___, acknowledge that it is a misdemeanor under state law (Section 18650 of the Elections Code) to knowingly or willfully allow the signatures on an initiative petition to be used for any purpose other than qualification of the proposed measure for the ballot. I certify that I will not knowingly or willfully allow the signatures for this initiative to be used for any purpose other than qualification of the measure for the ballot.

(Signature of Official) _____

Dated this _____ day of _____, 20___

This statement shall be kept on file by the person, company official, or other organizational officer who is in charge of signature gathering for not less than eight months after the certification of the results of the election for which the petition qualified or, if the measure did not qualify, eight months after the deadline for submission of the petition to Election Officials. Unpaid circulators do not need to provide a signed statement. [Elec. Code § 9610(b)(c)]

Council Actions During Circulation

During the circulation of the petition, or before taking any action to either submit the initiative to the voters or enact the ordinance, the City Council may refer the initiative to any city staff for review and a report on its effect and fiscal impact. The report shall be presented to the City Council no later than 30 days after certification of the petition's sufficiency by the elections official to the City Council. [Elec. Code § 9212]

The City Council may request a report on the proposed initiative measure on any or all of the following:

1. Its fiscal impact
2. Its effect on the internal consistency of City's general and specific plans
3. Its effect on the use of land, the impact on the availability and location of housing, and the ability of the city to meet its regional housing needs
4. Its impact on funding for infrastructure of all types
5. Its impact on the community's ability to attract and retain business and employment
6. Its impact on the uses of vacant parcels of land
7. Its impact on agricultural lands, open space, traffic congestion, existing business districts, and developed areas designated for revitalization
8. Any other matters the council requests to be in the report

The report shall be presented to the City Council within the time prescribed by the Council but no later than 30 days after the elections official certifies the sufficiency of the petition.

Facial Examination – Prima Facie Count

If the city clerk determines, after a prima facia examination, that the petition does not have sufficient signatures or does not satisfy the format requirements imposed by the Elections Code, the petition is returned to the filer. If the petition is in proper form and appears to have sufficient signatures, the petition is accepted by the city clerk and turned over the Los Angeles County Registrar who conducts the signature verification to determine if the measure qualified.

To qualify an initiative, the petition must be signed by not less than 10% of the registered voters of the city, or in a city with less than 1,000 registered voters, by 25% of voters or 100 voters, whichever is less.

Examination of Signature

Signature Verification Process

Information regarding the signature verification process can be found in California Code of Regulations section 20960 and is available on the Secretary of State's website at: 20960. Signature Verification Process

- When verifying the signatures on a petition, the Registrar compares the signatures on the petition with those on the affidavits of registration. If the signature on the petition does not match the one on the affidavit, it is rejected.

- As part of the verification process, the Registrar also determines whether the residence address on the petition is the same as the residence address on the affidavit of registration. If the addresses are different, incomplete, or missing, the signature is rejected. [Elec. Code § 105]

Within 30 working days from the date of filing, the Los Angeles County Registrar-Recorder/County Clerk shall verify the signatures thereon either from a 100% check or a random sampling.

Random Sampling

The random sampling shall include an examination of at least 500, or 3% of the signatures, whichever is greater. If the statistical sampling shows that the number of valid signatures is within 95 to 110 percent of the number of signatures of qualified voters needed to declare the petition sufficient, the County Elections Official shall, within 60 days from the date of the filing of the petition, excluding Saturdays, Sundays, and holidays, examine and verify each signature filed. If the total number of valid signatures is less than 95 percent of the signatures required to qualify the initiative measure, the proposed initiative measure fails to qualify for the ballot.

The Los Angeles County Registrar-Recorder/County Clerk shall certify as to the sufficiency or insufficiency of the petition.

1. If the petition is insufficient, no action is taken.
2. If the petition is sufficient, the elections official will certify the results to the City Council at their next "regular" meeting. The signatures on a petition which has been certified are not public information. [Elec. Code § 9115]
   NOTE: Supplemental petitions are not permitted

Council Action if Petition is Sufficient

If the initiative petition is signed by not less than 10% of the voters of the City according to the last report of registration by the county elections official to the Secretary of State, the City Council shall do one of the following: [Elec. Code § 9215]

Option 1: Adopt the ordinance without alteration

Option 2: Submit the ordinance without alteration to the voters

Option 3: Order a report pursuant to Elec. Code § 9212

When legally possible, the election **may be consolidated with the next statewide election occurring not less than 88 days** after the date of the order of election. If the governing body calls a **special election**, the election shall be **held not less than 88 days nor more than 103 days** after the order of the election.

Note: The proponent(s) of an initiative may withdraw the initiative at any time before the 88th day before the election, whether or not the petition has already been found sufficient by the elections official.

Legal and Financial Impartial Analysis

Whenever a city measure qualifies for a place on the ballot, the governing body may direct the city elections official to transmit a copy of the measure to the city attorney, unless the organization or salaries of the office of the city attorney are affected. The city attorney shall prepare an impartial analysis of the measure showing the effect of the measure on the existing law and the operation of the measure. The analysis shall include a statement indicating whether the measure was placed on the ballot by a petition signed by the requisite number of voters or by the governing body of the city. If the measure affects the organization or salaries of the office of the city attorney, the governing board may direct the city elections official to prepare the impartial analysis. The analysis shall be printed preceding the arguments for and against the measure. The analysis shall not exceed 500 words in length.

If the entire text of the measure is not printed on the ballot, nor in the voter information guide, there shall be printed immediately below the impartial analysis, in no less than 10-point bold type, a legend substantially as follows:

“The above statement is an impartial analysis of Ordinance or Measure ____. If you desire a copy of the ordinance or measure, please call the elections official's office at (insert telephone number) and a copy will be mailed at no cost to you.” [Elec. Code §9280]

Arguments and Rebuttals

Direct Arguments

Direct arguments for or against measures will be submitted to the City Clerk at a date no later than 14 days from the calling of the election. Direct Arguments shall not exceed three hundred (300) words. [Elec. Code § 9282 (b, c), 9286]

Rebuttal Arguments

The author or majority of the authors of an argument relating to a city measure may prepare and submit a rebuttal argument or may authorize in writing another other person or persons to prepare, submit, or sign the rebuttal argument. [Elec. Code §9285(a)(2)]

- Rebuttal arguments shall not exceed 250 words. [Elec. Code § 9285(a)(3)]
- Rebuttal arguments shall not be signed by more than five (5) persons, shall be printed in the same manner as a direct argument, and shall immediately follow the direct argument which it seeks to rebut. [Elec. Code § 9285(a)(5)]

When the arguments for and against the measure have been selected, the City Clerk shall provide a copy of the argument in favor to the author of the argument against and a copy of the argument against to the author(s) of the argument in favor. The authors may then prepare rebuttal arguments. A rebuttal argument relating to a City measure shall be filed with the City Clerk no later than 10 days after the final filing date for primary arguments. Rebuttal arguments shall not exceed two hundred and fifty (250) words. [Elec. Code § 9285]

Argument/Rebuttal Signatures

Each argument and rebuttal must be accompanied by the printed name and signature of the person(s) submitting it, or if submitted on behalf of an organization, the name of the organization and the printed name and signature of at least one of its principal officers on the form provided by the City Clerk. No more than 5 signatures/names will be printed with the argument or rebuttal. [Elec. Code §9283]

Word Count Standards

Punctuation	Not Counted	
Dictionary Words	One	
Abbreviation/Acronyms	One	
Geographical Names	One	Example: City of Glendora
Streets, Bridges	One for each word	
Names of Areas	One for each word	Example: Bay Area, East Bay
Names of School Districts and Special Districts	One	
All Other Proper Names	One	
Telephone Numbers	One	
Email/Website Addresses	One	
Whole Numbers:		
Digits	One	
Spelled Out	One for each word	
Dates:		
Digits	One	
Words + Digits	Two	
Hyphenated Words in Dictionary	One	Generally available standard dictionary published in the United States within the last 10 years
Hyphenated Words not Hyphenated in Dictionary	One for each part	

Public Review Periods

10-Day Public Inspection of All Materials

The Office of the City Clerk will make all materials available for public inspection in the City Clerk's Office for a period of ten (10) calendar days immediately following the filing deadline for submission of all materials. Anyone may request a copy of the materials. [Elec. Code § 9295]

Ordinance

Requirements for Ordinance to become effective

If a majority of the voters voting on a proposed ordinance vote in its favor, the ordinance will become a valid and binding ordinance of the city. The ordinance will be considered as adopted upon the date that the vote is declared by the City Council, and will go into effect 10 days after that date. [Elec. Code § 9217]

Conflicting Ordinances

If the provisions of two or more ordinance adopted at the same election conflict, the ordinance receiving the highest number of affirmative votes shall control. [Elec. Code § 9221]

Repeal of Ordinance

No ordinance that is either proposed by initiative petition and adopted by the vote of the legislative body of the city without submission to the voters, or adopted by the voters, shall be repealed or amended except by a vote of the people, unless provision is otherwise made in the original ordinance. [Elec. Code § 9217]

NOTICE OF INTENT TO CIRCULATE PETITION

Notice is hereby given by the persons whose names appear hereon of their intention to circulate the petition within the City of Glendora for the purpose of qualifying an initiative measure that will enact a bond proposition to fund public infrastructure improvements and upgrades throughout the City.

A statement of the reasons for the proposed action as contemplated in the petition is as follows:

The purpose of the proposed initiative is to authorize the issuance of bonds to finance much-needed public infrastructure projects, including but not limited to addressing structural deficiencies, upgrading and enhancing City facilities, improving parks and community centers, and expanding public spaces, services, and amenities available to Glendora residents.

The proposed measure would establish a bond indebtedness to fund critical infrastructure and facility improvements across the City. These include, but are not limited to:

- Addressing structural deficiencies;
- Improvements to City Infrastructure
- Renovations and improvements to public safety facilities and public library;
- Enhancements to parks, trails and open space; and
- Modernization, renovations and improvements of other City-owned facilities.

A key feature of this measure is its commitment to expanding the range, quality, and availability of City services and facilities — not only repairing what exists, but building and expanding to meet the evolving needs of Glendora's residents.

To ensure transparency and fiscal responsibility, the measure includes strict accountability provisions:

- Independent financial and performance audits;
- Citizen oversight through a public committee;
- A prohibition on using bond funds for City salaries, employee benefits, or operational expenses, with the exception of capped project administration costs (no more than 5% of total proceeds).

This measure was developed by [insert name of committee, organization, or individual proponents] to invest in Glendora's future, and with the goal of securing long-term investments in Glendora's public infrastructure and quality of life to meet current infrastructure demands, and ensure access to high-quality public spaces and services for generations to come.

[Insert Name] [Insert Address] [Insert City, State Zip]	[Insert Name] [Insert Address] [Insert City, State Zip]	[Insert Name] [Insert Address] [Insert City, State Zip]
Signature	Signature	Signature
Date	Date	Date

EXAMPLE

REMINDERS:

- The Notice of Intention must be signed by at least one but not more than five proponents of the petition.
- The Notice of Intention must be accompanied by
  (1) The written text of the measure;
  (2) A request for a ballot title and summary to be prepared by City Counsel; and
  (3) A Statement of Acknowledgement
  (4) Map & Legal Description of Proposal (if applicable)

Before circulating a petition, file this notice and all required documents with the Glendora City Clerk at:
Glendora City Clerk, 116 E. Foothill Boulevard, Glendora, CA 91741

EXAMPLE

CITY FACILITIES UPDATE

(CONTINUATION OF MARCH 2025 CONVERSATION)

CITY COUNCIL

JUNE 24, 2025

ADAM RAYMOND, CITY MANAGER

CITY FACILITY CAPITAL NEEDS UPDATE

OVERVIEW

REPORT OUTLINES HISTORICAL CHALLENGES FOR CITIES, GLENDORA'S DEFERRED MAINTENANCE, FUNDING GAPS, ELECTION TIMING

- More than $250M required to modernize city facilities
- Council is recommended to receive this update and provide direction to staff, as necessary

STRATEGIC FRAMEWORK

FOCUS AREAS FOR INFRASTRUCTURE RENEWAL

NEW + REVITALIZED FACILITIES

- Civic Center transformation
  - Action 3.1: Develop Funding Models
  - Action 3.3: Implement Space Planning
  - Action 3.4: New Construction / Renovation

HISTORICAL CONTEXT

DECADES OF DEFERRED MAINTENANCE

JULY 2002, LA TIMES ARTICLE

“UPSCALE SUBURB WARNED ITS BEAUTY IS ONLY SKIN DEEP”

CURRENT CHALLENGES

- Over $50M invested since 2020
- Modernization costs are approximately $250M
  - Facilities in need include Library, Police Station, Teen Center, Senior Center, Public Works Facilities, and City Hall

INFRASTRUCTURE CHALLENGES STATEWIDE

POST-WWII GROWTH → MODERN-DAY STRAIN

1950S–70S SUBURBAN EXPANSION CREATED VAST INFRASTRUCTURE NETWORKS

- Simultaneous aging → mass maintenance backlog
- Federal aid declined; cities struggle with outdated systems

LOCAL PRESSURES IN GLENDORA

ZONING AND DEVELOPMENT REALITIES

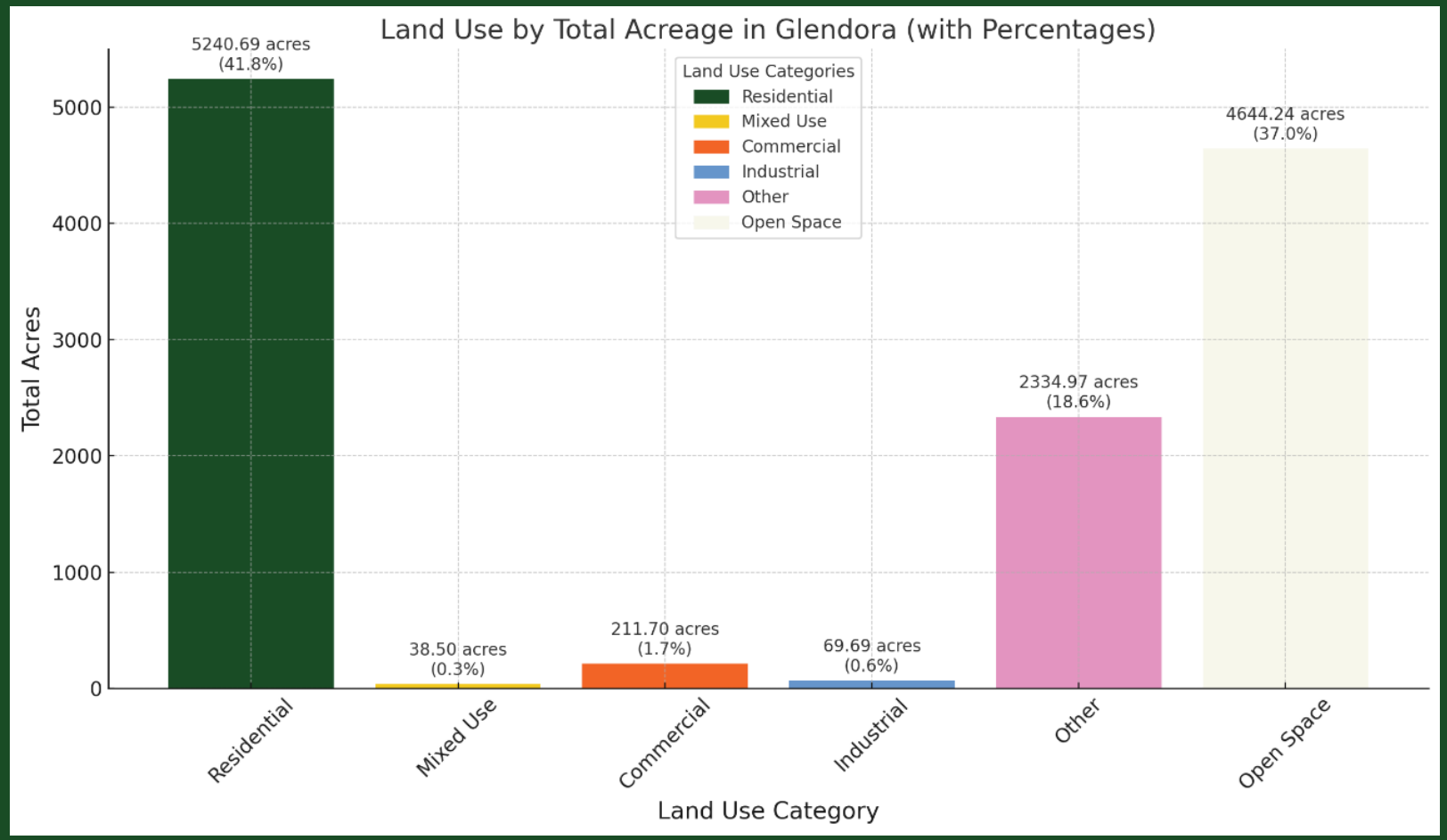
90%+ OF HOUSING IS SINGLE-FAMILY

- Limited commercial corridors; underperforming shopping centers
- Recent planning tools: Housing Element, General Plan Update, Station Area Vision

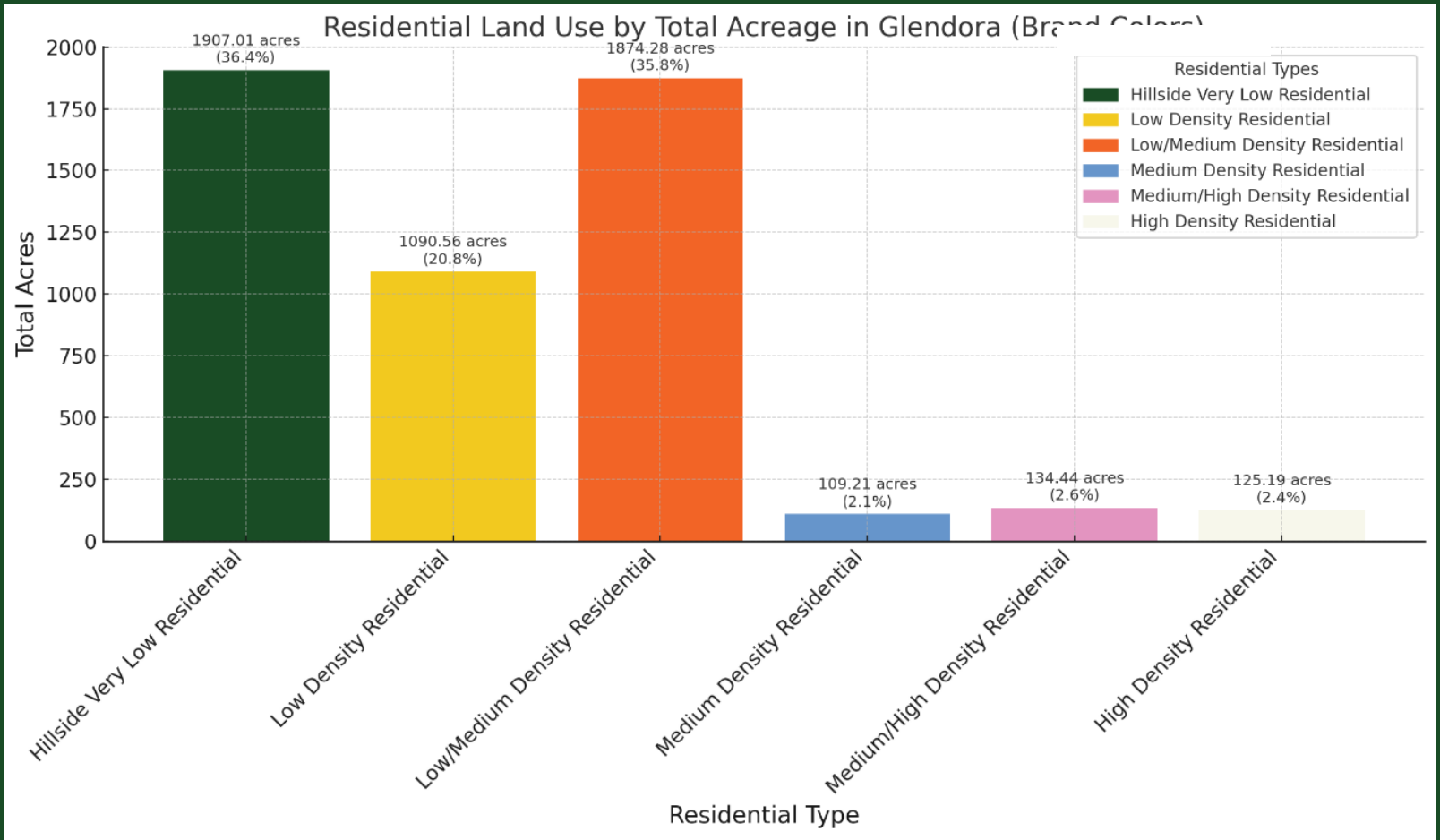
FISCALIZATION OF LAND USE POST PROP 13

- City's prioritized sales tax generating businesses over housing
- State's housing mandates at odds with decades of zoning practices
- Major shift is consumer spending ⟶ online and higher end experiences

LOCAL PRESSURES IN GLENDORA



LOCAL PRESSURES IN GLENDORA



POPULATION SNAPSHOT

SLOWING/REVERSAL OF GROWTH, BUT INFRASTRUCTURE STILL AGING

470%
39 years

1,141%
50 years

3%
25 years

- **1911 (700)** – *City of Glendora is incorporated*
- **1950 (3,988)**
- **1960 (20,752)**
- **1970 (31,380)** – *In the late 1960's the City publishes its General Plan for year 1990 and anticipates a population of 80,000 and student enrollment growing from approximately 9,000 students to 25,000 students.*
- **1980 (38,500)**
- **2000 (49,502)**
- **Present (51,209)** – *This is a reduction from a peak of 52,506 in 2020.*

THE COST OF UNDERINVESTMENT

STRUCTURAL FAILURES IN CITY BUILDINGS

A SAMPLE LIST INCLUDES:

- Library: Failing torsional load on beams, failure of support columns
- La Fetra Center: Condemned stairwell
- City Hall: New roof and foundation

FUNDING LIMITATIONS

STATE & FEDERAL SUPPORT INADEQUATE

CITIES SPEND 7X-9X MORE THAN THE FEDS ON INFRASTRUCTURE

- Glendora lacks CFD's, sufficient development impact fees, or water capacity charges
- Proposition 13 limits City's ability to raise property tax-based revenue
  - Police Station and Library both built through increased in property tax

GLENDORA'S GENERATIONAL INVESTMENT

CITY HAS MADE SIGNIFICANT INVESTMENTS, BUT THEY ARE NOT ENOUGH

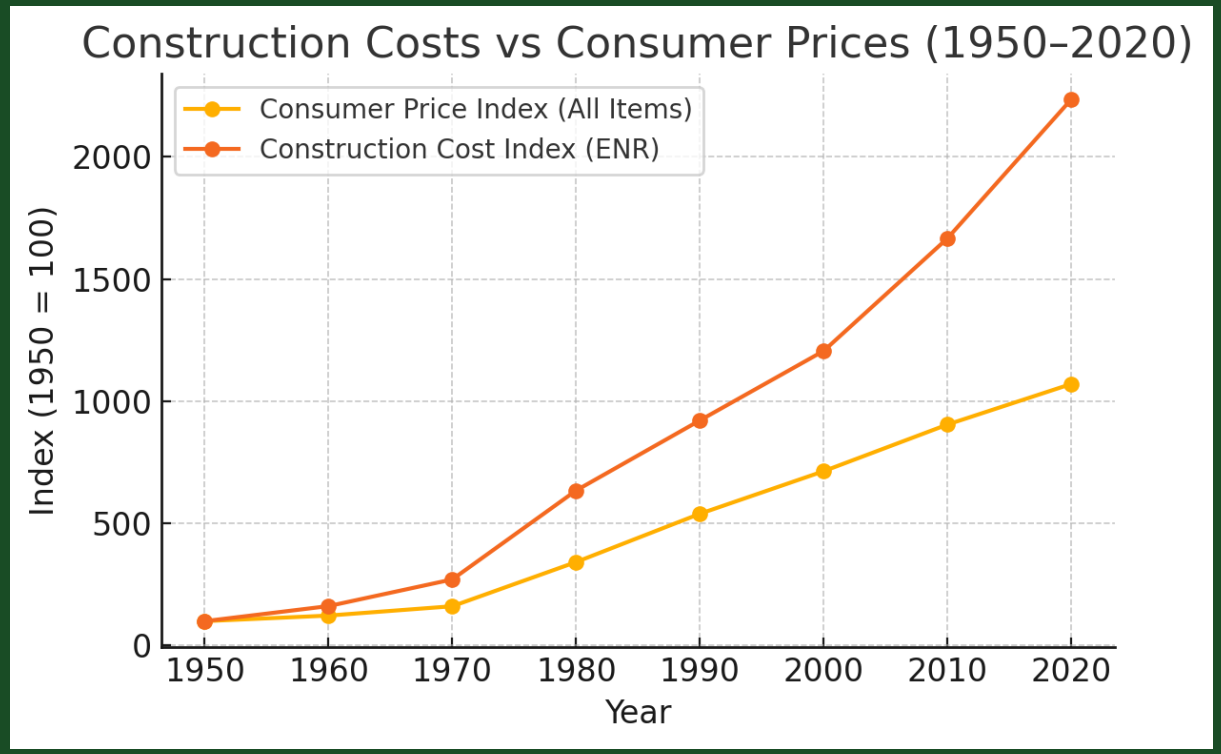
- 2020-2024: $50M invested
- 2025-2030: 76 projects planned, totaling $108M
- Funded through Measures E/Z, Grants ($60M+), Water Assessment, Federal and Local funds
- Notable investments include Finkbiner Park, Louie Pompei Park, Bennett Ave Water Project, Bender/Carter Project, School Site Intersections, and Library Structural Analysis

COST ESCALATION TRENDS

SHARE RISE IN PROJECT EXPENSES

CPI VS CONSTRUCTION CPI

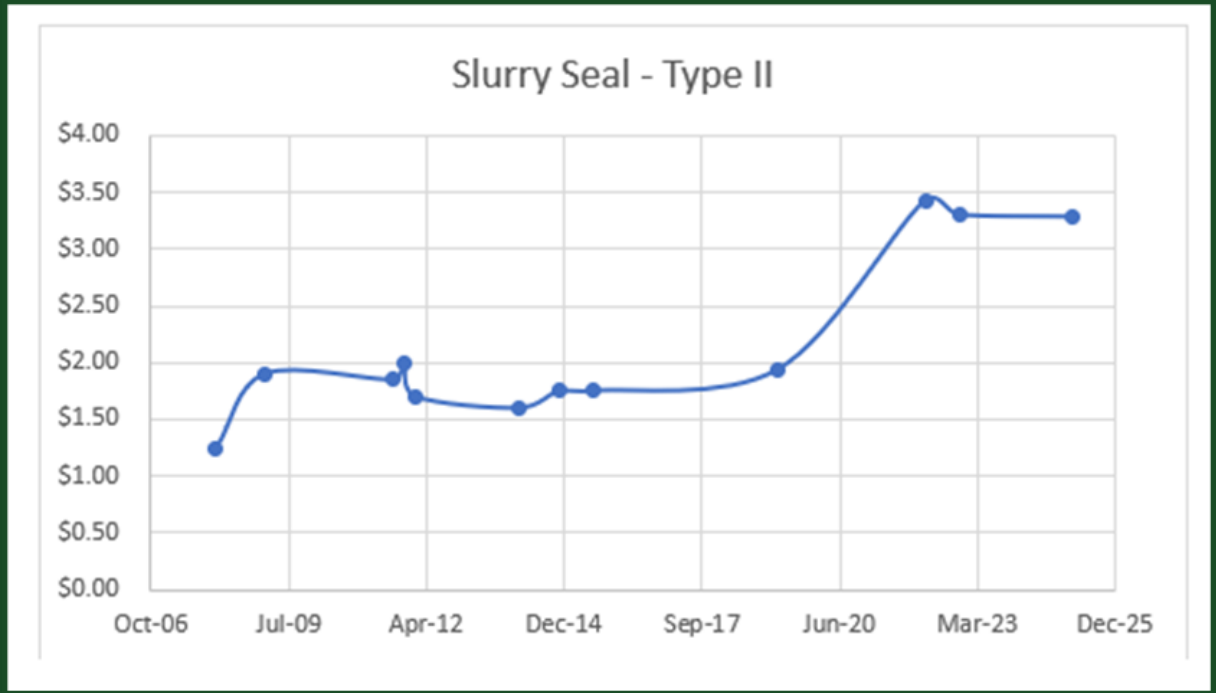
- Construction cost indices have increased about 22–25x since 1950
- General CPI has risen around 12x since 1950
- This divergence is very impactful ⟶ initial growth vs replacement/rehab



COST ESCALATION TRENDS

SHARE RISE IN PROJECT EXPENSES

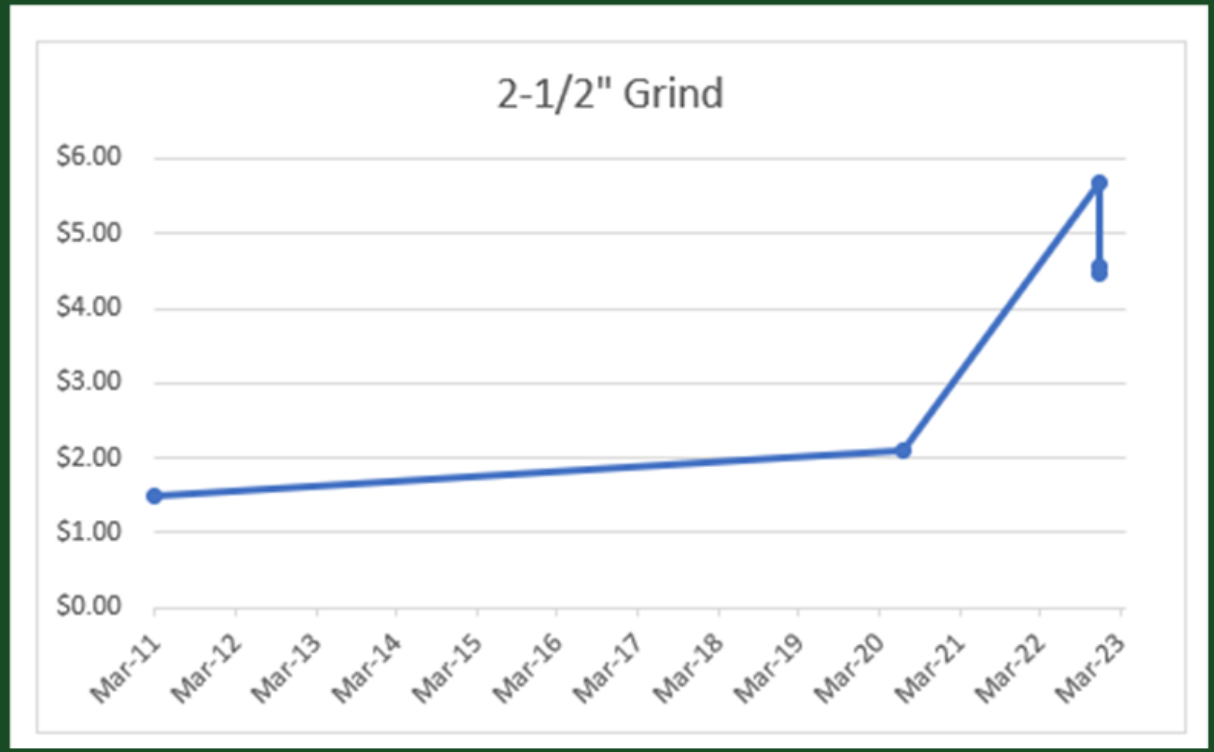
SLURRY SEAL: $2.00 → $3.30/SQ YD (60%+ INCREASE SINCE 2020)



COST ESCALATION TRENDS

SHARE RISE IN PROJECT EXPENSES

2.5” GRIND & OVERLAY: $2.10 → $5.00/SQ FT (OVER 100% INCREASE SINCE 2020)

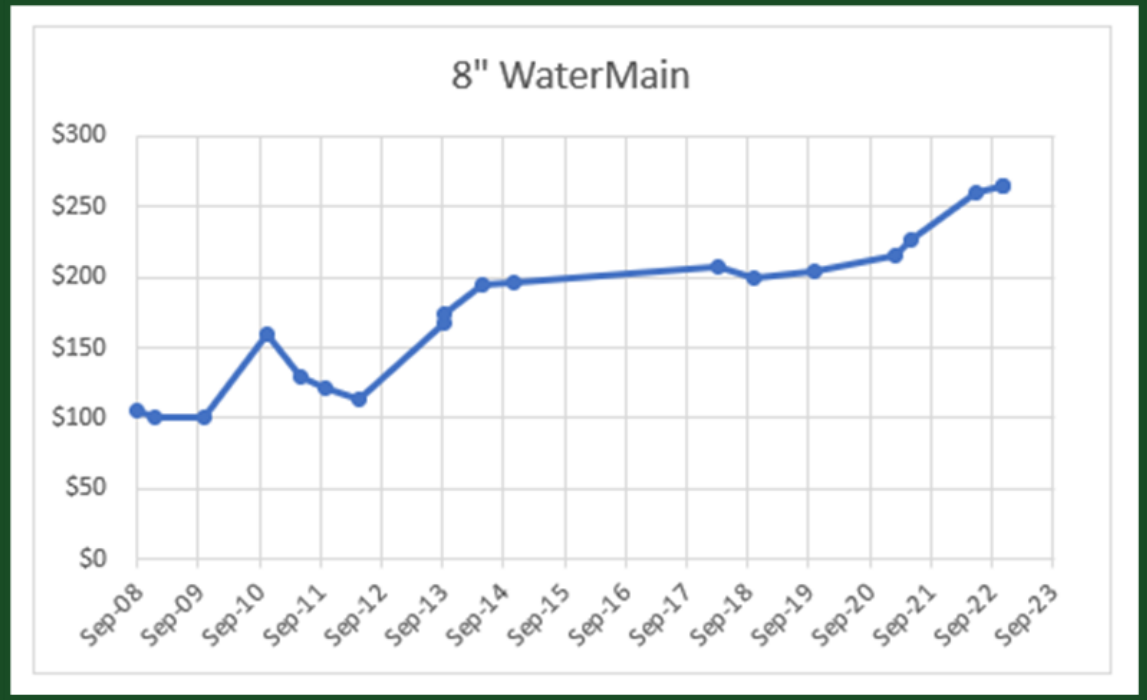


COST ESCALATION TRENDS

SHARE RISE IN PROJECT EXPENSES

WATERMAIN REPLACEMENTS: $200 → $265/FT (UP 30%+ SINCE 2020)

- Benefits of combining water and street projects saves an estimated $65/FT or 30%



ELECTION-BASED FUNDING STRATEGIES

REVENUE MEASURE FRAMEWORK

TWO PATHS: REVENUE MEASURE FOR INFRASTRUCTURE

- City Council-Initiated: Requires 2/3 vote
- Citizen-Led Initiative: Simple majority (50%+1)
- August 2024 survey: 53% support for citywide bond / parcel tax, 45% for Library-only

GENERAL OBLIGATION BOND VS PARCEL TAX – KEY DIFFERENCES

FEATURE	GO BOND TAX MEASURE	PARCEL TAX MEASURE
Purpose / Use of Funds	Capital improvements only (e.g., buildings, roads, parks)	Capital projects (e.g. buildings, roads, parks) and operating expenses (e.g., maintenance)
Funding Mechanism	Bonds issued and repaid over time	Tax revenue collected directly from parcels
Tax Type	Ad valorem tax based on assessed property value, square footage, parcel type, etc.	Typically, a flat rate or tiered formula per parcel.
Who Pays	Property owners based on tax type	All parcel owners, regardless of value. exceptions to the tax can include those that meet certain income requirements, seniors, etc.
Voter Approval Threshold	2/3 majority for cities (55% for school bonds under Prop 39). Possibility of (50%+1) on a citizen initiative.	2/3 majority under Prop 13 for City Council approved ballot measure 50%+1 for citizen initiative.
Flexibility of Use	Restricted to voter-approved infrastructure projects.	Flexible: Can fund capital projects, programs, maintenance, services, and debt.
Debt Involvement	Yes – city takes on debt and repays it over time.	Proceeds may be pledged to a lease financing or an installment sale financing, associated with a revenue bond or a certificate of participations.
Duration / Term	Typically, 15–40 years	Can be temporary (e.g., 10 to 40 years) or ongoing
Security / Backing	Backed by ad valorem tax levied every year; legally obligated to repay	Optional; funds collected annually

CITIZEN INITIATIVE PROCESS

TIMELINE & REQUIREMENTS

12-TO-18-MONTH PROCESS

- 3,600 signatures required (10% of voters)
- Final deadline: 88 days before election
- Full guide available from City Clerk

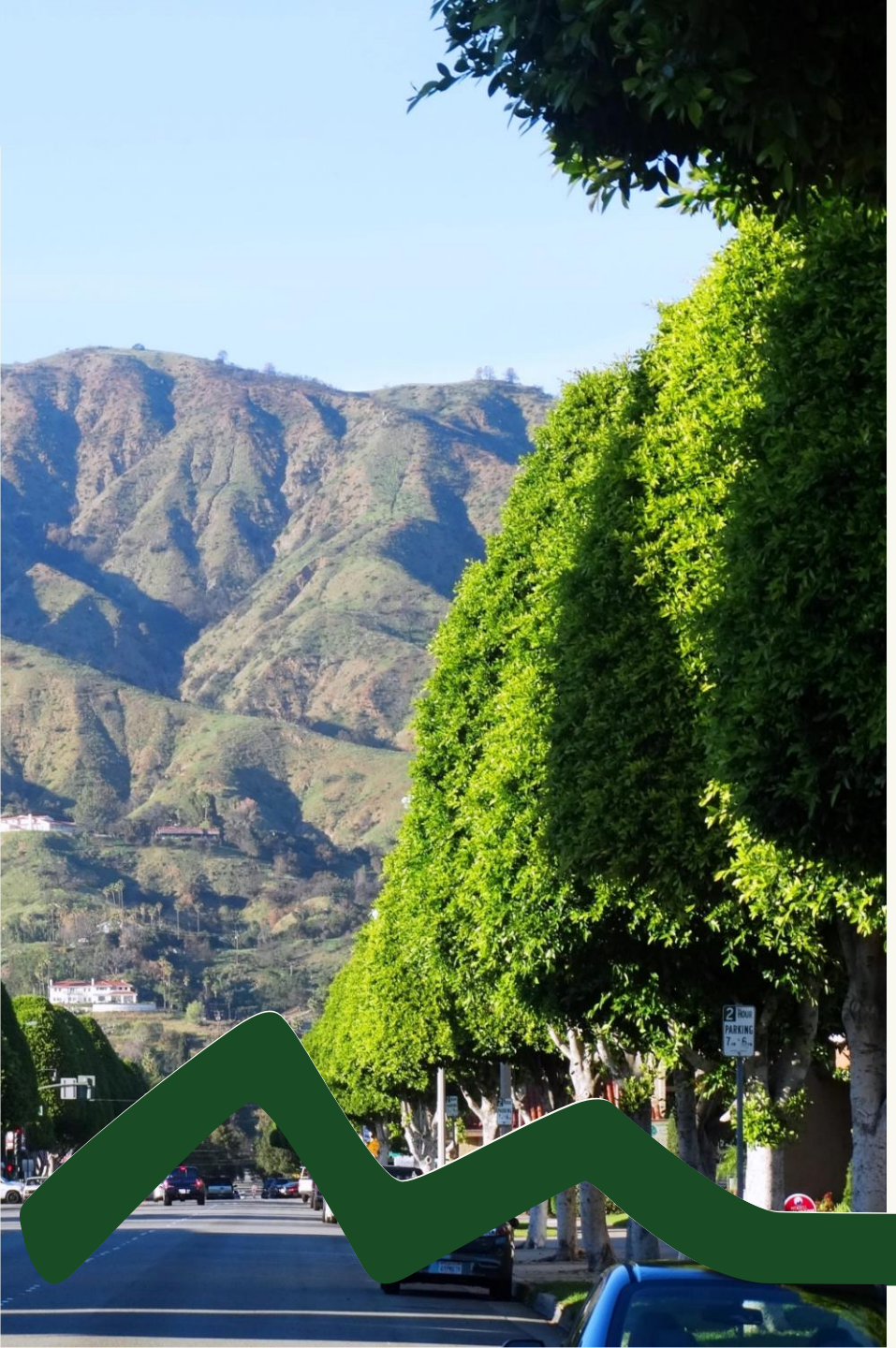
FUTURE OUTLOOK

CONTINUING COMMUNITY CONVERSATION

FACILITY MODERNIZATION IS ESSENTIAL FOR QUALITY SERVICE

- Past generations funded public safety & library via bonds
- We continue to plan for the future with civic center plans forthcoming, and Public Work's Yard plans underway
- Today's leaders must consider similar community investments for future generations of Glendorans
  - City has effectively spent existing resources
  - Significant successes with grant/appropriation awards
  - Continue to make generational investments

DESPITE THESE EFFORTS, WE ARE STILL FALLING BEHIND



RECOMMENDATIONS

That the City Council:

1. Receive a report on capital needs of City facilities, options to fund those needs, and election timelines; and
2. Provide direction to staff, as necessary.

STAFF REPORT

TO:	**Mayor and Council Members**	**DATE:**	**June 24, 2025**
FROM:	**Recreation and Human Services**	**DISTRICT(S):**	**Citywide**
SUBJECT:	**Short Range Transit Plan**		

RECOMMENDATION

That the City Council:

1. Authorize staff to proceed with the phased implementation of the Short Range Transit Plan, including service redesign, capital improvements, and technology upgrades, contingent upon the acquisition of necessary fleet and infrastructure resources; and
2. Direct staff to identify and pursue grant funding and other financial opportunities at the local, regional, state, and federal levels to support implementation, including vehicle procurement, bus stop enhancements, and technology systems; and
3. Authorize staff to initiate procurement planning for transit vehicles, bus stop amenities, and related capital improvements, subject to available funding; and
4. Authorize staff to make necessary adjustments to the new routes as needed based on ongoing ridership trends and community feedback.

STRATEGIC FOCUS AREAS

Goal 5: Improve and Maintain the City's Infrastructure and Facilities (IMCIF)

Goal 7: Enhance Community Engagement and Presence (ECEP)

EXECUTIVE SUMMARY

The Go Glendora Transit Plan represents the City's first comprehensive evaluation and future roadmap for local transit services. The plan outlines targeted strategies to enhance Glendora Transit's reach, reliability, and relevance in anticipation of growing community needs and the forthcoming Glendora Metro A Line Station. Key recommendations include a restructured route system, fleet enhancements, ADA-compliant and user-friendly stop upgrades, expanded weekday service hours, and the integration of new technologies to improve rider experience and system performance.

Public engagement throughout 2024, including community surveys, stakeholder meetings, and outreach at civic events, informed the proposed route realignments and schedule changes. The final report reflects this feedback and includes detailed planning for a new all-day community shuttle, streamlined school shuttles, and phased service expansions. As ridership continues to recover post-pandemic, the plan positions Glendora Transit for long-term sustainability and growth.

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

On October 10, 2023, the City Council awarded a professional services agreement to Nelson/Nygaard Consulting Associates, Inc. For the development of a short-range transit plan.

On March 21, 2024, staff provided a general update of the project at the Community Services Commission meeting.

On June 20, 2024, staff provided a general update of the project at the Community Services Commission meeting.

On May 15, 2025, staff presented the plan to the Community Services Commission.

DISCUSSION

The Go Glendora Transit Plan is the culmination of an extensive planning process aimed at modernizing Glendora Transit. It addresses declining shuttle ridership, post-pandemic shifts in commuter patterns, and long-standing service gaps for residents without access to private vehicles.

The plan proposes five new routes: one all-day community shuttle (Route 1) and four afternoon school-focused shuttles (Routes 2–5). Route 1 is designed to circulate between major activity centers, including Glendora Village, the Public Market, Finkbiner Park, Glendora Library, La Fetra Center, and the Glendora A Line station. The school routes are timed to align with dismissal schedules at key campuses such as Glendora and Charter Oak High Schools, Goddard, Sandburg, and Royal Oak Middle Schools. Each school route will operate two trips in the afternoon to better accommodate students' schedules.

Survey responses from early 2024 (255 total) revealed high satisfaction with existing Dial-A-Ride and shuttle services but also identified areas for improvement. These included desires for more frequent service, increased connections to destinations within Glendora, and longer daily service hours. A significant number of respondents expressed interest in using Glendora Transit if these enhancements were made.

Public outreach at events such as Earth Day, Culture Fest, and a stakeholder workshop confirmed community support for proposed route and schedule changes. Specific feedback emphasized the need for all-day service, more convenient stop locations, and simpler route names tied to school destinations.

Capital improvements will support these service changes. The report identifies the need for nine transit vehicles, as well as ADA-compliant infrastructure upgrades, benches, shelters, waste receptacles, and signage improvements at key bus stop locations. Staff also recommend adopting best practices in stop placement and enhancing accessibility through pedestrian and bike-friendly designs.

The plan also addresses technology gaps, proposing the acquisition of an Automatic Vehicle Location (AVL) system and an Automatic Passenger Counting (APC) system to replace manual data tracking. These systems would improve operational monitoring and provide real-time information to riders.

Together, these service, capital, and technology improvements form a comprehensive and forward-looking strategy to revitalize local transit in Glendora. By addressing both current limitations and future demands, the Go Glendora Transit Plan positions the City to deliver a more reliable, accessible, and connected transit system that reflects the community's values and priorities. As implementation begins, the plan provides a clear and actionable road map to expand mobility options, support sustainability, and enhance quality of life for all Glendorans.

While the service redesign and capital improvements outlined in the plan have strong community and staff support, full implementation is contingent on the acquisition of new transit vehicles identified in the plan. Staff will prepare for a phased roll out, with implementation beginning as soon as the necessary fleet and infrastructure resources are secured.

FISCAL IMPACT

No immediate fiscal impact is associated with receiving this report. Propositions A and C Local Return funds currently support Glendora Transit operations. Staff are in the process of refining cost estimates for service expansion, technology upgrades, and capital investments. Those figures will be included in future implementation reports, pending funding identification and grant opportunities.

ENVIRONMENTAL DETERMINATION

There are no CEQA impacts associated with the recommendations in this report.

Prepared By	Kelsey Fay, Senior Management Analyst
Concurs With	Eddie Kouyoumdjian, Community Services Commission
Reviewed By	John Aguirre, Recreation and Human Services Director
Certified to Availability of Funds	Kyle Johnson, Finance Director/City Treasurer

Approved By	Adam Raymond, City Manager
Legal Review	Danny Aleshire, City Attorney
CEQA Review	Not Applicable

ATTACHMENTS:

A. Glendora SRTP – Final Report
B. Go Glendora Shuttle Map
C. PowerPoint – Short Range Transit Plan

Attachments

A. Glendora SRTP - Final Report.pdf

B. Go Glendora Shuttle Map.pdf

C. PowerPoint - Short Range Transit Plan.pdf

GO GLENDORA
TRANSIT PLAN

City of Glendora

Final Report

June 2025

NELSON NYGAARD

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1 EXECUTIVE SUMMARY

INTRODUCTION

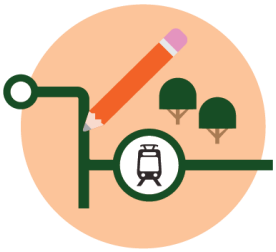
The City of Glendora provides several public transportation services to residents and visitors, including fixed shuttle routes and flexible Dial-A-Ride transportation. The City of Glendora applies more than $1 million annually towards operating Dial-A-Ride and shuttle services. These funds are generated from regional sales tax measures.

STUDY OVERVIEW

The Go Glendora Transit Plan is the first comprehensive evaluation of the City's transit services. The plan provides a roadmap for enhancing transit by recommending service improvements and capital investments. The plan supports the City's mission of providing effective municipal services aligned with community values. Key goals of the plan were:



Meeting the needs of current and potential riders



Redesigning routes to serve the future Glendora Station



Increasing the viability of transit service in Glendora

EXISTING CONDITIONS

Dial-A-Ride Service



Dial-A-Ride is a curb-to-curb transportation service open to city residents 62 years of age or older. City residents who are under the age of 62 with a disability and are unable to use shuttle routes may also use Dial-A-Ride.

Despite being supplemental to Access Services, the federally mandated paratransit service in the region, Dial-A-Ride ridership is robust, with ridership to recreation and medical destinations. Dial-A-Ride ridership has recovered better than shuttle service when compared to levels before the COVID-19 pandemic. Dial-A-Ride service is also a vital lifeline for Glendora residents who need to travel outside the city for medical appointments.

Shuttle Service



Five shuttle routes operate on weekdays only with unique schedules tailored to commuters and students. Two commuter shuttle routes operate during morning and afternoon peak hours and connect riders with the Metro A Line at Azusa Pacific University/Citrus College Station. One morning shuttle route connects residential areas to two middle schools and one high school. Three afternoon shuttle routes connect three middle schools and two high schools with community destinations such as the Crowther Teen & Family Center and Glendora Library.

Shuttle ridership has struggled to recover after the pandemic. While Dial-A-Ride ridership has rebounded to approximately 60% of pre-pandemic levels, shuttle ridership is less than 30% of pre-pandemic levels. Expanded remote and hybrid work patterns along with increased parking availability at APU/Citrus College Station have had negative impacts on shuttle ridership to the A Line. Changes to student routines and limited marketing of midday shuttles have also impacted ridership retention and growth.

While Glendora Transit's shuttle routes are effective at serving commuters and students, the service is currently not designed to meet the mobility needs of most residents. Shuttle routes do not operate between 9:00 AM to 2:30 PM on weekdays and there is no weekend service.

The demand for fixed-route service within Glendora is low relative to adjacent communities while vehicle ownership and household incomes are relatively high. Low-wage jobs, which are often indicators of transit need, are prevalent in just a few areas of the city. Furthermore, Foothill Transit already operates regional routes on corridors with the highest transit demand.

COMMUNITY FEEDBACK



The Go Glendora Transit Plan collected community input early in the project to ensure recommendations that were developed reflected the needs, priorities, and values of the community. Transit riders and non-riders gave feedback through surveys collected online, on-board shuttles, and via the phone.

High level findings from engagement activities include:

Riders are appreciative and satisfied with Glendora Transit.

In the community survey, 86% of survey respondents said they are very satisfied or satisfied with Glendora Transit. If the somewhat satisfied responses are included, the satisfaction rate increases to 94% of respondents. Numerous riders gave commendations to the drivers, with many even naming specific drivers for kudos. This satisfaction rate is extremely high for a municipal agency and shows the support of the community for the service.

Riders would like transit to connect to local destinations in Glendora.

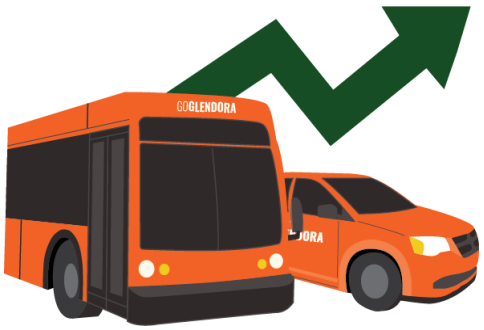
Both frequent transit riders and non-transit riders expressed a desire for more transit connections to local destinations in Glendora such as Glendora Village, businesses along Arrow Highway and Grand Avenue, and Finkbiner Park. This was the top improvement that both transit riders and non-transit riders wanted to see out of this study.

Riders would like more frequent transit service.

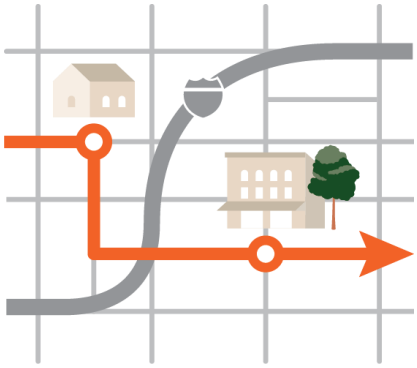
Frequent transit service means potential riders do not have to wait long for the next bus. The second most desired service improvement from transit riders was more frequent service. For non-transit riders, it is the third most desired improvement, just after better connections to Foothill Transit and the A Line.

FUTURE OPPORTUNITIES

Glendora Station has the potential to grow Glendora Transit ridership.



The A Line extension with a new Glendora Station will improve regional connectivity for residents and employees of Glendora. Reorienting Glendora Transit services to connect with this future transit hub will ensure first- and last-mile access for traditional and reverse commuters as well as anyone else wishing to travel beyond city boundaries.



Expanding the utility of Glendora Transit can also increase ridership.

Approximately 2,000 Glendora residents live and work within the city. Many residents likely conduct most of their activities within the city. Redesigning shuttle routes and schedules to provide consistent service from higher-density residential areas to community destinations, while maintaining productive school shuttles, would increase the effectiveness of transit in Glendora and increase overall system ridership.

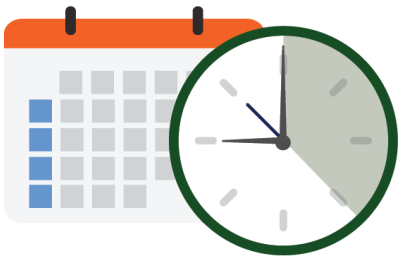
Properly delivering school shuttle services will nurture the ridership of tomorrow.



Glendora Transit can help to build the next generation of transit riders by delivering reliable service to schools for Glendora's youth. Marketing the school service as a convenient, safe, and affordable option will build awareness among families and teachers. Bell times should also be reviewed annually to ensure the shuttle schedules still align with school dismissal times. Temporary schedule adjustments may also be needed throughout the year for early dismissals such as for finals week. Glendora Transit should establish and maintain connections with schools being served to coordinate service with early dismissal times.

PLAN RECOMMENDATIONS

Redesign Routes and Schedules



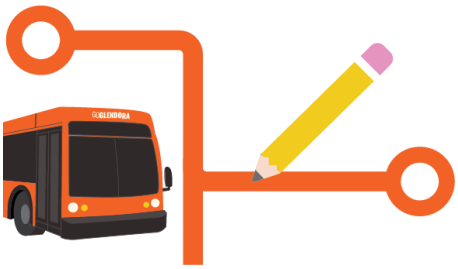
Five new routes are recommended for Glendora Transit's fixed route shuttle system. One route would operate all day, while the remaining four would operate in the afternoon only.

The all-day route, Route 1, is intended to provide circulation within Glendora, providing service to major destinations including Glendora Village, Finkbiner Park, La Fetra Center, Glendora City Hall, Glendora Library, Glendora Station, Glendora Public Market, and Glendora Marketplace.

Routes 2, 3, 4, and 5 are intended to provide after school transportation to residential areas and community destinations, such as the Teen Center and library. These routes would only operate when school is in session (i.e., no summer service).

A map of the proposed routes is on page 2-2.

Service Expansion



As ridership matures and service in Glendora becomes more established, Glendora Transit may want to consider expanding service. Below is a list of suggested service improvements, listed in priority order. These enhancements can be implemented as pilot programs before deciding to make the change permanent. Pilot programs should have measurable criteria in place so progress can be tracked throughout the duration of the pilot. This will help to make an objective decision about making a change permanent after the end of a pilot program.

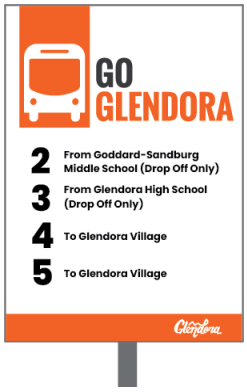
- Saturday shuttle service (8 AM to 8 PM, 30 min service)
- Sunday shuttle service (9 AM to 6 PM, 30 min service)
- Increase weekday service to 20 minutes during peak times of ridership

Estimated vehicle requirements and cost in annual revenue hours for each of the proposed improvements can be found on page 2-4.

Fleet Needs

The five new routes would require a total of nine vehicles to operate, including spare vehicles. The community shuttle would require four vehicles to operate while the four school routes would require three vehicles. Two vehicles would be needed as spares.





Bus Stops

Recommended stops were identified for the five recommended routes. These stops are indicated on the system map (presented in Chapter 2) and are included in the bus stop inventory (Appendix A).

After taking inventory of bus stop amenities, we have identified three stops in that would benefit from benches and waste receptacles; however, that would still leave 10 waste receptables, seven benches, and two shelters that City staff can place at other bus stop locations based on rider requests or ridership patterns.

Marketing/Communication

Successful marketing and communication of Glendora Transit's new, simplified routes and expanded schedules can attract new riders, improve communication with existing customers, and make transit more convenient and easier to use overall. Effective branding and marketing of the system is critical as this may be the only impression Glendora Transit has on people in the community who do not use transit regularly.



New eye-catching rider guides will enhance the appeal of Glendora Transit's services while quickly explaining the city's transit services and how to ride. Chapter 4 includes recommendations to refresh the Transit Services webpage to improve the user experience.

Technology

An Automatic Vehicle Location (AVL) system, used to monitor the real-time location of transit vehicles, is often one of the top requests from transit riders nationwide. Currently, Glendora



Transit's fleet does not have AVL equipment, but the agency should investigate acquiring one to enhance the customer experience and improve system monitoring.

An Automatic Passenger Counting (APC) system is used by transit agencies to automatically track the number of passengers boarding and alighting from vehicles at each stop. APC systems use sensors mounted near the doors and typically require an AVL system to work. Currently, Glendora Transit's fleet does not have APC equipment and collects ridership counts manually. Having an APC system eliminates the need for manual data collection and can be used to help make informed decisions about service planning.

Glendora Transit should investigate acquiring an APC system for its operations. If cost is an issue, renting APC equipment to periodically collect systemwide ridership may be an option.



Transit Vision

Setting a vision is critical to guide ongoing and future agency operations. The three suggested guiding principles of Sustainability, Excellence, and Equity will set a foundation for City leaders and staff to make choices to strategically plan Glendora Transit's short- and long-term growth.

Staffing

A recommended staffing plan was developed to ensure adequate resources are available to oversee the operation of the Glendora Transit system. Three full-time staff positions are recommended. A detailed breakdown of the staffing positions and their expected duties can be found on page 4-7.



2 SERVICE RECOMMENDATIONS

NEW ROUTES

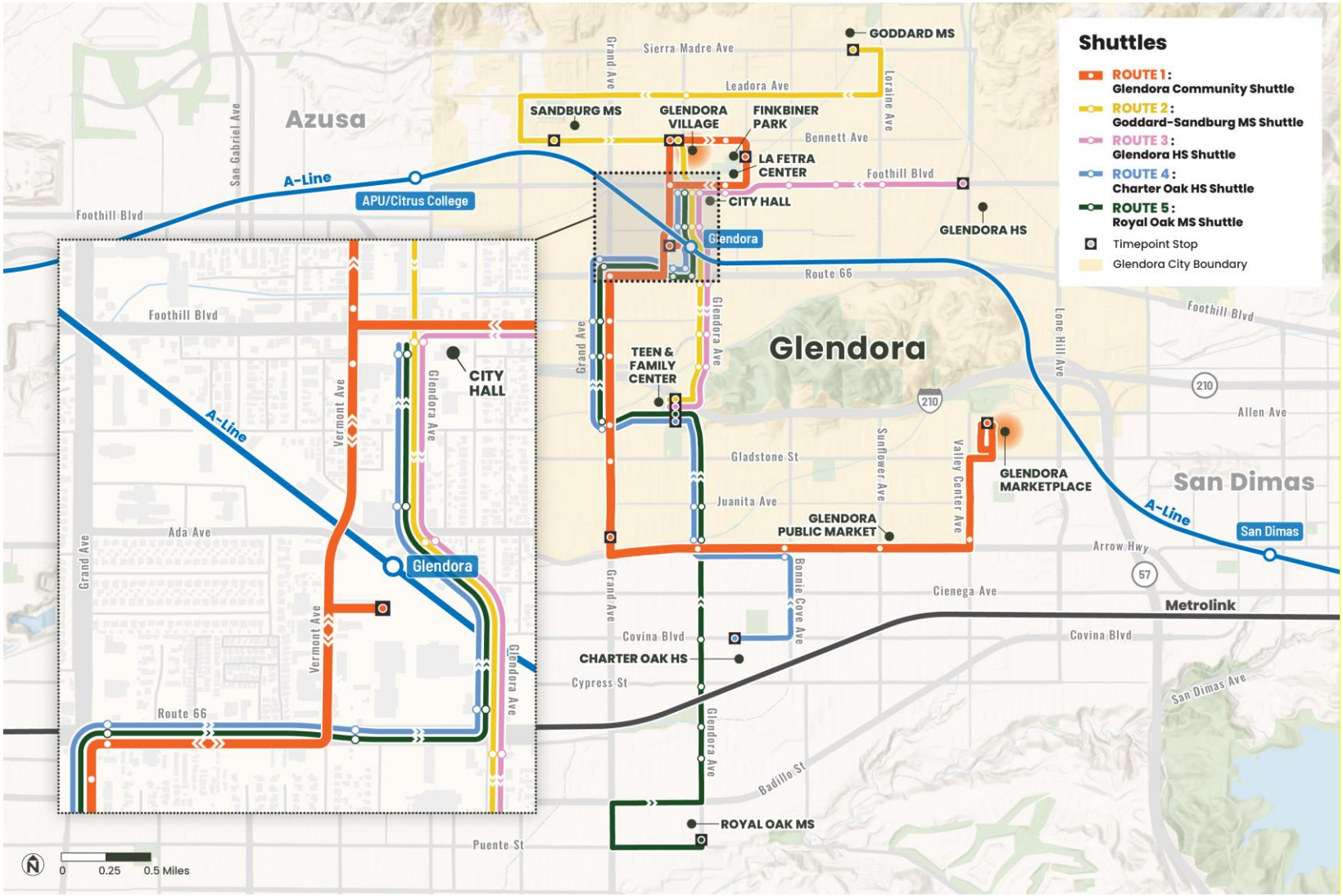
Five new routes are recommended for Glendora Transit's fixed route shuttle system (see map on next page). One route would operate all day, while the remaining four would operate in the afternoon only.

The all-day route, Route 1, is intended to provide circulation within Glendora, servicing major destinations in the city including Glendora Village, Finkbiner Park, La Fetra Center, Glendora City Hall, Glendora Library, Glendora Station, Glendora Public Market, and Glendora Marketplace.

Routes 2, 3, 4, and 5 are intended to provide after school transportation to residential areas and community destinations, such as the Teen Center and library. These routes would only operate when school is in session (i.e., no summer service). Schedules are timed to coincide with school dismissal times along the route. For Routes 3 and 4, the first trip is timed to coincide with the end of 6th period. The second trip is timed for the end of 7th period.

Temporary schedule adjustments may be needed on these school routes during certain times of the year to accommodate early dismissal times (e.g., finals week). Glendora Transit should establish and maintain connections with schools being served to coordinate service with early dismissal times.

Route	Span of Service	Frequency
Route 1: Glendora Community Shuttle	Weekdays: 6:00 AM to 8:53 PM	30 minutes all day
Route 2: Goddard-Sandburg Middle School Shuttle	(Only operates when school in session) Mon, Tues, Weds, Fri: 2:45 PM to 3:41 PM Thurs: 12:40 PM to 1:36 PM	2 trips on weekdays
Route 3: Glendora High School Shuttle	(Only operates when school in session) Weekdays: 2:48 PM to 4:08 PM	2 trips on weekdays
Route 4: Charter Oak High School Shuttle	(Only operates when school in session) Weekdays: 3:18 PM to 4:36 PM	2 trips on weekdays
Route 5: Royal Oak Middle School Shuttle	(Only operates when school in session) Mon, Tues, Thurs, Fri: 2:48 PM to 3:50 PM Weds: 1:48 PM to 2:50 PM	2 trips on weekdays


Shuttles
ROUTE 1: Glendora Community Shuttle
ROUTE 2: Goddard-Sandburg MS Shuttle
ROUTE 3: Glendora HS Shuttle
ROUTE 4: Charter Oak HS Shuttle
ROUTE 5: Royal Oak MS Shuttle
Timepoint Stop
Glendora City Boundary
GODDARD MS
SANDBURG MS
GLENDORA VILLAGE
FINKBINER PARK
LA FETRA CENTER
CITY HALL
GLENDORA HS
TEEN & FAMILY CENTER
GLENDORA MARKETPLACE
GLENDORA PUBLIC MARKET
CHARTER OAK HS
ROYAL OAK MS
APU/Citrus College
Azusa
Glendora
San Dimas
Sierra Madre Ave
Leadora Ave
Bennett Ave
Foothill Blvd
Route 66
Gladstone St
Juanita Ave
Ada Ave
Cienega Ave
Covina Blvd
Cypress St
Badillo St
Puente St
Arrow Hwy
Allen Ave
San Dimas Ave
Metrolink
A-Line
Grand Ave
Vermont Ave
Glendora Ave
Lone Hill Ave
Sunflower Ave
Valley Center Ave
Bonnie Cove Ave
Loraine Ave
San Gabriel Ave
210
57
0 0.25 0.5 Miles

POTENTIAL SERVICE ADJUSTMENTS

Transit service/schedules are not a "set it and forget it" thing. The system needs regular monitoring and adjustment.

As a best practice, schedules should be reviewed and adjusted on an annual basis. This includes:

- Reviewing bell schedules before the new school year to ensure bus schedules align with school dismissal times
- Reviewing on-time performance at the route and timepoint level to ensure schedules still reflect actual traffic conditions

Below are some other metrics that should be monitored regularly and reasons why they are important. Since ridership takes time to mature, the consultant team suggests making no route alignment or major schedule changes (aside from the minor schedule changes mentioned above) for 18 to 24 months after the opening of the new Glendora A Line station.

What to measure?	What does this tell you?
Ridership at the stop level	High ridership stops can be good candidates to add amenities (e.g., shelters). Stops with low or no ridership can indicate low demand for transit service along a corridor which can be an opportunity to remove stops and/or change the route alignment.
Ridership on each trip	High ridership on the first or last trips of the day could be indicators of latent demand for earlier/later service. Low ridership per trip could indicate service can be reduced (e.g., less frequent service, or reduced spans of service).
Max number of passengers on a vehicle for each trip	Loads that exceed the number of available seats for extended periods of time could be an indicator of crowding. This would require increasing frequency or operating larger vehicles.
Passenger complaints per 10,000 boardings -or- Passenger complaints per month	Aside from the complaints themselves, if this statistic is trending up, it can indicate growing dissatisfaction with the service being provided.

SERVICE EXPANSION

As ridership matures and service in Glendora becomes more established, Glendora Transit may want to consider expanding service. Below is a table of suggested service improvements, listed in priority order. These enhancements can be implemented as pilot programs to allow the service to be deployed and evaluated before a decision is made to make the change permanent. Specific, measurable criteria should be established prior to the start of any pilot service, and the pilot should be operated for 12 to 18 months to allow ridership to mature.

Priority	Proposed Improvements	Other Notes	Indicators
1	Route 1: Saturday shuttle service (8 AM to 8 PM, 30 min service)	Need to increase Dial-A-Ride span as well	▪ Rider requests ▪ Weekday ridership trending upwards
2	Route 1: Sunday shuttle service (9 AM to 6 PM, 30 min service)	Need to increase Dial-A-Ride span as well	▪ Rider requests ▪ Saturday ridership trending upwards
3	Route 1: Increase weekday service to 20 minutes during peak times of ridership	N/A	▪ Weekday ridership trending upwards ▪ Ridership per trip trending upwards ▪ Max load per trip approaching or exceeding number of available seats

The proposed vehicle requirements and cost in annual revenue hours for each of the proposed improvements are shown below. The vehicle requirements and cost for 20-minute weekday service on Route 1 is dependent on how many hours service is operated at this higher frequency. If less than 7.5 hours, service can be provided with one vehicle. If more than that, two vehicles would be needed due to vehicle range limitations.

Proposed Improvements	Vehicles Required	Annual Revenue Hours
Route 1: Saturday shuttle service (8 AM to 8 PM, 30 min service)	4	1,200
Route 1: Sunday shuttle service (9 AM to 6 PM, 30 min service)	4	900
Route 1: Increase weekday service to 20 minutes during peak times of ridership	+1 or +2, depending on duration of 20 min service	+252 for each hour of 20 min service

Note: Saturday and Sunday calculations assume 52 weeks in a year. Weekday calculations assume 252 weekdays in a year.

3 CAPITAL RECOMMENDATIONS

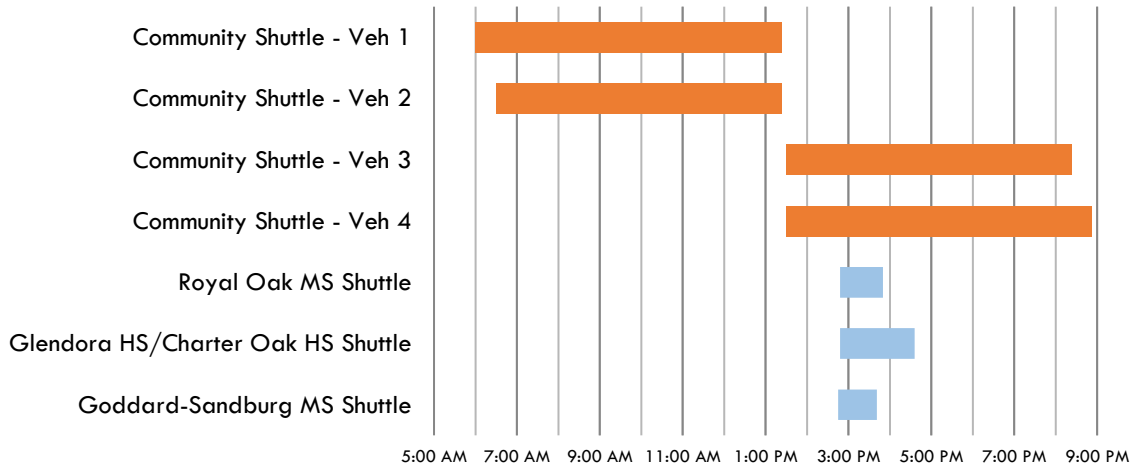
FLEET NEEDS

Glendora Transit is currently transitioning their fleet to zero-emissions in accordance with its published Zero-Emission Bus Rollout Plan.

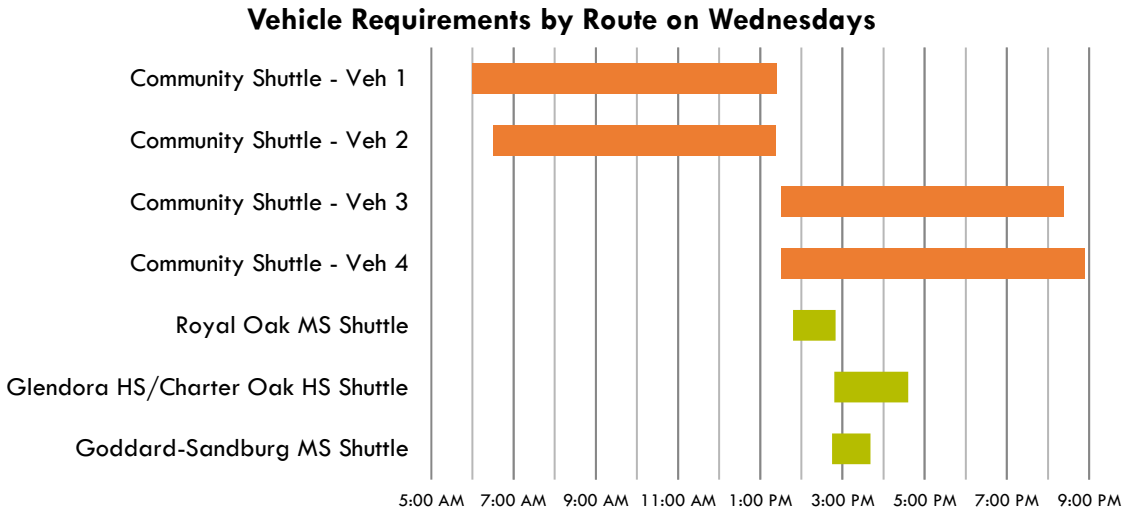
The five new routes presented in the previous chapter would require a total of nine vehicles to operate, including spares. The community shuttle would use require four vehicles to operate while the four school routes would require three vehicles. Two vehicles would be needed as spares.

Vehicle requirements by day of week are shown on the following charts.

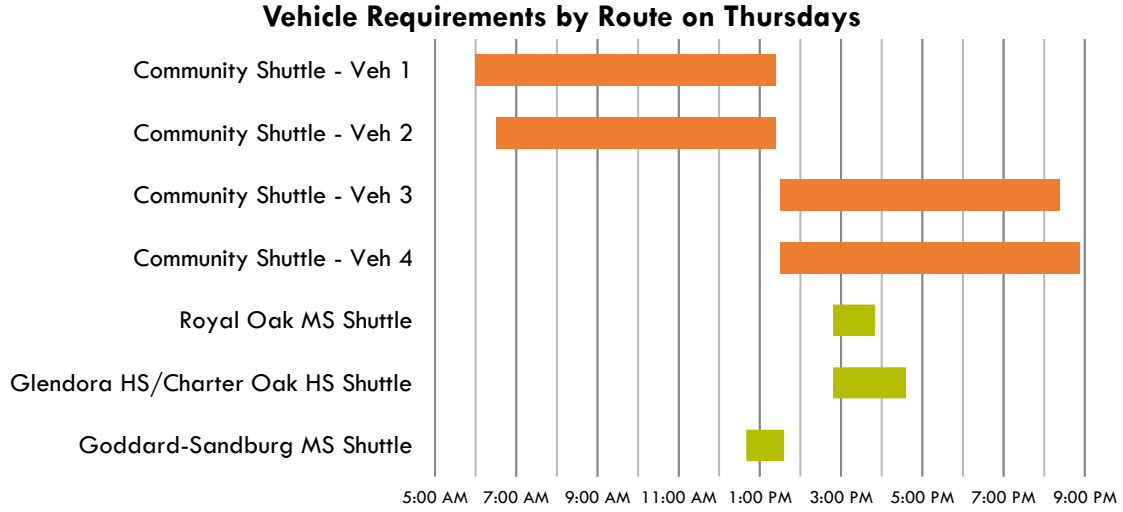
Vehicle Requirements by Route on Mondays, Tuesdays, and Fridays



Note: The Glendora HS and Charter Oak HS routes are shown together as they are expected to share a vehicle.



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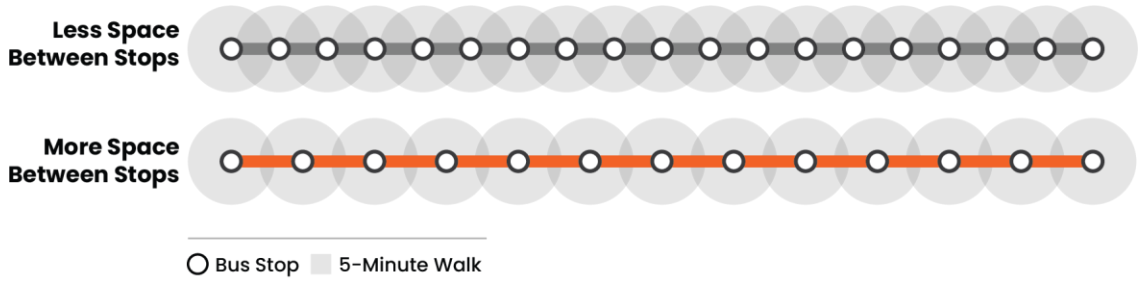
Note: The Glendora HS and Charter Oak HS routes are shown together as they are expected to share a vehicle.

BUS STOP DESIGN BEST PRACTICES

This section provides best practices on bus stop design that Glendora Transit can use as a resource moving forward. Topics include bus stop spacing, bus stop placement, ADA accessibility, and more.

Bus Stop Spacing

The distance between stops significantly impacts travel times. More closely spaced stops provide customers with shorter walk times, but they also increase travel times and are the major reason that transit is slower than automobile travel. Each additional stop requires the bus to decelerate, come to a complete stop, load and unload riders, find a gap, and then accelerate to re-merge into traffic. Most customers want transit service that balances convenience and speed, and the number and location of stops are key components of determining that balance. The figure below illustrates how too closely spaced bus stops slow service without significantly increasing access to transit.



The table below presents guidelines for the space between stops and stops per mile for Glendora Transit's fixed route bus service.

Bus Stop Spacing Guidelines	All Fixed-Routes
Recommended Stops per Mile	4-6
Recommended Spacing between Stops	1,320 ft (1/4 mile)
Minimum Spacing between Stops	800 ft

The placement of bus stops is often dictated based on the built environment (e.g., presence of sidewalks, available curb space) but professional judgement is often needed as well. In dense or sparse areas of corridors and along route alignments with limited service (such as those served only by school routes), a variation to the guideline may be warranted. Glendora Transit staff should use professional judgment with spacing, especially when placing stops at large attractors and trip generators. Stops should be placed to facilitate access to key destinations, and it is okay if stop spacing falls below the minimum guidelines.

Stop Pairing

Whenever possible, bus stop locations should be paired, so that customers board and alight on opposite sides of the same street in the same vicinity when making a round trip. This allows the transit service to be more intuitive and maximizes convenience for the greatest number of users.

Transfers to/from Foothill Transit Service

At locations where Glendora Transit's routes intersect with Foothill Transit's service, bus stops should be located as close as possible to the intersection point to minimize the walking distance for passengers transferring between routes.

Shared Stops

Where feasible and appropriate, stops should be shared with Foothill Transit. Professional judgement should be exercised to not serve Foothill Transit stops that may have safety issues (e.g., midblock stops with no marked crosswalk) or may be difficult for drivers to serve (e.g., driver needs to quickly get over to the left lane after serving a stop to make a left turn).

Bus Stop Placement

In addition to spacing, existing conditions such as roadway type, sidewalk conditions, and land use affect where new or moved bus stops are placed and how they are designed. Additional considerations that impact the safety, convenience, and accessibility of a stop, such as placement relative to street intersections, must also be considered. The following is an overview of several factors that influence the placement of bus stops.

Environmental Context

The environmental context of an area impacts bus stop placement. Environmental factors, such as surrounding land use, street network, and the infrastructure conditions surrounding a bus stop are often important considerations for the placement and design of bus stops.

Where possible, bus stops should be located adjacent to light sources (e.g., streetlights, business lighting) to minimize the need for separate bus stop lighting. When there are multiple possible locations being considered, shaded areas should be prioritized for passenger comfort.

Land Use and Activity Generators

Placing bus stops near activity centers such as shopping areas, civic buildings, schools, medical centers, or multi-unit residential complexes attracts ridership by enhancing the convenience of transit service.

In areas where there are several activity centers nearby, such as a block with several popular shopping destinations, bus stop placement will depend more on bus stop spacing and other factors. However, for major activity generators (malls, hospitals, etc.), the stop should be located close to the entrance of the destination.

Street Network

The functional class designation of a street where a bus stop is located provides general characteristics of a roadway including its intended purpose and typical roadway speed. Functional classification can impact both the design and operation of bus service and stops. For example, wider streets (often a higher functional class) may allow for curb extensions (also called bulb-outs) at bus stops, which creates more space for amenities and reduces the pedestrian crossing distance. However, wider streets also typically have higher speeds which increase the sight distance needed for bus operators and make it harder for pedestrians to cross the roadway safely. As such, adjacent roadway speed and width should be considered when siting and designing a bus stop.

Driveways

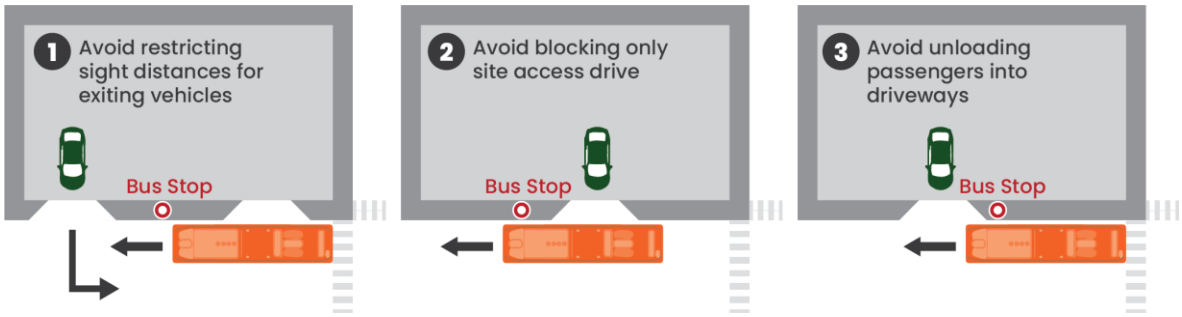
Driveways and other curb cuts near bus stops can pose safety hazards for boarding and alighting passengers and transit vehicles. Five principles guide the siting of bus stops in relation to driveways:[1]

1. Avoid restricting sight distances for exiting vehicles.
2. Avoid blocking a driveway that provides the only access to a property.
3. Avoid unloading passengers in driveways.
4. Stop on the far side of a driveway if there is adequate sidewalk length close to the intersection.
5. Where there are two driveways in a constrained location near an intersection and the best stop location is on the far side of the second driveway, a transit vehicle may block the second driveway.

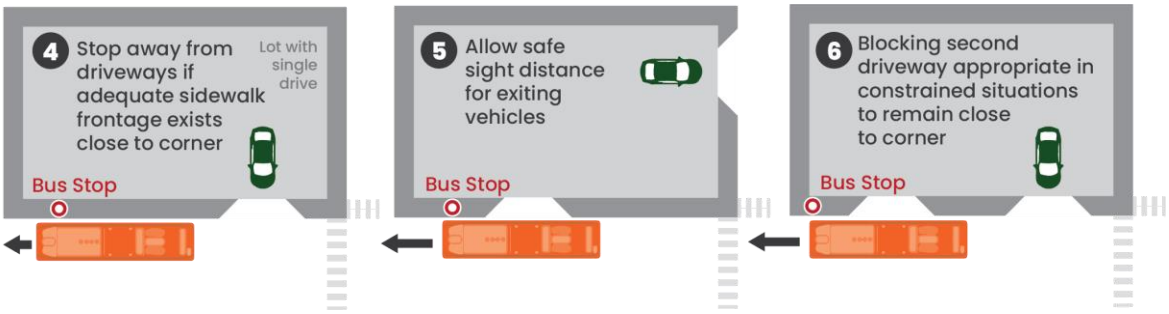
There may be locations where it is not possible to meet all five principles for driveway arrangements to create or preserve equal access to the transit stop. Safety and accessibility are the most important considerations when siting stops around driveways and curb cuts.

[1] These principles are adapted from MDOT MTA's Bus Stop Design Guide (2019).

Undesirable Driveway Arrangements



Acceptable Driveway Arrangements



Getting to and from the Bus Stop

Most people traveling to and from the bus stop are pedestrians or users of a wheeled mobility device, such as a wheelchair or bicycle. Therefore, the conditions of the sidewalk and connections with the surrounding area are important determinants of transit access and affect the prioritization of bus stop improvements.

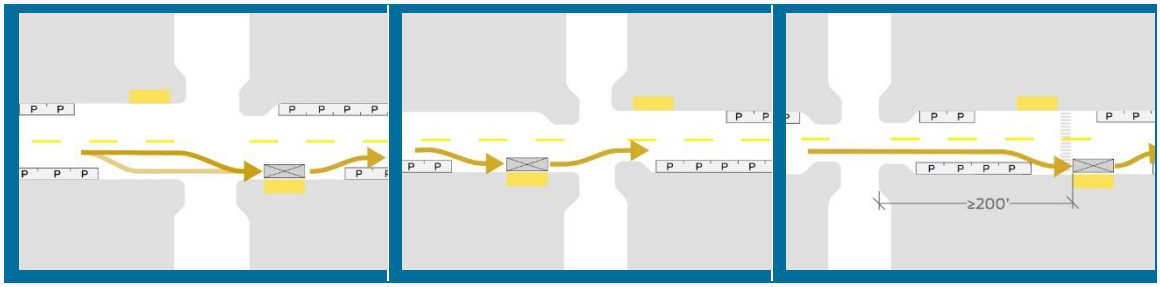
At a minimum, a stop should be accessible by a sidewalk in good condition between the bus stop and the closest intersection. A safe, nearby street crossing with curb cuts should also be provided to enable access to stops in both directions of travel. For denser areas where it is likely that many people visit multiple destinations in a single bus trip, priority should be given to making sure that there is an accessible path throughout the area. For bus stops that serve mostly a single destination, the focus can be on a path between that destination and the bus stop. In places where there is no sidewalk, at a minimum, an ADA landing pad should be constructed to provide a flat, stable, and obstruction-free surface for passengers to board and alight the bus.

Bicycling and transit can complement each other, and the reach of the transit service can be greatly extended by providing connections so that people can combine these two modes in a

single trip. Generally, bicycle lanes and separated paths increase bicycle usage by making riders safer and more comfortable. Wherever possible, bus stops should be placed close to this bicycle infrastructure, especially at places where a stop can facilitate bicycle connections to areas without transit service. In addition, some stops may warrant more bicycle parking.

Bus Stop Location Relative to Intersection

Bus stop position directly impacts the convenience and accessibility of the transit system. Determining the proper position of bus stops involves choosing between near-side, far-side, and mid-block stops. While many other factors should be considered when choosing a bus stop position, including adjacent land use, space availability, and pedestrian access, the location of the stop relative to the intersection is an important consideration. If all other factors are similar, far-side stops are preferable since they encourage people to cross behind the bus and not in front. However, there are often complicating factors that may not allow this.



Far-Side Stop **Near-Side Stop** **Mid-Block Stop**

Source: NACTO

Far-Side

Far-side stops are preferred for bus stop placement in Glendora Transit's system. Far-side bus stops are located after an intersection, allowing the bus to travel through the intersection before stopping to load and unload passengers. When the bus pulls away from the stop to reenter traffic at an intersection controlled by a traffic signal, the signal generates gaps in traffic allowing buses to reenter the traffic lane. Far-side stops also require shorter deceleration distances and encourage pedestrians to cross behind the bus. Far-side bus stops support the use of a broad array of active transit signal priority treatments and take up the least amount of curbside space. Additionally, far-side stops provide additional right turn capacity at the intersection by eliminating bus blockage in the curb lane on the approach to the intersection.

However, during peak travel periods when traffic is heavy and bus queuing is possible, intersections may be blocked by buses waiting to access a far-side bus stop. Queued buses

may restrict sight distances for crossing pedestrians and vehicles. Additionally, stopping far-side after stopping at a red light may interfere with bus operations and general traffic flow.

Near-Side

Near-side bus stops are located before an intersection, allowing passengers to load and unload while the vehicle is stopped at a red light or stop sign. Near-side bus stops can minimize interference when traffic is heavy on the far side of an intersection. At stop-controlled locations, near-side stops eliminate "double stopping," as passengers can board the bus during the stop. Additionally, at near-side stops, gaps in traffic flow are created for buses re-entering traffic at the intersection and passengers access the bus closest to the crosswalk.

This stop configuration can generate conflicts with right turning vehicles. Delays associated with loading and unloading passengers may lead to unsafe driving practices, where right turning vehicles drive around the bus to make a right turn in front of the bus. Additionally, buses serving near-side stops may restrict sight distances for crossing pedestrians and vehicles.

Mid-Block

Mid-block bus stops are located between intersections. Mid-block stops minimize sight distance problems for vehicles and pedestrians. Additionally, passenger waiting areas located mid-block often experience less pedestrian congestion. However, mid-block stops require both deceleration and acceleration areas, requiring additional distances for no parking restrictions or increased turnout construction costs. Mid-block stops also increase walking distances for patrons crossing at intersections or result in patrons crossing the street mid-block where there is no crosswalk present, which is unsafe.

Mid-block stops should generally only be used under special circumstances, such as where there is a major activity center or when the distance between adjacent intersections exceeds stop spacing recommendations. Mid-block stops should be placed adjacent to a mid-block crosswalk.

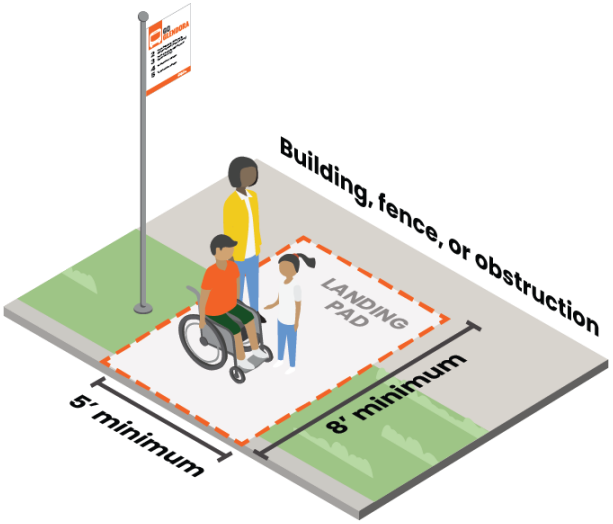
Bus Stop Accessibility

An accessible boarding area, also called a landing pad, is the place where riders get on and off the bus from the front door, directly adjacent to the bus stop sign. This is also the space where bus drivers deploy the ramp for riders using mobility devices, such as a wheelchair. Landing pads are only required in areas where the boarding area is grade-separated from the road.

According to ADA Standards issued by the U.S. Department of Transportation (DOT), all new or upgraded bus stops are **required** to have a front landing pad that:

- Provides a firm, stable surface
- Provides a clear length of 96 inches (8 ft.) minimum, measured perpendicular to the curb, and a clear width of 60 inches (5 ft.) minimum, measured parallel to the roadway
- Parallel to the roadway, has a slope that is the same as the roadway, to the maximum extent practicable
- Has a cross slope perpendicular to the roadway that does not exceed 1:48 (approx. 2%)

ADA-Accessible Boarding Area (Landing Pad)



If Glendora Transit were to acquire vehicles that have rear doors in the future, a rear accessible boarding area should also be provided at high ridership bus stops. Since the position of the rear door may vary somewhat on various bus types, the rear door clear zone is recommended to be 10' wide (parallel to the roadway), and 4' deep (perpendicular to the roadway).

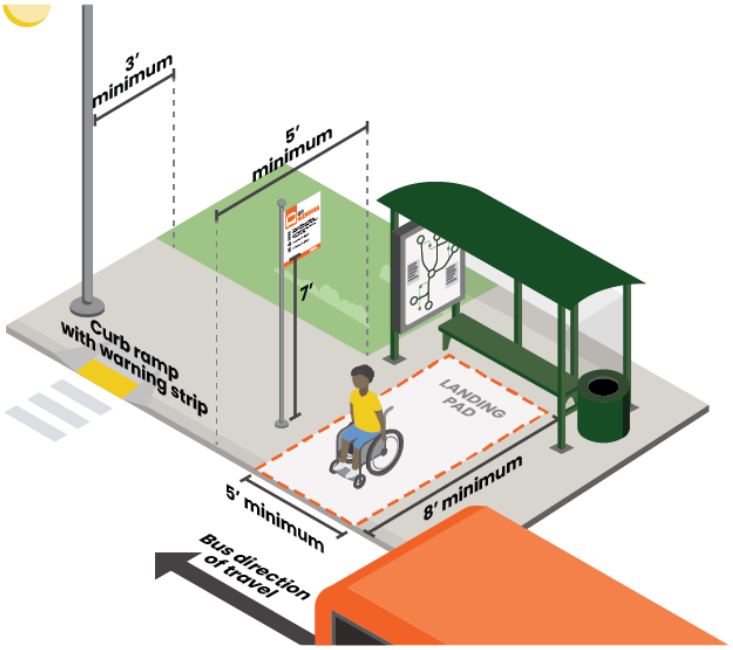
Landing pads and clear zones should not be obstructed by any physical features such as utility poles, sign poles, trees, newspaper vending machines, etc.

ADA Compliance

Access to bus stops is essential to the success of any transit network. Accessible boarding and alighting areas allow for equal access to transit for all passengers, including those who use wheelchairs or other mobility devices. All bus stops being installed or upgraded must conform to the physical dimension requirements derived from the Americans with Disabilities Act of 1990 (ADA) and the Public Rights-of-Way Accessibility Guidelines (PROWAG), a document produced by the United States Access Board which includes federal guidelines governing accessibility to transit facilities. Modifying existing stops to comply with ADA, though desirable from an accessibility perspective, is not required under ADA. Modification of existing stops can be difficult, especially if the stops are at sites with limited easement or not subject to the City of Glendora's control, such as shopping malls, on state rights-of-way, or suburban subdivisions.

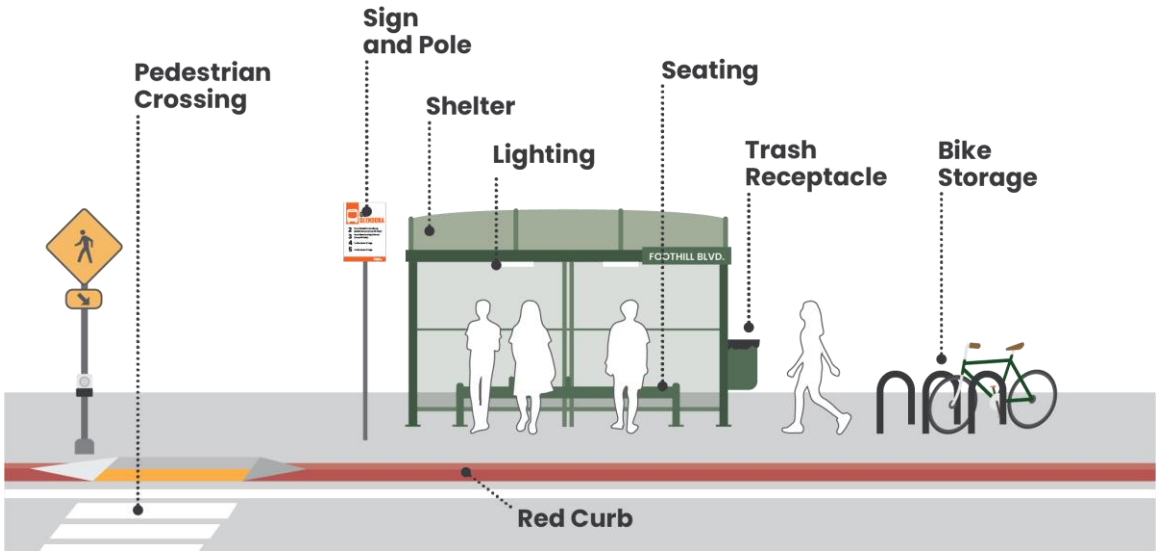
A bus stop area is a designated location indicated by a bus stop sign where the bus will stop to let passengers board and alight. Bus stop signage, landing pads, passenger waiting areas, benches, and shelters are subject to ADA requirements to ensure access for all users. Flag stop areas/zones are not considered a designated area and thus not subject to the requirements outlined.

Bus stops with any of the amenities included in this chapter must have a 3-foot-wide path through the stop for pedestrians to bypass the stop. Additionally, a 3-foot-wide path must be provided to access any of the bus stop elements provided including shelters, information, and any interactive elements such as push buttons.



Bus Stops Component Guidelines

Amenities	Guidelines
Sign and Pole	All bus stops should have a bus stop sign. The type of sign installed depends on the number of routes serving the stop. An information panel lower on the pole should be provided and include Glendora Transit's contact information for service-related questions, as well as a QR code to track real-time bus arrivals.
Red Curb	Red curbs let private vehicles know there is no parking or stopping at the bus stop.
Pedestrian Crossing	Where safe and practical, bus stops should have protected pedestrian crossings. This is recommended for stops that serve major public, civil, and retail destinations.
Lighting	All bus stops should have lighting and all shelters should have internal lighting. Lighting can be provided by solar power or hard wired.
Shelter	Shelters are recommended for bus stops with 20 or more average daily boardings.
Seating	Seating is recommended for bus stops with 10 or more average daily boardings.
Bicycle Storage	Bus stops that serve major public, civil, and retail destinations should consider providing sufficient bicycle parking.
Trash Receptacle	All stops with a shelter should have a trash receptable installed.



BUS STOP ACTION PLAN

This section documents the bus stop inventory work that Nelson\Nygaard performed, along with the recommendations for bus stop amenity relocation and placement.

Bus Stop Inventory

In June 2024, project team members conducted an inventory of all bus stops within Glendora city limits, as well as bus stops that Glendora Transit serves in the City of Covina. The intent of this effort was to:

- Verify locations of stops (near-side, far-side, off-street) and whether they were being actively utilized or not. Some stops no longer have service following service changes by both Foothill Transit and Glendora Transit.
- Verify amenities present at stops. This included identifying the presence of shelters, benches, waste receptacles, and bike racks. The presence of shade trees and lighting adjacent to the stop was also noted.
- Verify the presence of signage and red curb striping to denote the stop.

The complete bus stop inventory is included as Appendix A. It includes additional information including bus stop IDs, jurisdiction, and transit routes that serve the stop. A GIS shape file was also created to show where all bus stops are located. It is recommended that City staff maintain the bus stop inventory and GIS shape file as amenities are added to stops and/or routes are changed in the future.

Bus Stop Amenity	Count	Number available to relocate to another stop
Shelter*	30	2
Bench	50	10
Waste Receptacle	76	12
Bike Rack	4	0

* Shelters include bench and waste receptacle

Bus Stop Placement Recommendations

After the bus stop inventory was completed, recommended stops were identified for the five recommended routes. These stops are indicated on the system map (presented in Chapter 2) and are included in the bus stop inventory (Appendix A).

Amenity Placement Recommendations

A few factors were considered when identifying bus stops for amenities which included:

- **Land use density:** Bus stops adjacent to high-density land uses like commercial centers can generate many trips and may require additional amenities for transit riders waiting for the bus.
- **Ridership:** Bus stops expected to have high ridership should have more amenities to accommodate large numbers of transit riders.
- **Width of sidewalks:** Amenities should be placed on sidewalks that have a minimum of eight feet to ensure they do not obstruct pedestrian pathways.

Based on these factors, we recommend amenities be placed at the following bus stops shown in the table below.

Note, this will still leave 10 waste receptables, seven benches, and two shelters that City staff can place at other bus stop locations based on rider requests or ridership patterns. As noted in the "Bus Stops Component Guidelines" section of this chapter, we recommend a bench be placed at stops with at least 10 average daily boardings and a shelter be placed at stops with at least 20 average daily boardings.

Bus Stop Location	Proposed Amenities
Grand Avenue/Carter Drive	▪ Bench ▪ Waste Receptacle
Cullen Ave/Mountain View Ave (Finkbiner Park)	▪ Bench ▪ Waste Receptacle
Glendora Marketplace	▪ Bench

4 SUPPORTING RECOMMENDATIONS

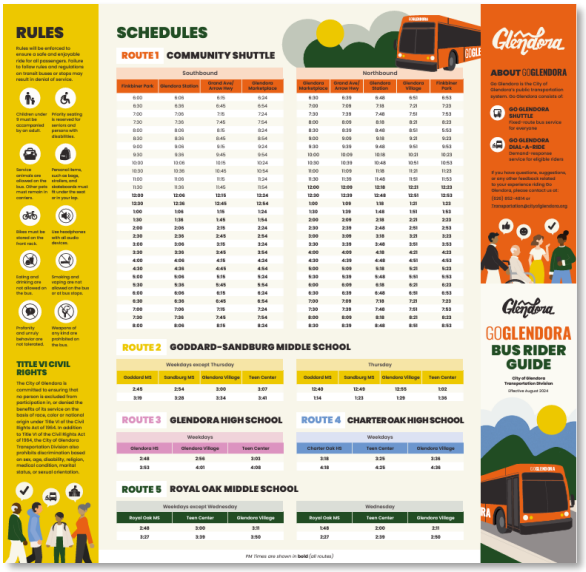
MARKETING AND COMMUNICATIONS

Successful marketing of Glendora Transit's new, simplified routes and expanded schedules can attract new riders, improve communication with existing customers, and make transit more convenient and easier to use overall. Effective branding and marketing of the system is critical as this may be the only impression Glendora Transit has on people in the community who do not use transit regularly.

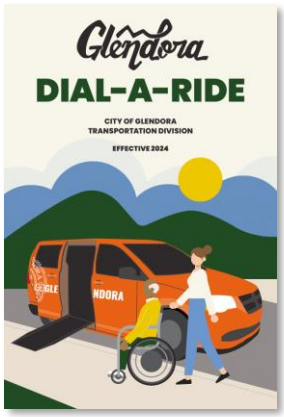
This section includes information on the rider guides and bus stop signage Nelson\Nygaard developed, as well as recommendations on improving Glendora Transit's website.

Published Rider Information

Nelson\Nygaard designed eye-catching rider guides for both the fixed route shuttle system and Dial-A-Ride service. The fixed route rider guide is a print-ready, accordion-fold pamphlet that incorporates timetables for the five shuttle routes, and includes fare information, holidays, connecting transit services, and general rules for passengers. City staff may use the design files supplied to make periodic updates as needed.

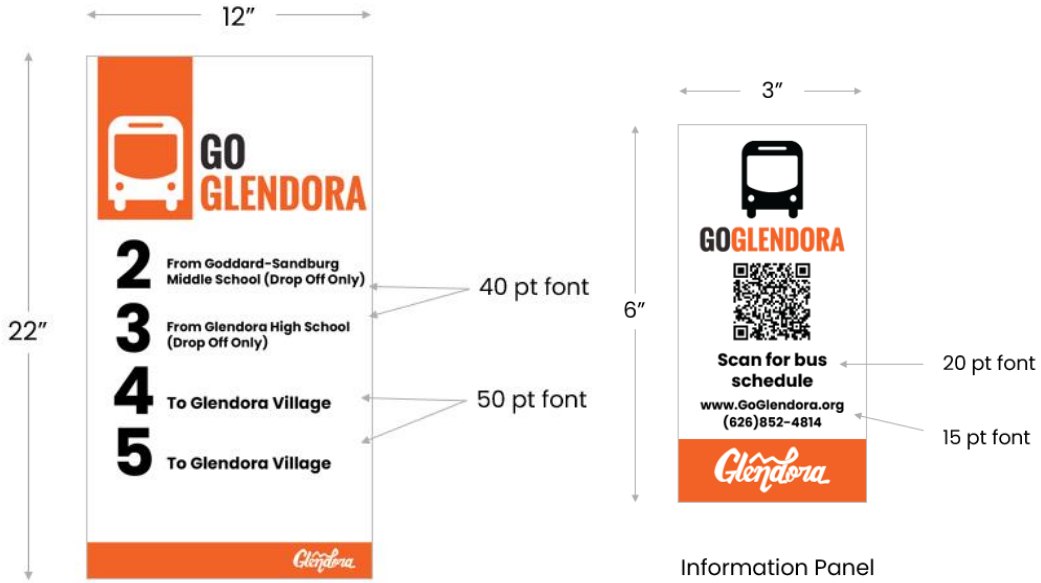


The Dial-A-Ride guide is a booklet that codifies information on the various policies and procedures for using the service. It updates information previously listed in the July 2019 version of the Glendora Transit Bus and Dial-A-Ride Rider's Guide. Visual aids accompany text on registration, service area, how to schedule rides, general information about the service, and rules for riding. City staff may use the design files supplied to make periodic updates as needed.



Both rider guides follow City of Glendora's newest style guide and color palette.

Bus Stop Signage



Bus stop signage fosters recognition of the transit system and helps riders easily identify where they can board the bus. Nelson\Nygaard developed a new bus stop sign for Glendora Transit that is consistent with the City of Glendora's newest style guide and color palette. Color contrast and large font size were checked using 2010 ADA Standards for Accessible Design. Signage should be placed at all bus stops at a height of 7 to 8 feet above the ground (measured between the ground and bottom of sign).

In addition to overhead signs, an information panel was developed that can be attached lower on the signpost that includes a link/QR code to the Glendora Transit website for schedule information and a phone number to call for more information.

Website

The City of Glendora's Transportation Division website and Transit Services page were reviewed to identify potential recommendations that would improve the user experience and incorporate best practices in web design. Currently, the Transportation Division page provides information on all transportation services within the city (including information/news on transit), while the Transit Services page is the main landing page for the Dial-A-Ride and shuttle services.

For the **Transportation Division main page**, we recommend only basic information about transit service in Glendora be included, such as the services offered (Dial-A-Ride and shuttle), funding, and important announcements. All other information related to transit service should be moved to the Transit Services page to reduce clutter and make information easier to find by putting it in one place. Items to move to the Transit Services page include:

- The Rider Guide hyperlink
- The collapsible sections at the bottom of the page, including "Transit News & Events", transit projects in "Regional Transportation Information", "Reasonable Accommodations", "Title VI", and "GTFS".

For the **Transit Services page**, we recommend the following:

- Using a URL consistent with established Go Glendora branding, such as GoGlendora.org to make it easy for the public to remember where to go to find transit info. Alternatively, the GoGlendora.org URL can be purchased and used to redirect site visitors to the existing www.cityofglendora.org URL.
- Adding "Go Glendora" branding at the top of the page and throughout the webpage.
- Featuring one or more high-resolution photos of Go Glendora's orange vehicles to reinforce the brand and show visitors what the vehicles look like.
- Simplifying site navigation by introducing a streamlined menu linking to separate pages for each service (i.e., shuttle and Dial-A-Ride), trip planning tools, maps and schedules, service alerts, and fare information. This minimizes the amount of scrolling visitors need to do and helps avoid items further down on the page from being buried.
- Placing announcements and transit news up at the top for maximum visibility when users are visiting the webpage.

FARE POLICY

A fare analysis was conducted to understand the possible implications of Glendora Transit going zero-fare.

The primary benefits of going zero-fare are increased ridership and reduced dwell times, while the largest costs include foregone farebox revenue and increased operating costs. The range of anticipated ridership growth and increases to annual operating cost for the shuttle services, Dial-A-Ride, and the entire system, are shown in the table below and include a range between $118,700 and $237,700 per year, a 23% and 46% increase in operating costs, respectively. **Due to the relatively high increase in operating costs associated with zero-fare service, it is not recommended that Glendora pursue this policy until sufficient alternative funding sources have been identified.**

This evaluation represents a conservative approach by assuming that existing productivity is unchanged for Dial-A-Ride service. Should Glendora serve more passengers per revenue hour on Dial-A-Ride services, these additional annual operating costs may be reduced. These costs could be further reduced by offering zero-fare service only within the City of Glendora and continuing to charge a fare for services outside of the city.

The full fare analysis report, which includes comparison data on other transit agencies, is included as Appendix B.

Zero-Fare Estimated Ridership and Cost Impacts

	Low-Cost Estimate	High-Cost Estimate
Shuttle		
Projected Ridership Increase	4,300	6,400
Additional Annual Operating Costs	--	--
Foregone Farebox Revenue (2022)	$5,200	
Dial-A-Ride		
Projected Ridership Increase	1,900	3,710
Additional Annual Operating Costs	$120,000	$239,000
Foregone Farebox Revenue (2022)	$4,500	
Systemwide		
Cost of Fare Collection	($11,000)	
Estimated Additional Annual Cost	**$118,700**	**$237,700**

TECHNOLOGY MODERNIZATION

AVL System

An Automatic Vehicle Location (AVL) system is used by transit agencies to monitor the real-time location of vehicles in their fleet. AVL systems typically employ GPS or other satellite-based technologies to track vehicle movement, enabling agencies to collect precise data about their routes, speeds, and stops. This information can be used by agencies to monitor service reliability by tracking on-time performance and allow schedules to be updated based on observed traffic conditions. Real-time vehicle information, which is often one of the top requests from transit riders nationwide, requires an AVL system. Once equipped, real-time arrival information can be made available through mobile apps and digital displays.

Currently, Glendora Transit's fleet does not have AVL equipment. It is recommended that Glendora Transit explore the cost and potential benefits of outfitting the fleet with an AVL system to enhance the customer experience and improve monitoring of the system.

APC System

An Automatic Passenger Counting (APC) system is used by transit agencies to automatically track the number of passengers boarding and alighting from vehicles at each stop. APC systems typically require an AVL system to work. Using sensors mounted near the doors, APC systems automatically collect boarding and alighting ridership data at stops throughout the transit network. This information can be reported at the stop level and be broken down by trip, time of day, or day of the week. Having an APC system eliminates the need for manual data collection, although system validation is needed from the onset. This system can be used to inform decisions about service planning.

Currently, Glendora Transit's fleet does not have APC equipment. Ridership counts are collected manually by drivers on paper. Glendora Transit should explore the cost and potential benefits of outfitting the fleet with an APC system to improve efficiency of data collection and reduce staff burden to monitor the system. If cost is an issue, Glendora Transit may consider renting APC equipment to periodically collect systemwide ridership.

TRANSIT VISION

It is recommended that Glendora Transit adopt a vision to guide ongoing and future operations. Below are three suggested guiding principles, or "pillars", of the vision.

Sustainability

Sustainability as a guiding principle relates to both environmental and financial sustainability. From an environmental standpoint, transit service can be an effective tool for attracting riders who would otherwise drive alone, thereby reducing emissions and congestion. To continue expanding and offering a quality of service that will attract and retain riders, Glendora Transit must set and maintain a financially sustainable path.

Excellence

Upcoming route changes, service improvements, and rebranding efforts will give the City a prime opportunity to raise the bar of excellence for local transit service. In turn, the public will come to associate this improved quality of service with riding the bus. Excellence encompasses a wide range of attributes that comprise service delivery and customer information. In the long term, excellence means expanding and refining service to best meet the needs of future riders.

Equity

The northern and southern parts of Glendora may be different in so many respects, but both deserve equal access to community services, including access to transportation. With most of the City of Glendora's services in the north, including the new A Line Station, providing connectivity within the community, as well as to regional transit services like Foothill Transit and the A Line, are critical to connecting residents with employment and education opportunities.

STAFFING

The Go Glendora Transit Plan includes a series of improvements to make transit a more viable and attractive transportation option. Successful implementation and management of the recommended community shuttle and expanded school shuttles requires additional staffing and refined job duties for transit staff. The following staffing structure is recommended to ensure that the future transit system is equipped to handle all necessary duties associated with operating transit service.

Recommended Staffing Structure

Position	Reports To	Typical Duties
Transportation Manager	Director of Development Services	▪ Budget development and administration ▪ City Council coordination ▪ Vehicle procurement ▪ Service provider contract oversight ▪ Capital projects management ▪ Active transportation integration
Transportation Planner	Transportation Manager	▪ Ridership and on-time performance monitoring and analysis ▪ State and Federal reporting requirements ▪ Regional coordination (partner agencies and LA Metro Service Council) ▪ Route and schedule adjustments ▪ Stakeholder coordination ▪ Grant writing
Transit Technician	Transportation Planner	▪ Bus stop/asset management ▪ Review/respond to customer feedback comments ▪ Rider notices ▪ Website and social media updates ▪ Coordination with City GIS staff ▪ Transit pass sales

APPENDIX A: BUS STOP INVENTORY AND SHAPEFILE

Electronic appendix transmitted as an Excel file to the City

APPENDIX B: FARE STUDY

EXISTING FARE STRUCTURE

The City of Glendora offers fixed-route shuttle service and Dial-A-Ride service within Glendora and to select destinations neighboring communities.

Shuttle Service

The City of Glendora currently operates three shuttle services: the Morning Shuttle, the Midday Shuttle, and the Gold Line commuter shuttle.

Morning Shuttle

The Morning Shuttle service is a pilot route operating on weekdays during the school year. This route offers a loop route through Glendora in the mornings only and stops at various middle schools in the city.

Midday Shuttles

The Midday Shuttles only operate during weekdays during the school year. Thursday schedules are adjusted for students' early release. Major stops serve local middles schools, high schools, the Teen Center, and the downtown Glendora/Library area. The midday shuttle service offers three routes, each of which offers between two and three trips in each direction per day.

Gold Line Commuter Shuttles

There are two Gold Line Commuter Shuttles, a north route and a south route. Each route begins at a location with parking available and provides access to light rail and connection into the LA Metro system at the APU/Citrus College and Downtown Azusa Stations.

Shuttle Fare Structure

Shuttle riders can use cash or a TAP card to pay for their fares. Students receive a reduced fare, and seniors/people living with disabilities receive a half fare. Reduced fare TAP cards can be obtained using a photo ID, passport, or California driver's license. People living with disabilities must also provide proof of their disability and students must provide proof of enrollment.

Glendora Shuttle Fare Structure

Fare Category	Fare
Adult	$1.00
Student K-12	$0.75
Seniors (62+)/Disabled	$0.50

Dial-A-Ride

Dial-A-Ride service is offered to customers that are 62-years old or older, as well as folks living with disabilities who do not have the ability to use fixed-route transit. Disabled riders must provide a doctor's note that indicates their disability and explicitly describes how it prevents the applicant from using regular transit service. Dial-A-Ride accepts TAP cards as well as cash.

Most rides are offered within Glendora. Service is also offered to locations outside of the city limits to approved medical facilities for medical appointments only. Fares inside Glendora are $0.50 and fares for trips outside the city vary based on destination.

Dial-A-Ride Destination-Based Fares

Destination	Fare
Glendora	$0.50
Azusa, Covina, San Dimas	$1.50
Baldwin Park, Duarte, Pomona, W Covina	$4.00

PEER REVIEW

No two transit agencies operate identically; however most agencies share some characteristics with each other, and those common characteristics can form a basis for comparison. Comparing fare structures and policies among a group of peer agencies helps identify strengths and opportunities and facilitates the identification of best practices amongst the group of peers.

This peer review compares transit service in Glendora with five other transit systems in the region of similar size that offer similar services. The purpose of this peer review is to identify best practices and trends among similar transit systems and determine the benefits and drawbacks of different fare structures and offerings. This review uses data from agency websites and from the 2022 National Transit Database transit agency profiles.

Peer Agencies

Peer agencies were identified based on proximity and agency size. All of the peer agencies selected are located in California and their transit services are relatively small and operated by the city, rather than a larger regional entity. Most of the peer agencies offer only a few routes and often connect to light rail, regional bus systems, or Metrolink commuter rail. Fares are generally low, and few of the peer agencies provide robust reduced fare programs. Peer agencies and the services they provide are shown below.

Agency	Fixed-Route	Demand Response within City	Demand Response Outside of City
City of Glendora	✓	✓	✓
Arcadia Transit	✓	✓	
Alhambra Transit	✓		
City of Azusa		✓	✓
City of Covina		✓	✓
City of Maywood	✓	✓	

Arcadia Transit

Arcadia Transit offers Dial-A-Ride paratransit service and three fixed-route bus lines. Like Glendora, Arcadia Transit is operated by the city and provides access to the Metro A Line (formerly known as the Gold Line), creating easy access to LA Metro. Fixed-route service is operated throughout the day and on weekends. Each route provides access to the Metro A Line rail station and offers connection to Metro bus lines and Foothill Transit. Service is not available on certain holidays.

Fare Policies and Structure

Arcadia offers one free transfer between Arcadia fixed-route lines. Seniors, people living with disabilities, and children under the age of five ride free. Arcadia transit only accepts cash, and does not have mobile payment, an app, or a smart card system. However, customers can access real time information on routes and schedules on the Pasio GO! app.

Seniors who are 62 years of age or older and folks living with disabilities are eligible for paratransit services as long as they are residents of the City of Arcadia. Service is provided to any destination within city limits.

Arcadia Transit offers flat fares of $0.50 per trip on both fixed-route and paratransit services with a monthly paratransit pass available for $5.00.

Arcadia Transit Fare Structure

Fare Type	Regular Fares	Reduced Fare
Fixed-Route	$0.50	Free
Paratransit	$0.50	N/A
Monthly Pass (Paratransit only)	$5.00	N/A

Alhambra Community Transit

Alhambra Community Transit (ACT) offers two different fixed-route shuttle bus routes. Service is operated by the city and connects passengers throughout the city, including to Cal State University Los Angeles, the Metrolink Station, and the MTA Busway. The Green Line route operates six days a week and the Blue Line operates five days per week. The Green Line operates regularly in a bidirectional loop, while the Blue Line only offers morning and evening peak services to Cal State and back.

Fare Policies and Structure

ACT charges 25 cents per fare. ACT does not provide reduced fares or operate its own paratransit service.

Alhambra Community Transit Fare Structure

Fare Type	Regular Fares
Fixed-Route	$0.25

City of Azusa

The City of Azusa provides Dial-A-Ride paratransit service as well as a demand-response shuttle service to the L (Gold) Line Station. Service is only offered Monday through Friday. Both services are only available to residents of Azusa and passengers must reserve their trip 24 hours in advance by calling Azusa Transit dispatch. Azusa's shuttle service picks riders up at a close, convenient location, and is not door-to-door service.

Residents of Azusa who are 55 years old or older or have a disability qualify for Dial-A-Ride paratransit. Dial-A-Ride provides these residents with curb-to-curb service for destinations within the City of Azusa or to some medical appointments in adjacent cities. The spouses of eligible riders can also use this service with their partners.

Fare Policies and Structure

The City of Azusa offers monthly pass subsidies to encourage the use of Foothill Transit and the A Line. The city has a monthly appropriation toward pass subsidies, and subsidies are available on a first-come, first-served basis. Single trips on the City of Azusa service are $0.50.

City of Azusa Fare Structure

Fare Type	Regular Fares
Demand-Response Shuttle	$0.50

City of Covina

The City of Covina offers Dial-A-Ride paratransit service to Covina residents. Riders can obtain curb-to-curb service within City limits and to local medical and government offices within a three-mile radius of the city limits. Residents who are 60 years old or older and people living with disabilities are eligible for the program. Dial-A-Ride is offered during weekdays until 5 p.m. and weekends until 3 p.m.

Fare Policies and Structure

Fares vary based on where riders are traveling and range between free to $4.00. There are no discounted or reduced fares, as paratransit is only available to seniors and folks living with disabilities.

City of Covina Fare Structure

Trip Location	Fare
Trips to/from City Hall, Senior & Community Center, other City facilities	Free
Trips within Covina and to Eastland Shopping Center	$0.25
Trips for medical appointments outside city limits	$2.00
Trips to Kaiser Permanente in Baldwin Park/Irwindale and City of Hope in Duarte	$4.00

City of Maywood

The City of Maywood provides public transit via a single bus route called the Maywood Express Transit Fixed Route. They also offer Dial-A-Ride paratransit service. These services are offered to residents, children, and visitors to the city. Service is offered six days per week, with service offered until 5 p.m. on weekdays and 3 p.m. on Saturdays. No service is offered on certain holidays.

Paratransit service is offered as curb-to-curb service for residents of Maywood who are seniors aged 62 and older or people living with disabilities who cannot use the fixed-route system. Dial-A-Ride service provides transportation to any location within the city limits.

Fare Policies and Structure

The Maywood Express Transit Fixed Route and Dial-A-Ride paratransit service are offered at zero-fare. The City of Maywood also offers a reduced rate discounted Los Angeles Metropolitan Transportation Authority TAP card for residents who are 62 years old or older and people living with disabilities. These passes are sold for $4.00 for 30 days and are valid on all transit agencies that accept the TAP card.

All services are offered at zero-fare to residents and visitors.

Peer Agency Fare Performance

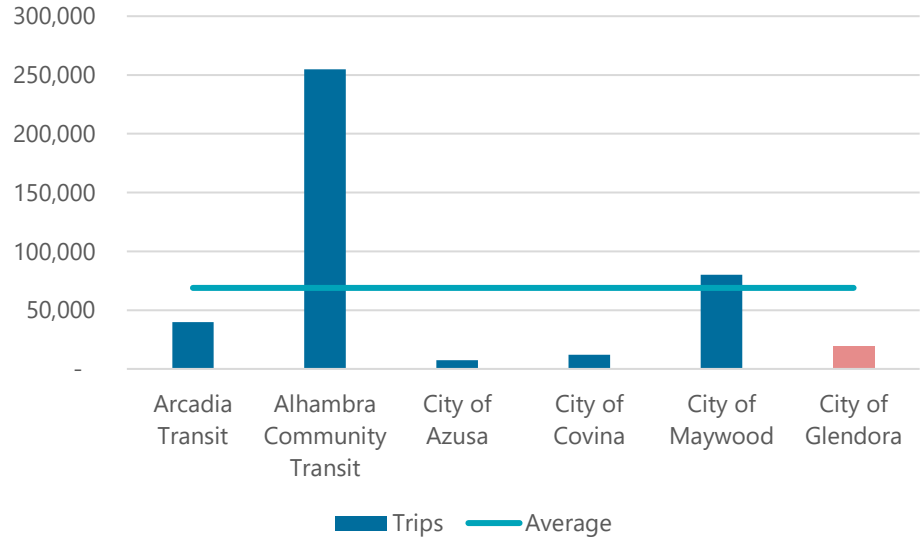
Overall, Glendora Transit performs near the average of its peers on major fare performance measures including farebox revenue, farebox recovery, operating expenses, and fare per boarding.

The City of Glendora has the fourth highest ridership out of all six agencies, and the second highest fare revenue, with only Alhambra Community Transit (ACT) earning more fare revenue. As such, Glendora has about average farebox recovery (the proportion of operating costs directly covered by farebox revenue), though farebox recovery rates are generally low among all peers, with an average of less than 1%.

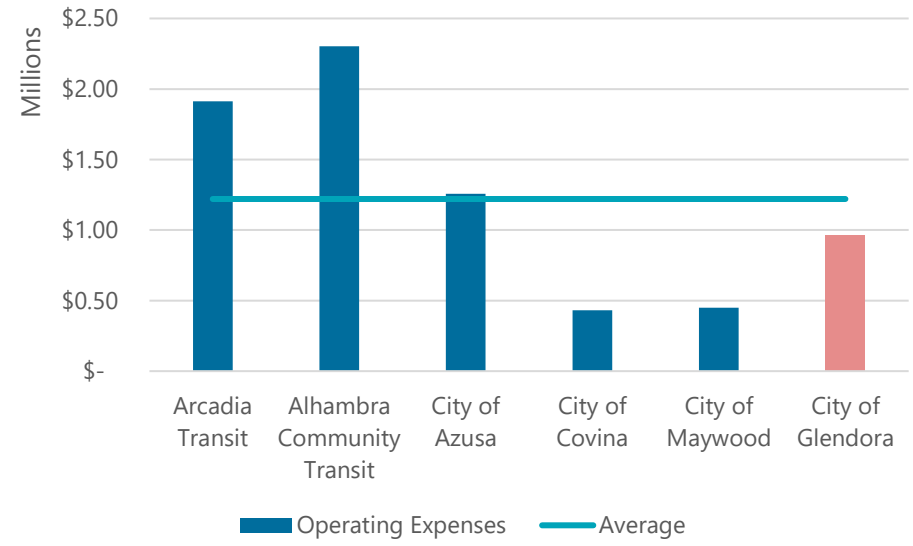
Arcadia Transit, ACT, and the City of Azusa have higher operating expenses than the City of Glendora. Additionally, Glendora ranks third in terms of fare per boarding. This is in part because they have a slightly higher fare than some of the peer agencies examined, but they are still receiving less than $0.50 per boarding.

All of the peer agencies operate small transit systems with low ridership and revenue, which experience very low farebox recovery rates. With the exception of ACT, ridership does not exceed 81,000 for any agency. Although Glendora earns the second highest total fare revenue per year, it earns less than $10,000 in fare revenue, which is a very small percentage of the total operating expenses of almost $1 million. Finally, fares per boardings are low for all agencies, with the City of Azusa and the City of Covina experiencing the highest fare per boarding, in part because they charge more for their longer distance on-demand services.

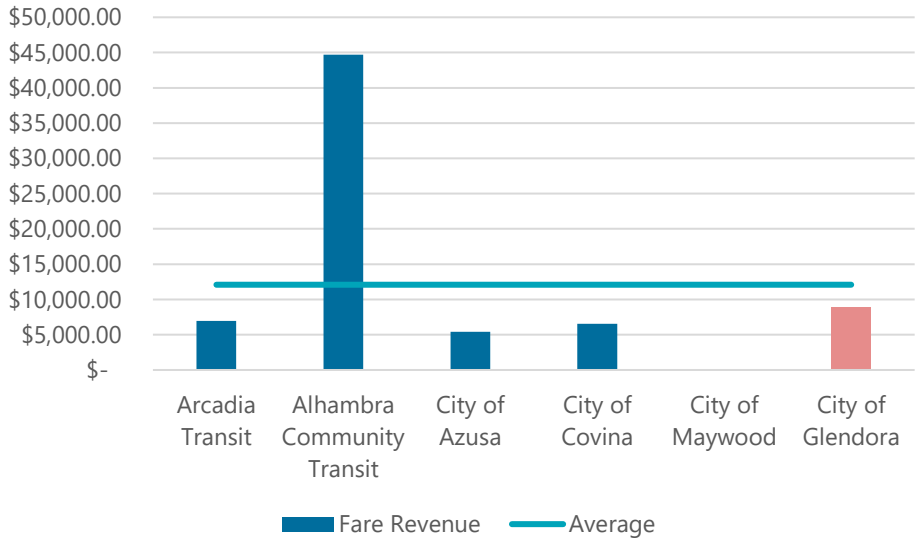
Peer Agency Total Ridership



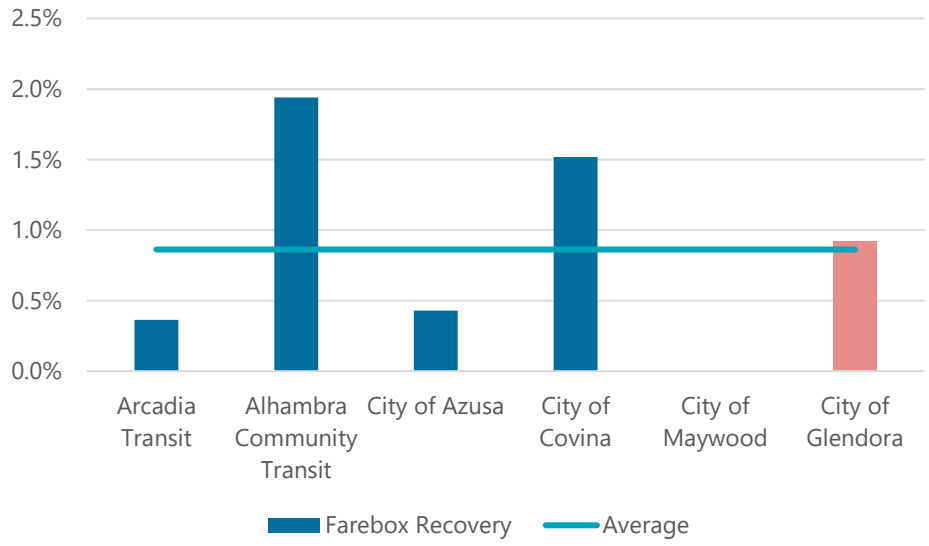
Peer Agency Operating Expenses



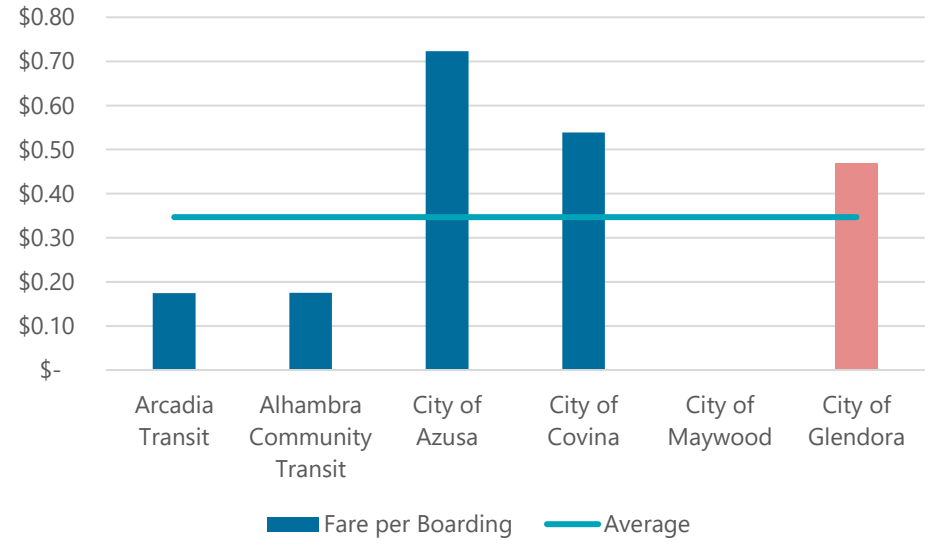
Peer Agency Fare Revenue



Peer Agency Farebox Recovery



Peer Agency Fare per Boarding



ZERO-FARE EVALUATION

Upcoming Shuttle Changes

The Go Glendora Transit Plan recommends the introduction of an all-day community shuttle that would replace the Midday and Gold Line Shuttles, while also increasing coverage and connectivity. The plan also recommends adjustments to the Midday shuttles. These combined changes are expected to increase fixed-route ridership and awareness of overall transit options. Implementation of the shuttle changes is expected to coincide with the opening of Glendora Station in 2025, which will be served by the Metro A Line. The remainder of this section details the anticipated costs and benefits of adopting a zero-fare policy in conjunction with the upcoming shuttle changes.

Zero-Fare Transition

Transitioning to zero-fare service typically results in a decrease in revenue. Collecting fares directly generates revenue but has ongoing operating and administrative costs, including farebox equipment maintenance, accounting, and other services. Identifying tradeoffs between fare revenue and collection costs is the first step in determining the financial impacts of providing zero-fare service.

Glendora Transit earned approximately $9,700 in farebox revenue in 2022, including $5,200 from shuttle trips and $4,500 from Dial-A-Ride trips. Glendora Transit estimates the annual cost of fare collection at approximately $11,000, which includes administrative costs associated with farebox maintenance, cash counting and reconciliation, and pass distribution.

A transition to zero-fare service would include foregoing the $9,700 in farebox revenue and a cost savings of $11,000 by no longer collecting, counting, and reconciling fare revenue. The net change in revenue would save the agency approximately $1,300 annually.

Glendora Transit Fare Revenue and Collection Costs (2022)

Revenue and Cost Category	Net Revenue and Costs
Shuttle Farebox Revenue	$5,200
Dial-A-Ride Farebox Revenue	$4,500
Cost of Fare Collection	($11,000)
Net Change in Costs	**($1,300)**

Source: NTD (2022) and Glendora Transit data

Shuttle Ridership and Cost Implications

Ridership

Increasing ridership is often a high priority for transit agencies, particularly in the wake of declining ridership following the COVID-19 pandemic. Providing zero-fare service has been shown to consistently and quickly accomplish this goal. Transit ridership is elastic relative to fares – the more fares are reduced, the more ridership will increase. Based on industry experience reported from several agencies that have done so successfully, transitioning to zero-fare service can increase fixed-route transit ridership by between 40% and 60%. For Glendora, this would equate to an increase in shuttle service ridership between approximately 4,300 and 6,400 additional trips per year, as shown in the table below**Error! Reference source not found.**.

Potential Ridership Growth with Zero-Fare Implementation

	Shuttle Ridership	Additional Boardings	Percent Increase
Existing	10,700	--	--
Low Growth	15,000	4,300	40%
High Growth	17,200	6,400	60%

Travel Time Savings

Zero-fare service may reduce dwell time spent at bus stops associated with waiting for passengers to board and pay their fare. Research has shown that it takes passengers on average 4.5 seconds to pay their fare with cash, 3.0 seconds to pay with a token, 2.0 seconds to pay with a visual inspection monthly pass, and 1.8 seconds to board without paying a fare.[2] It is likely that there will be some travel time savings as a result of transitioning to zero-fare service. However, due to the relatively low overall ridership on Glendora shuttle service today, no cost savings anticipated as a result of improved travel times.

Operating Cost Implications

As ridership increases, there is a risk that passenger loads on specific trips or routes may exceed the vehicle's capacity, requiring the agency to provide additional trips to meet this increased demand for service. To quantify these potential service costs, the maximum on-board passenger loads for every trip of every route are typically analyzed to identify which, if any, trips exceed their stated capacity thresholds. Conversations with Glendora Transit staff

[2] Transit Cooperative Research Program, *Report 165: Transit Capacity and Quality of Service Manual –3rd Edition*, 2017

have identified that capacity constraints are not currently a concern for the shuttle services and additional operating costs are not anticipated from implementing a zero-fare policy.

Dial-A-Ride Ridership and Cost Implications

Like fixed-route service, reducing or eliminating paratransit fares is expected to increase demand for service. Other agencies, like Mountain Line (Missoula, MT) and Chapel Hill Transit (Chapel Hill, NC), experienced an approximately 30% increase in revenue hours and passenger trips on paratransit during the first three years of zero-fare service. Using a similar estimated ridership increase between 20% and 40% for Dial-A-Ride riders would result in ridership growth between 1,800 and 3,700 additional trips per year.

The Americans with Disabilities Act (ADA) requires that both paratransit service with comparable travel times as fixed-route service be provided and that all demand for that service be met by the agency. While Glendora Transit's Dial-A-Ride service is not an ADA paratransit service, there would likely be potential increased operating costs to meet this new demand without denying trips. This evaluation assumes that Glendora's existing Dial-A-Ride productivity is consistent with existing operations. As a result of the increased ridership associated with zero-fare service, an additional 1,400 – 2,800 annual revenue hours may be required at an additional annual operating cost between $112,000 and $239,000.

Potential Ridership Growth with Dial-A-Ride Zero Fare Implementation

	Dial-a-Ride Ridership	Additional Boardings	Additional Annual Revenue Hours	Additional Annual Operating Cost
Existing	9,300	--	--	--
Low Growth	11,100	1,800	1,400	$112,000
High Growth	13,000	3,700	2,800	$239,000

Systemwide Zero-Fare Tradeoffs Summary

Operating zero-fare service includes a range of costs, benefits, and tradeoffs that are important to consider when deciding whether to charge a fare or not. The primary benefits of going zero-fare are increased ridership and reduced dwell times, while the largest costs include foregone farebox revenue and increased operating costs. The range of anticipated ridership growth and increases to annual operating cost for the shuttle services, Dial-A-Ride, and the entire system, are shown in the table below and include a range between $118,700 and $237,700 per year, a 23% and 46% increase in operating costs, respectively. **Due to the relatively high increase in operating costs associated with zero-fare service, it is not recommended that Glendora pursue this policy until sufficient alternative funding sources have been identified.**

This evaluation represents a conservative approach by assuming that existing productivity is unchanged for Dial-A-Ride service. Should Glendora serve more passengers per revenue hour on Dial-A-Ride services, these additional annual operating costs may be reduced. These costs could be further reduced by offering zero-fare service only within the City of Glendora and continuing to charge a fare for services outside of the city.

Zero-Fare Estimated Ridership and Cost Impacts

	Low-Cost Estimate	High-Cost Estimate
Shuttle		
Projected Ridership Increase	4,300	6,400
Additional Annual Operating Costs	--	--
Foregone Farebox Revenue (2022)	$5,200	
Dial-A-Ride		
Projected Ridership Increase	1,900	3,710
Additional Annual Operating Costs	$120,000	$239,000
Foregone Farebox Revenue (2022)	$4,500	
Systemwide		
Cost of Fare Collection	($11,000)	
Estimated Additional Annual Cost	**$118,700**	**$237,700**

Zero-Fare Policy Best Practices

A zero-fare transit policy means some or all of an agency's services are free to the rider. Agencies in the United States make the decision to go zero-fare for a variety of reasons, including to:

- Lessen administrative costs and burdens of fare collection, often saving an agency money
- Reduce the long dwell times at transit stops often caused by riders paying their fare
- Eliminate conflicts between drivers and riders over fare disputes

Weighing the tradeoffs between collecting revenue generated by fares and the administrative and social costs of not charging a fare are unique to an individual agency, however, lessons from other agencies can help illuminate the successes and challenges of eliminating transit fares.

Zero-Fare Funding Policies

Depending on the amount of revenue an agency earns through fares, eliminating fares can have a significant impact on a transit system's operations budget. Agencies that eliminated fares used a variety of creative solutions to bridge the gap in lost funding.

- **Mountain Line** in Missoula, Montana explored potential funding partnerships with local businesses, schools, government agencies, and non-profit organizations. The program began with 11 partners and has since grown to 24 with some of the major partners including the University of Montana, City of Missoula, and local area hospitals. Mountain Line has been able to generate more revenue from their funding partnership (approximately $500,000 per year) than they had previously generated through farebox revenue, while reducing administrative costs associated with fare collection. Additionally, the increased ridership on the system qualified the agency for new grant funding opportunities, including approximately $3 million in federal 5339c Low or No Emissions and 5339 Bus and Bus Facilities grants.
- The **Corvallis Transit System** in Corvallis, Oregon eliminated fares system-wide 2011, and to supplement the revenue lost from fares, City Council established the Transit Operations Fee (TOF). The TOF is a flat fee collected monthly from all Corvallis utility customers - residential, commercial, non-profits, and Oregon State University Housing. By ordinance, the TOF is indexed to the average price of a gallon of regular grade gasoline, with a floor of $2.75, and will increase as fuel costs go up, which helps serve increasing rider demands.
- **Intercity Transit** in Olympia, Washington eliminated fares in 2020 after a ballot initiative was presented to Thurston County voters in 2018 to raise the local sales tax

to fund better bus service and cover the cost of foregone farebox revenue. The zero-fare program is technically a pilot program and will be reevaluated in 2027. Intercity Transit has experienced an uptick in ridership and rider satisfaction.

Zero-Fare Safety Policies

When considering a transition to zero-fare transit service, agencies, transit riders, and members of the community often express concerns surrounding rider safety and service quality. While the experiences are unique to every agency, this section includes some common concerns and potential mitigation strategies.

Safety

To maintain a safe and comfortable environment for transit riders on a zero-fare system, an agency can implement a few policies to ensure transit continues to serve its purpose as an efficient means of transportation. There is a common concern that if anyone can ride, transit will become less safe. Developing and enforcing a strong rider code of conduct and training operators and operations supervisors to address potential issues has been successful for Intercity Transit (Olympia, WA) and Link Transit (Wenatchee, WA). Additionally, some zero-fare agencies have found that incidents involving rider-driver conflicts have decreased following zero-fare service as there are no longer disputes over fare payments.

Overcrowding and Destination-less Riding

Another common concern surrounding zero-fare service is the so called "destination-less riding" in which passengers ride through several round trips on a single vehicle without disembarking. These concerns relate to capacity concerns if too many passengers are riding without a destination there will not be sufficient space to accommodate other riders. To ensure transit is being used for movement, some agencies with zero-fare policies develop an "end of line policy" in which all riders are required to disembark the vehicle at the end of the line. This coincides with the operator's scheduled layover and break time and is effective for discouraging destination-less riders from using the bus continuously. Riders are welcome to get back on the bus for free after they've disembarked at the end of the line.

Perceptions

There are also potential perception issues surrounding transit riders not "paying their fair share" or being unfairly subsidized as a result of zero-fare service. This can be addressed by focusing messaging on the key benefits to the entire community, from reduced congestion and fewer carbon emissions, to knowing that friends and relatives can access employment and medical appointments regardless of income. Framing and public messaging of community-wide zero-fare service benefits is paramount to address these concerns.

APPENDIX C: COMMUNITY OUTREACH SUMMARY

This section provides summaries of the two outreach phases for the Go Glendora Transit Plan. The first phase of outreach occurred between January and February 2024 and gathered input on how community members traveled and understand how transit could be improved. The second phase of outreach occurred between April and May 2024 and gathered input on the proposed community shuttle and school shuttles.

PHASE 1 COMMUNITY OUTREACH

The first phase of community outreach distributed a community survey that included both transit riders and non-riders.

SURVEY METHODOLOGY

In total, the survey collected 255 responses – 154 were collected online, 47 while on-board shuttles, and 54 via phone calls with Dial-A-Ride users. On-board surveys were conducted over two days, while the Dial-A-Ride phone surveys and the online surveys were collected over the course of a few weeks. The online version of the survey was available in English, Spanish, Arabic, and Chinese, while the on-board survey was available in English and Spanish.

Flyers promoting the survey via QR codes and website URLs were posted at locations throughout the city including La Fetra Center, City Hall, and on buses. The survey was also advertised online on school district email newsletters, the city's transportation website, and the city's social media platforms.



SURVEY ANALYSIS

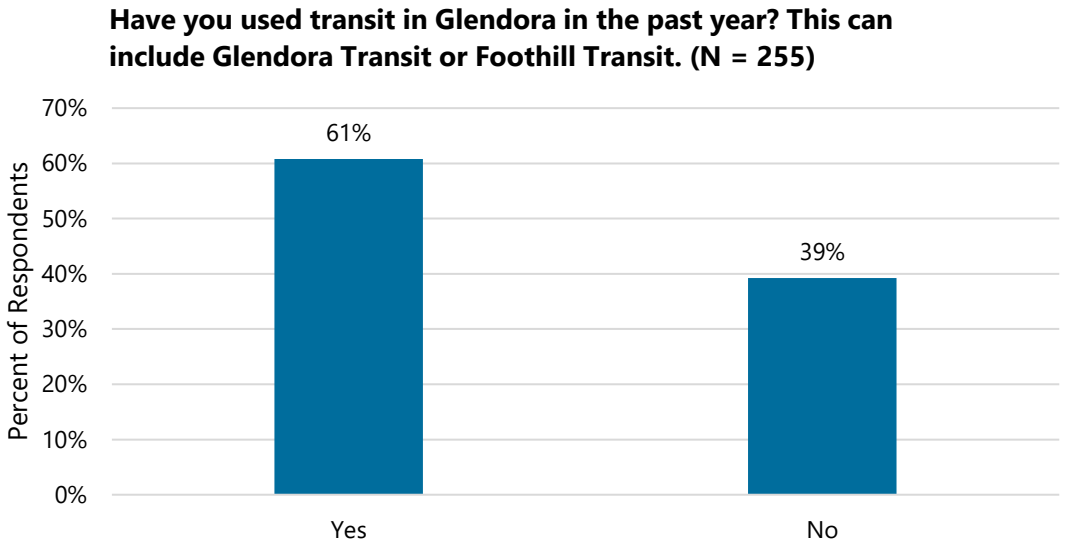
Key Takeaways

The following summarizes key takeaways from the survey:

- More than half of survey respondents (61%) were transit riders, with the remaining 39% being not transit riders. Of those who said they rode Glendora Transit, 55% were shuttle riders and 45% were Dial-A-Ride users.
- Most survey respondents (86%) said they were "satisfied" or "very satisfied" with Glendora Transit.
- Both frequent transit riders and non-transit riders desired more transit connections to local destinations in Glendora such as:
  - Glendora Village
  - Businesses along Arrow Highway and Grand Avenue
  - Finkbiner Park
  - Various elementary schools
- Respondents also desired connections to other cities, including Alhambra, Arcadia, Claremont, Irwindale, Los Angeles, Pasadena, Pomona, San Fernando Valley, and West Covina. It should be noted that while Glendora Transit may not serve all of these destinations, they may be served by LA Metro or Foothill Transit.
- Dial-A-Ride passengers desired more booking appointments and spend less time waiting to get picked up.
- Glendora community members use transit for a variety of trips such as:
  - School
  - Work
  - Medical/dentist appointments
  - Shopping
  - Recreational activities
  - Religious activities
  - Volunteering
- The top three reasons why non-transit riders do not use transit are:
  - Long travel times to reach their destinations
  - A preference for driving
  - Inadequate service coverage to their desired destinations

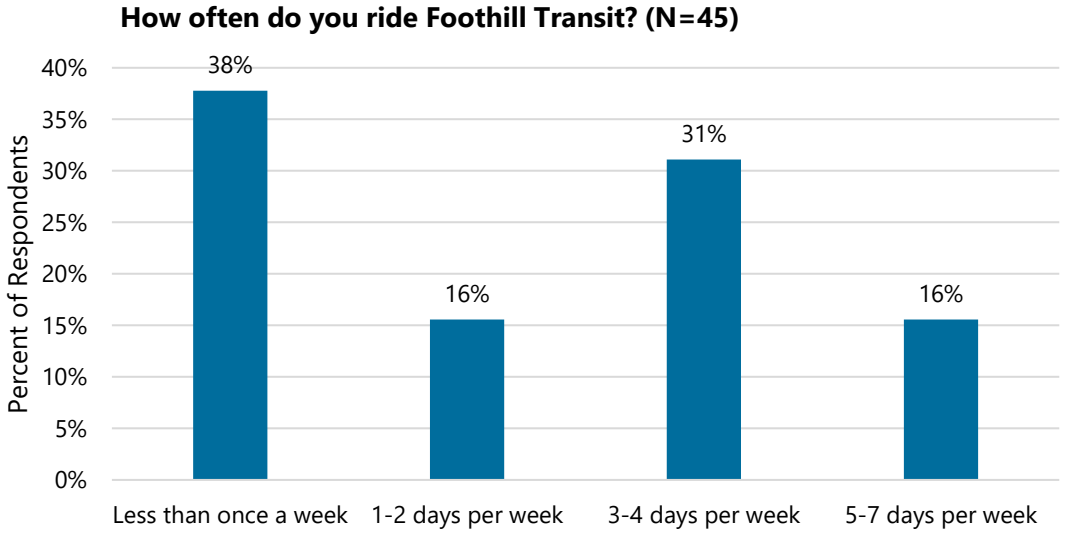
Transit Usage

Of all the survey respondents, 61% used Glendora Transit or Foothill Transit in the past year (155 respondents).



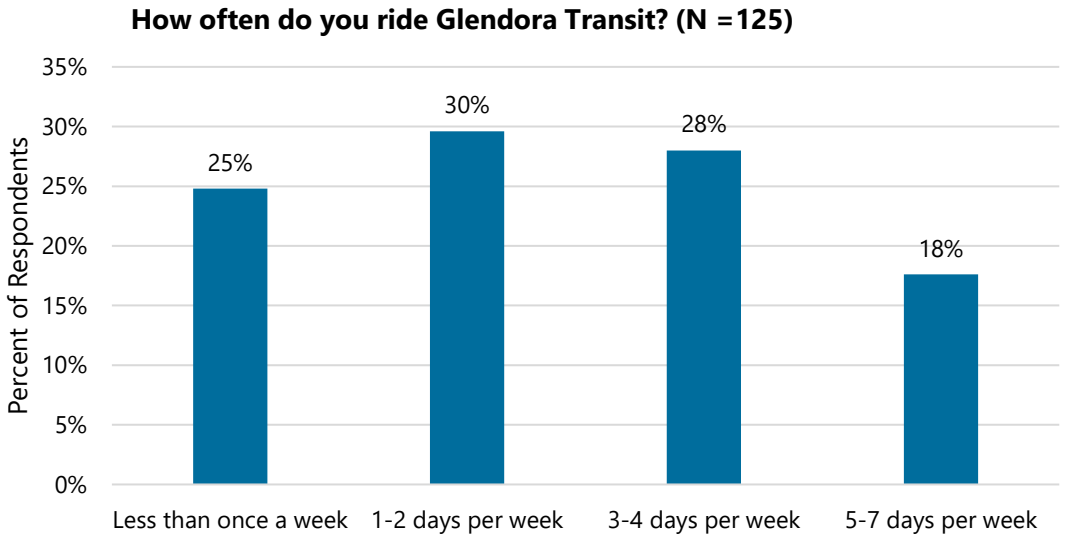
Foothill Transit Usage

About two-thirds of survey participants who stated they ride transit do not use Foothill Transit. Of those who ride Foothill Transit, slightly more than half of survey respondents (54%) use the service two days or less per week. Respondents noted they typically ride Lines 187, 188, 281, 284, 488, and 492.



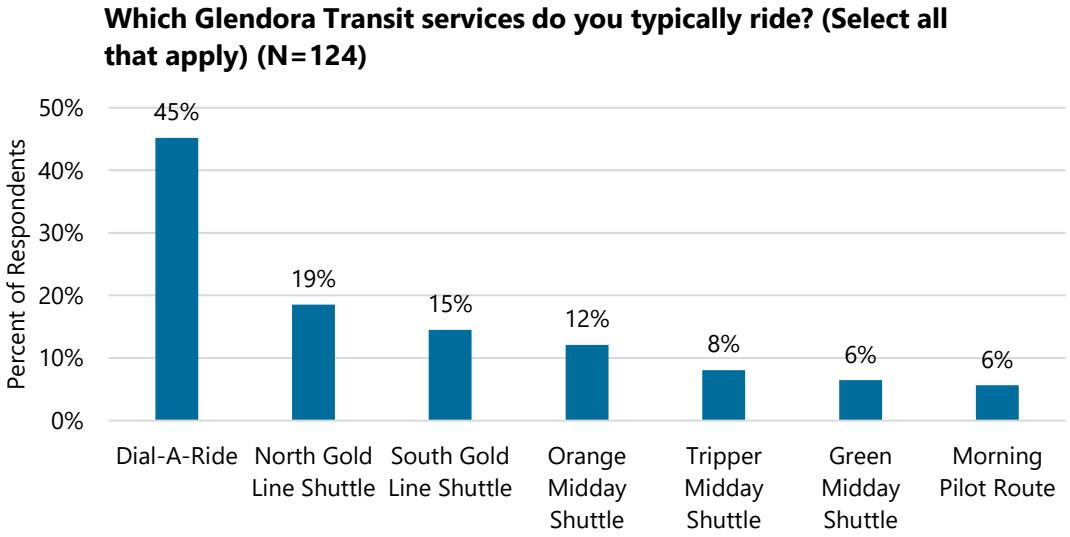
Glendora Transit Usage

Out of the respondents who stated they ride Glendora Transit, slightly more than half (55%) ride less said they ride two or fewer days per week.



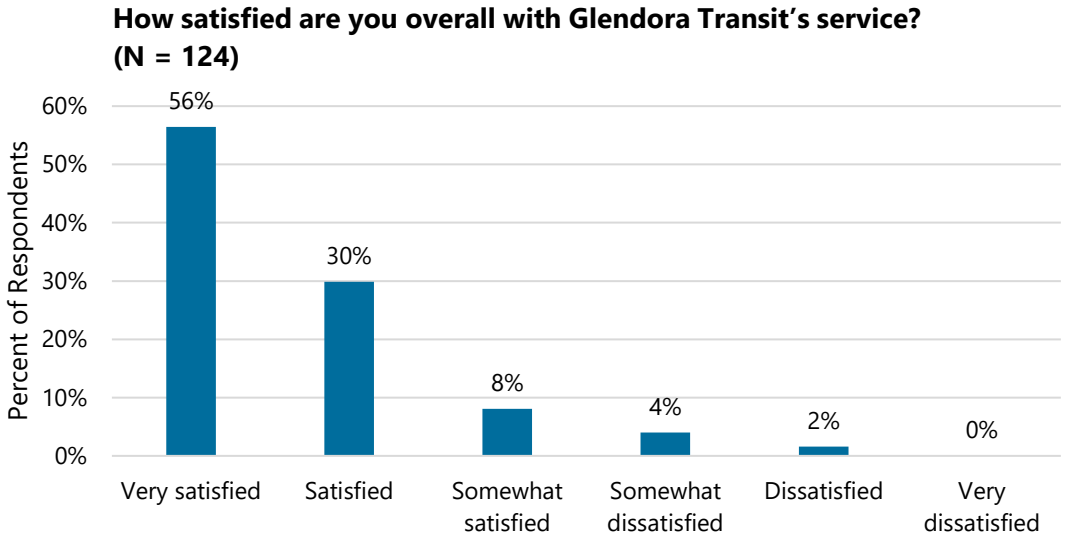
Approximately 45% of respondents are Dial-A-Ride riders.

Approximately 34% of survey respondents ride either the North Gold Line Shuttle (19%) or South Gold Line Shuttle (15%). Midday Shuttle riders constitute approximately 26% of survey respondents.



Glendora Transit Satisfaction

Most survey participants are satisfied with Glendora Transit – 86% report being very satisfied or satisfied.

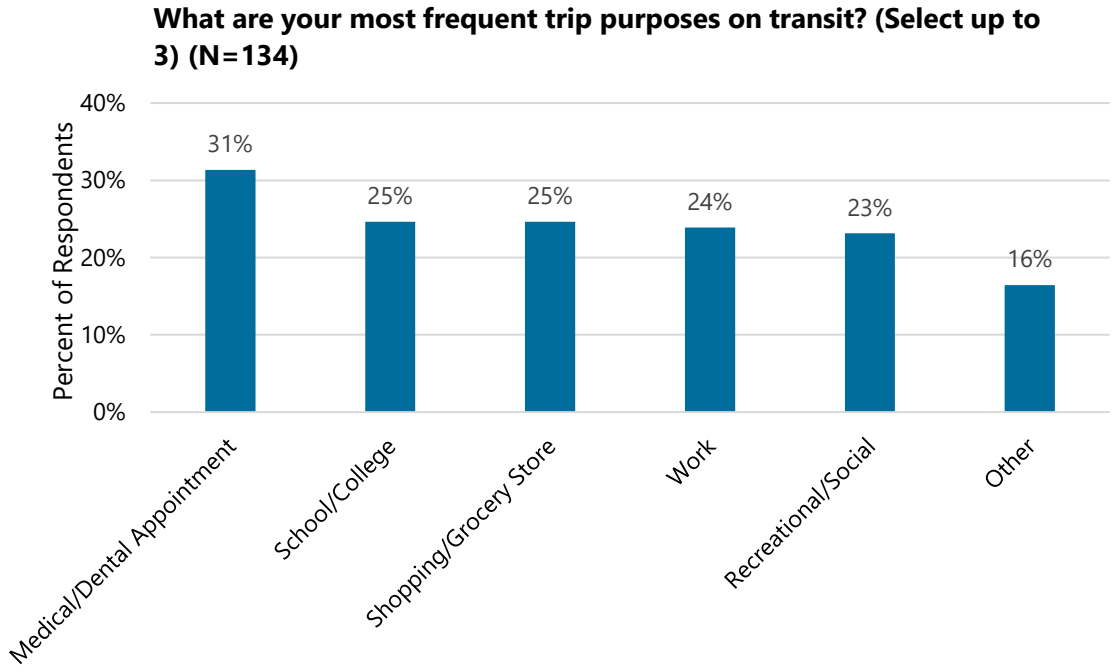


Open-ended comments:

- "Luis, the driver - excellent person, always on time, very helpful."
- "I have been enjoying the service you give after school."
- "I really appreciate the shuttle service and driver, Ernie!"
- "Rose is spectacular."

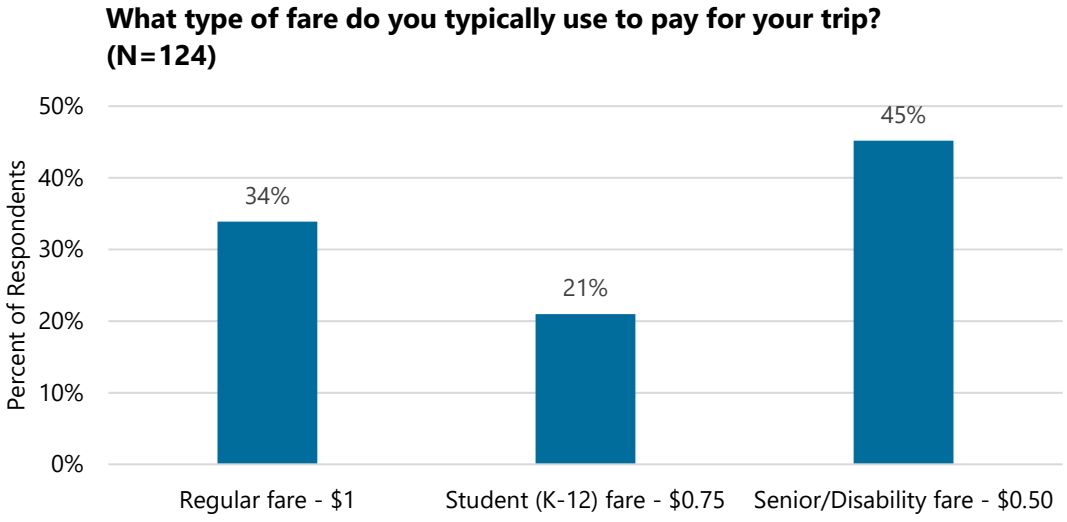
Transit Trip Purposes

A diverse variety of trips are being taken on transit. The most common trip types are for medical or dental appointments (31%). About 25% of respondents state they take transit to work, school, college, shopping, grocery stores, or recreational and social activities. Common responses for other purposes included attending church, volunteering, or visiting the salon.



Fare Type

About 45% of respondents pay for a senior/disability fare ($0.50), 34% pay the $1 regular fare, and 21% pay the student (K-12) fare of $0.75.

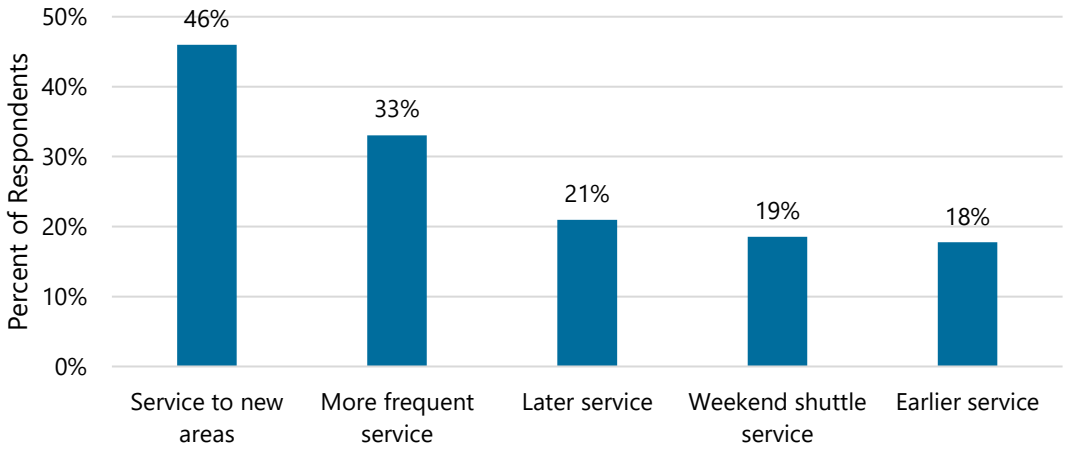


Potential Service Improvements

Respondents who ride transit were asked what kinds of potential improvements they would like to see for Glendora Transit. The top requested improvements were:

- Service to new areas (46% of survey respondents). Some responded they would like to travel to neighboring cities such as Arcadia, Claremont, Irwindale, Pasadena, Pomona, and West Covina.
- Some respondents cited local destinations, including Finkbiner Park, Walgreens, elementary schools, and locations along Arrow Highway and Grand Avenue. It should be noted that while Glendora Transit may not serve all of these destinations, they may be served by LA Metro or Foothill Transit.
- More frequent service (33% of respondents). The midday shuttles operate on a few trips on each route, while the Gold Line Shuttle routes operate with 20 or 25 minute frequencies.
- Later service (21% of respondents) – Currently, the Gold Line Shuttle routes end service at 8:30 PM.

Which potential service improvements are most important to you? (Select up to 3)

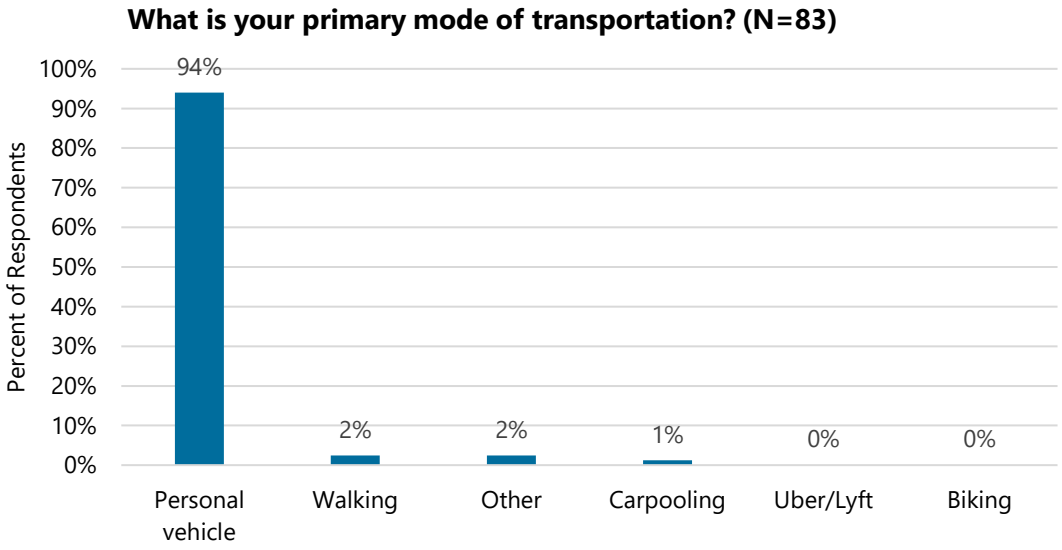


Open-ended comments:

- "Dramatically increase frequencies on all bus lines please."
- "I want transit to [go to] Glendora Village regularly."
- "The Dial-A-Ride is hard to set up an appointment and is not always available."
- "Not enough shuttles on Sundays for seniors after church to go to restaurants and pick [them] up."

Non-Rider Mode of Transportation

Understanding the travel patterns of non-transit riders is vital for the City of Glendora to develop improvements that might encourage more people to take transit. When asked what their primary mode of transportation is, most non-transit riders responded they drive their personal vehicles, while only a small percentage carpool, walk, or scooter in Glendora.



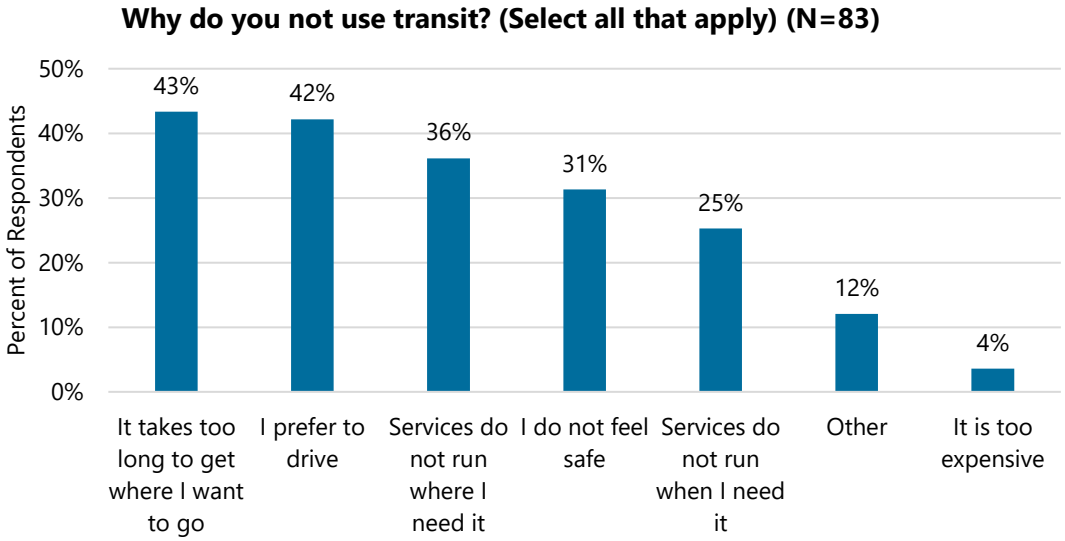
Barriers to Riding Glendora Transit

The top three reasons for respondents not using public transit include:

- Long travel times to reach their destinations
- A preference for driving
- Inadequate service coverage to their desired destinations

Other factors that respondents listed that prevent them from riding transit include:

- Lack of awareness of the service
- Inconvenience



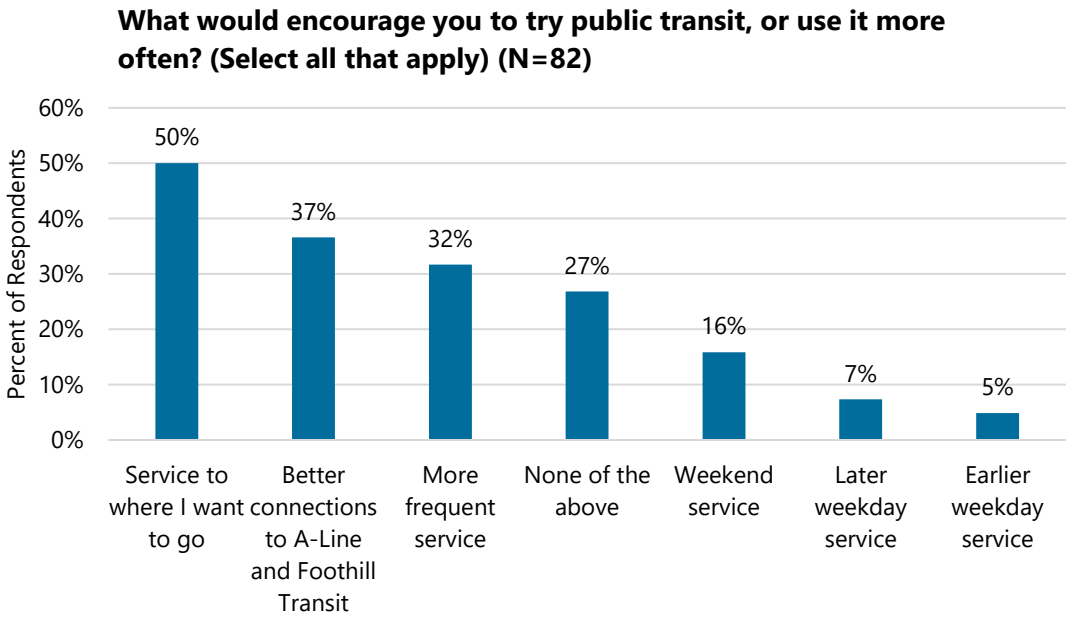
Open-ended comments:

- "Single mom can't afford."
- "[It's] inconvenient for my life style."
- "Not aware of what is available."
- "Need a bus connection closer to my house."

Service Improvements for Non-Riders

About half of the respondents would consider taking public transit if services reached their desired destinations such as downtown Los Angeles, Westfield Santa Anita Mall in Arcadia, Alhambra, Pasadena, and San Fernando Valley. While Glendora Transit does not serve these locations, other transit agencies such as LA Metro and Foothill Transit have services that connect riders to those cities.

Respondents also mentioned they want transit services to serve local destinations such as Glendora Village and elementary schools. Some participants suggest that reducing the number of transfers and better information on Glendora Transit would create a better transit experience. A security presence was mentioned several times, although respondents did not provide specifics.



Open-ended comments:

- "Public transit should be usable in the town and allow residents to actually spend their time in the community without using their cars. Walking is hard when it's over 80 degrees as there's barely any trees or green areas to provide relief."
- "Probably need more marketing about what is available and where you can go. Suggest where people can go and how easy it is."
- "Would like more bus stops in the neighborhoods so I don't need to walk >10 min to one (e.g. Seattle has a nice system)."

Other Feedback

Survey participants shared other feedback for Glendora Transit. Common themes included:

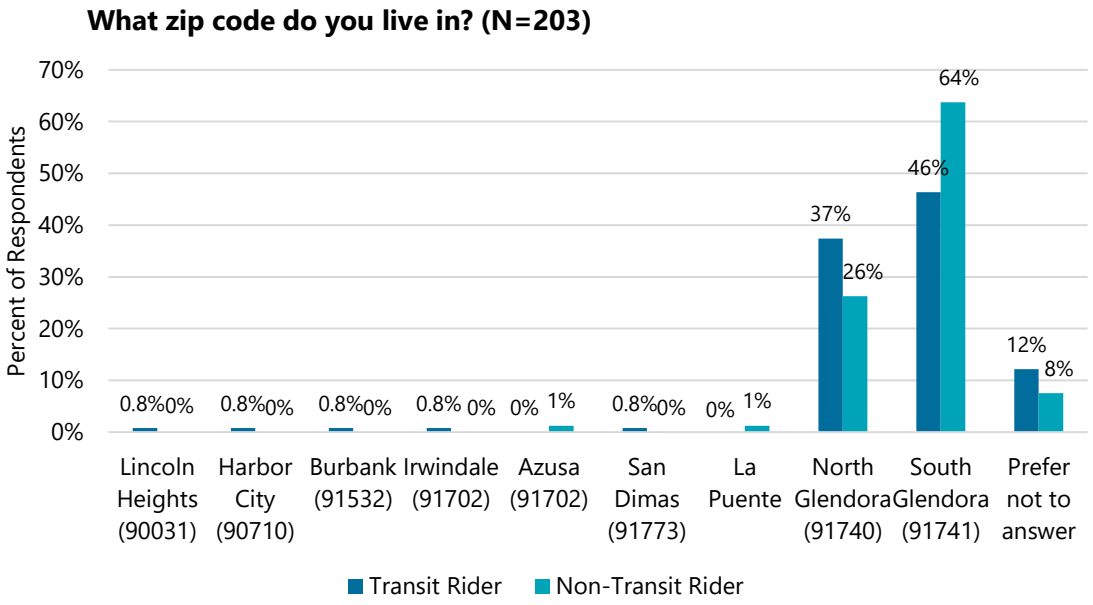
- Dial-A-Ride
  - Long wait times on the phone
  - More booking appointments
  - Long wait times to get picked up
- Shuttles
  - TAP machines on shuttles sometimes does not work
  - Long wait times to get picked up at shuttle stops

Additional comments that were shared by survey respondents outside of the Glendora Transit's scope included:

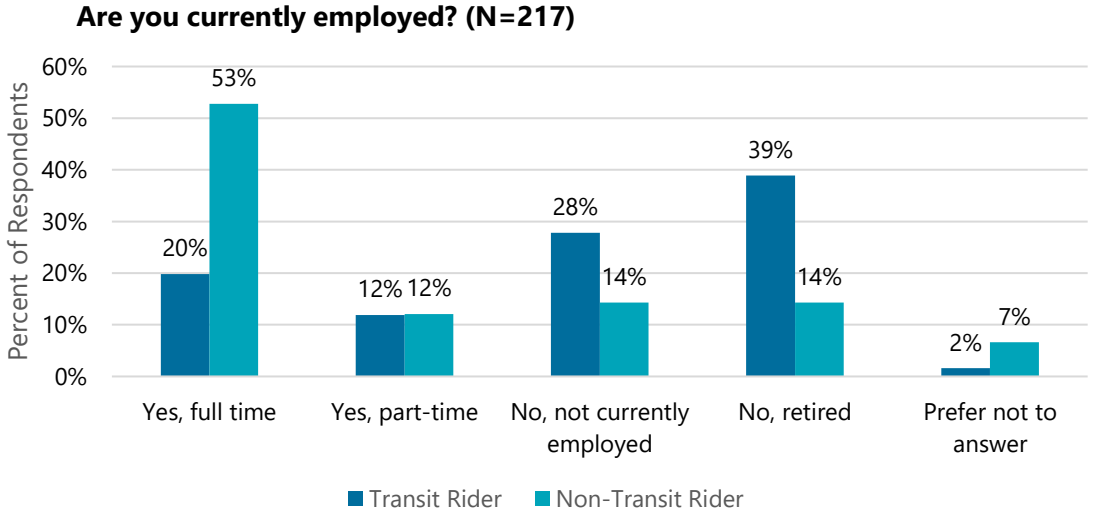
- Request to add more protected bike lanes in the city
- Request to repave Route 66 and Sierra Madre Avenue from Azusa city boundary to Grand Avenue
- Concern of personal safety at the Metro A Line Azusa/APU Citrus Station
  - Request to increase security at the Metro station
- Lack of maintenance and cleanliness of Metro trains

Survey Respondent Demographics

Most survey respondents live in Glendora. There are slightly more respondents (transit riders and non-transit riders) in South Glendora than North Glendora. Very few respondents live in other areas, including Lincoln Heights, Harbor City, Burbank, Irwindale, Azusa, and La Puente.

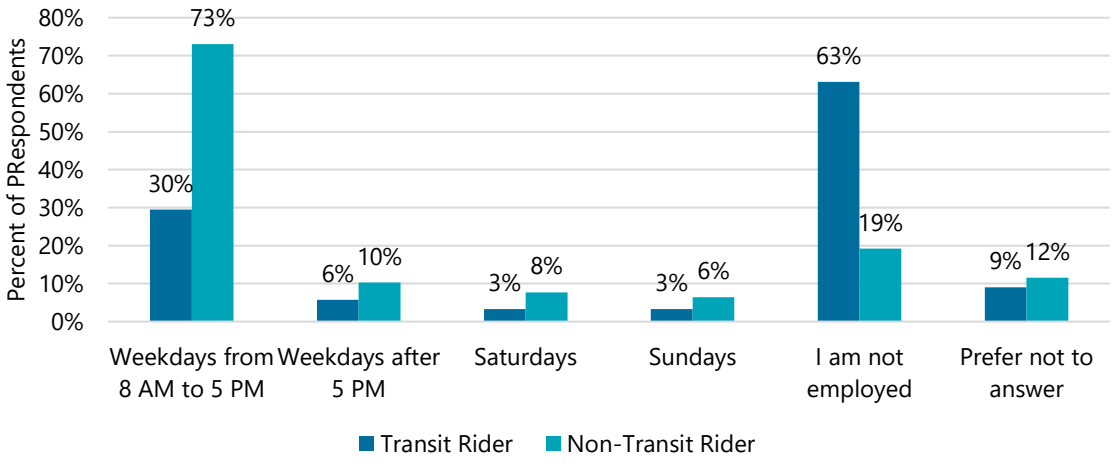


Non-transit riders are more likely to be working full or part-time (65%) compared with transit riders (32%). Most transit riders are retired (39%) or are currently not working (28%).



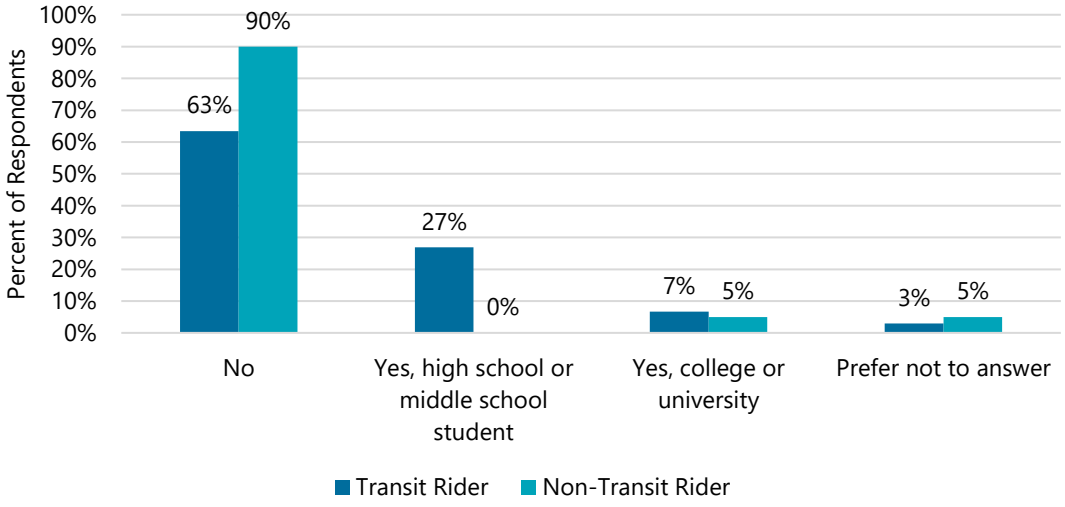
Among those who are employed, weekdays between 8 AM to 5 PM was the most popular time period to be working. Non-transit riders were slightly more likely to work on weekdays after 5 PM, and on Saturdays and Sundays.

If currently employed, when do you typically work? (Select all that that apply) (N=206)

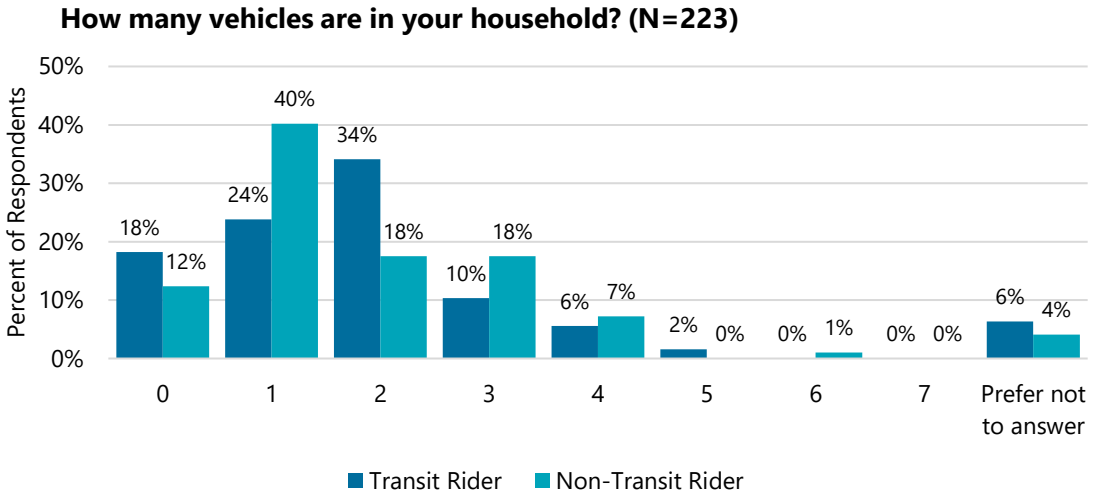


The majority of respondents are not students. Among transit riders, 27% of respondents noted they are in middle or high school, which is a core market for Glendora Transit's midday shuttle routes. College students are a small proportion of both the rider and non-rider groups.

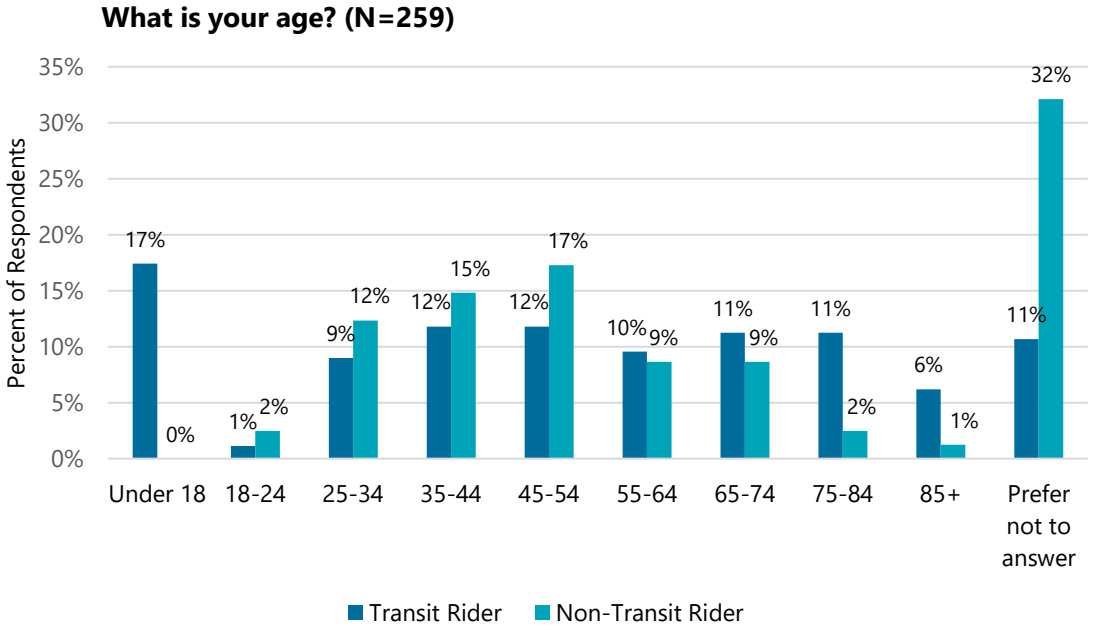
Are you a student? (N=214)



About 18% of respondents do not have access to a vehicle and rely on transit. However, there is a larger percentage of respondents who have access to a vehicle but opt to take transit.



The survey received responses from people ranging in age from under 18 to 85+. The age distribution of transit riders skews slightly younger due to the large portion of young adults that are a core market for Glendora Transit.



PHASE 2 COMMUNITY OUTREACH

During the second phase of outreach, the project team collected input on the proposed community shuttle and school shuttle by hosting two tabling events and distributing a survey using SurveyMonkey.

Tabling Events

Two tabling events were held to gather input from the public on the proposed community shuttle and school shuttles. The first event was held during the Earth Day event at Finkbiner Park on April 20, 2024. The second was held during Culture Fest in downtown Glendora on May 18, 2024. The tabling events had boards displaying maps of the new routes, allowing community members to review and leave comments. Stations were also set up for community members to take surveys on iPads. In total, 301 community members visited the tabling events on both days.

What did the public like?

Most of the participants who stopped by the booth had many positive comments about the proposed community shuttle and school shuttles. Participants liked that the City of Glendora is improving public transportation to increase access to various areas of the city, allowing them to use transit to different events.

Open-ended comments

- "This is cool! I like the idea."
- "Great idea, I am glad it goes to Valley Center."
- "I like that it goes to Glendora Public Market."
- "I like the idea! Fixed route would be good. I would use it to get to Barnes and Noble."
- "I live by Glendora Public Market and would love it to use it to get to the library."
- "Running throughout the day is great."
- "It's hard to get to Glendora Marketplace by car. The bus may [help] reduce car traffic."

What questions or suggestions did the public have?

Booth participants also shared suggested improvements, suggestions, and questions on the proposed transit services. They suggested increasing the frequency of services and requested route information to be posted on the city website. Additionally, they wanted clarification on how much the fare would be and how they could pay.

Open-ended comments

- "Run times every 45 minutes to one hour."
- "I would like the shuttle to run every 20 to 30 minutes."
- "I would like route that run every 30 minutes."
- "Run from 6 AM to 9 PM"
- "Route should start at 7 AM. It should run early because the [Metro] train gets in early."
- "How much will this cost?"
- "How will I be able to pay?"
- "Provide information on website and make it accessible."
- "Will services be posted to the website?"

SURVEY METHODOLGY

In April and May 2024, a community survey was conducted using Survey Monkey to gather feedback on the proposed community shuttle and school shuttles. The survey was promoted using handouts with QR codes passed out in downtown Glendora as well as at the Earth Day and Culture Fest events. Community members also had the opportunity to take the survey on iPads during the Earth Day and Culture Fest events if they desired. In total, the survey got 101 responses.

SURVEY ANALYSIS

Key Takeaways

The following summarizes the key takeaways from the survey:

Transit Usage

- Most of the respondents do not use public transportation (i.e., Glendora Transit, Foothill Transit, and LA Metro).
- Of those who take transit, most use Glendora Transit.

Community Shuttle

- About 60% liked the proposed community shuttle route, and 48% would ride the service.
- The top four locations that respondents indicated that they would travel to using the community shuttle included:
  - Glendora Marketplace
  - Future Glendora A Line Metro Station
  - Glendora Village
  - Glendora Public Market
- The top four reasons why respondents would not ride the community shuttle:
  - A preference for driving
  - Do not have a need to use the shuttle
  - Proposed route is not close to where respondents live
  - Personal safety concerns
- Improvements and concerns that survey participants had about the community shuttle included:

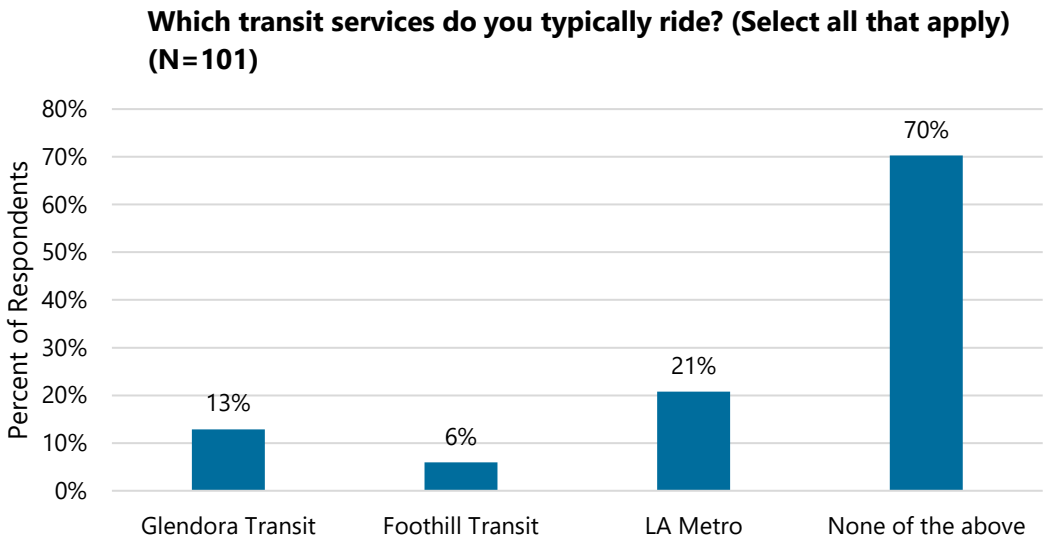
  - Additional stops at Walmart, Sprouts, Lone Hill Avenue, and Gladstone Street to access Diamond Ridge and South Hills Park
  - Personal safety concerns
  - Information about the schedules (i.e., arrival times and frequency) for the community shuttles
  - Timing of transfers between the community shuttle and Metro A Line trains

School Shuttles

- Slightly less than half do not have an opinion about the proposed school shuttle routes, while 38% said that the new changes work for them and their family. About 20% were not sure or stated that the new routes would not work for them and their families.
- Survey respondents shared why the school shuttles would not work for them:
  - Personal safety concerns
  - Needing service in the morning

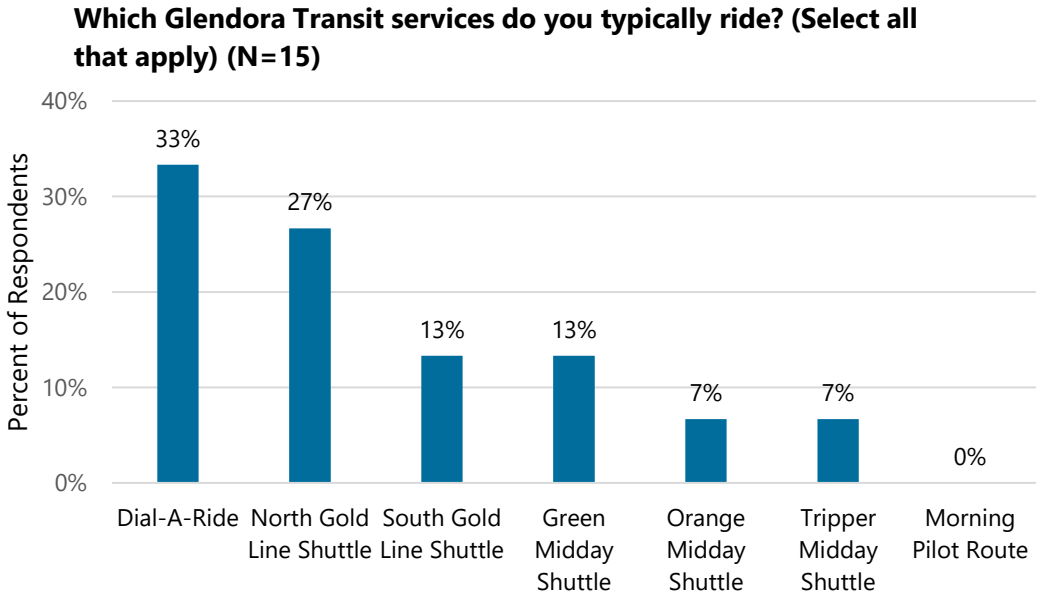
Transit Usage

Of all survey respondents, 70% do not typically ride public transit (71 respondents). Of those who ride public transit, 13% ride Glendora Transit, 6% ride Foothill Transit, and 21% ride LA Metro.



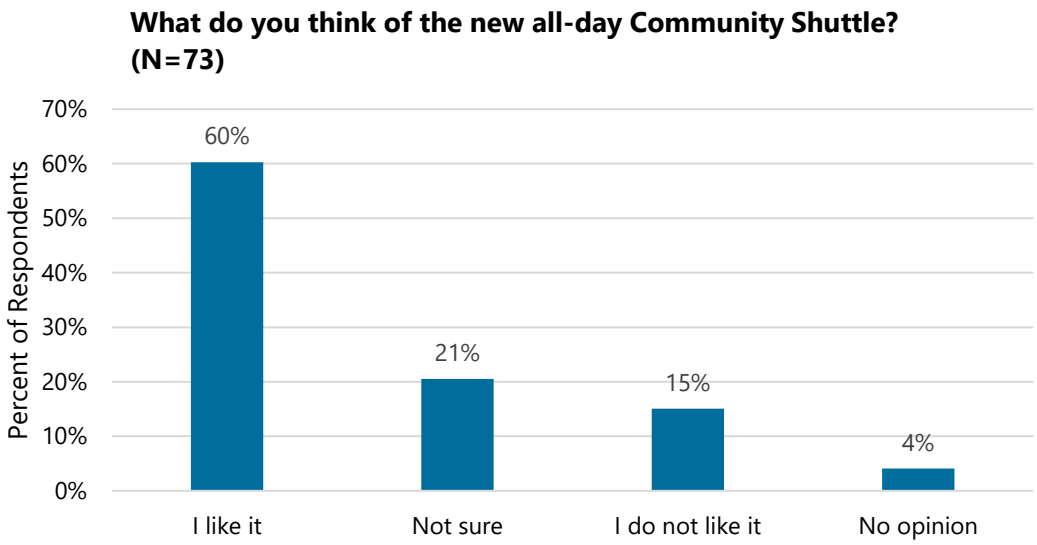
Glendora Transit Usage

Out of the respondents who stated they ride Glendora Transit, approximately one-third are Dial-A-Ride users. Approximately 40% of survey respondents ride either the North Gold Line Shuttle (27%) or the South Gold Line Shuttle (13%). Midday Shuttle riders constitute approximately 27% of survey respondents.



Proposed Community Shuttle

Most of the survey participants (60%) like the proposed community shuttle.



Some of the reasons why participants liked the proposed community shuttle included:

- Access to various destinations throughout Glendora such as downtown, Glendora Marketplace, and Arrow Highway
- Connections to the future Glendora A Line Metro Station
- Good coverage throughout North and South Glendora
- Increased service throughout the day
- Increased access for older adults

Open-ended comments:

- "All day shuttle is perfect. I don't have to wait at the Citrus APU Station."
- "I live in South Glendora, and this would get me to the Metro. I also like that it would take me to downtown Glendora where there are a lot of events!"
- "Convenient for elderly people and those with accessibility needs."
- "Access to the Glendora Marketplace and downtown Glendora."
- "More access at more times."

Survey participants also shared suggested improvements, questions, and concerns for the community shuttle which included:

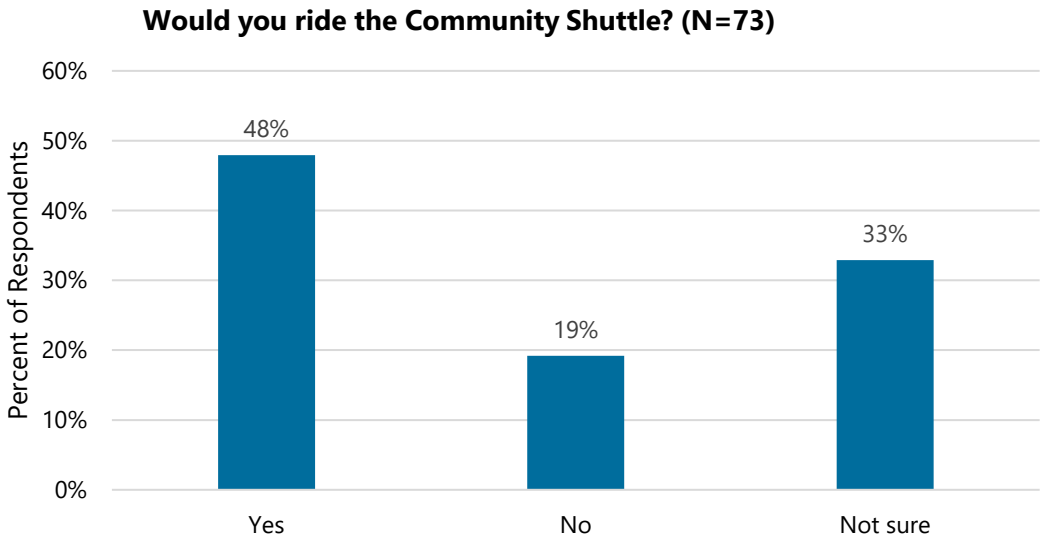
- Additional stops at Walmart, Sprouts, Lone Hill Avenue, and Gladstone Street to access Diamond Ridge and South Hills Park
- Personal safety concerns
- More information on schedules (i.e., arrival times and frequency) for the community shuttle
- Timing of connections between the new community shuttle and the Metro A Line

Open-ended comments:

- "Should hit Gladstone to bring people to Diamond Ridge and even South Hills Park."
- "It should stop at Walmart."
- "Have a stop at Sprouts."
- "There have been a lot of reports about public safety issues. How safe would the Community Shuttle be?"
- "[What is the] frequency? [Would it be] timed to Metro?"
- "I would like to see the time schedule as well."
- "How often will the shuttle arrive at every stop?"

Riding the Community Shuttle

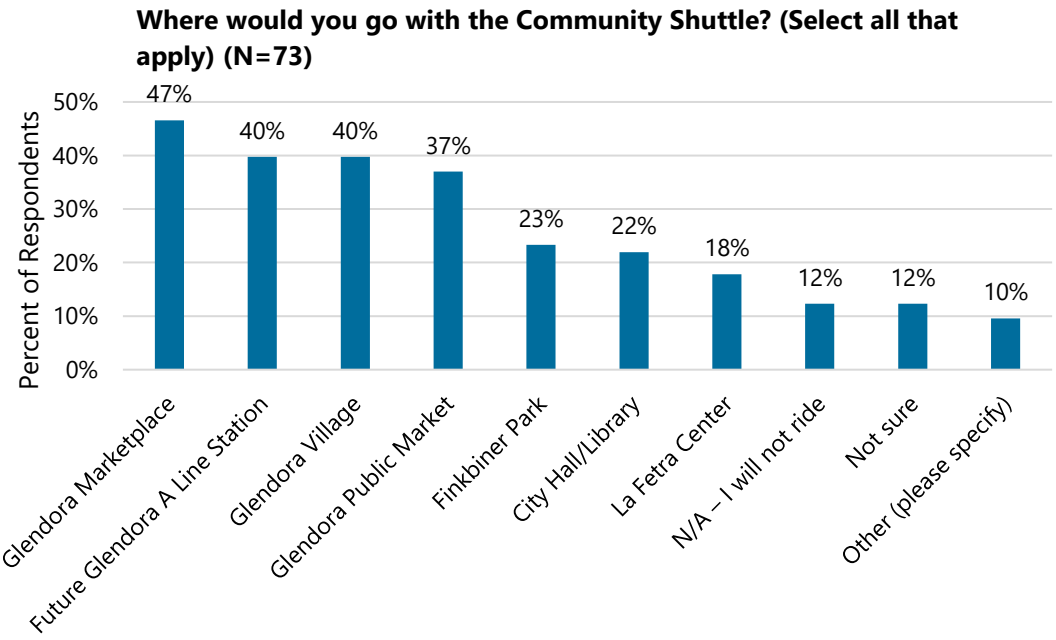
Slightly less than half stated that they would ride the community shuttle, 19% would not ride the shuttle, and 33% are not sure.



The top four locations that respondents indicated they would travel to using the community shuttle were:

- Glendora Marketplace
- Future Glendora A Line Metro Station
- Glendora Village
- Glendora Public Market

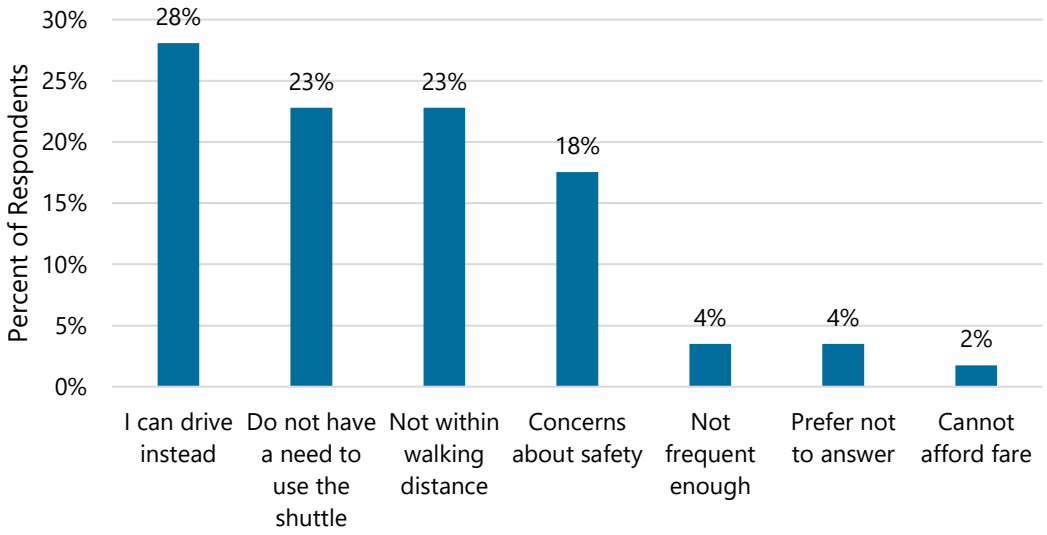
Most people who responded "other" did not provide additional locations they would travel to using the community shuttle, except for one participant who said they would take the shuttle to their bank.



The top four reasons for why respondents would not ride the community shuttle include:

- A preference for driving
- Do not have a need to use the shuttle
- Other factors such as:
  - Proposed route is not close to where respondents live
- Personal safety concerns

If you said you would not ride the Community Shuttle, why not? (Select all that apply) (N=57)

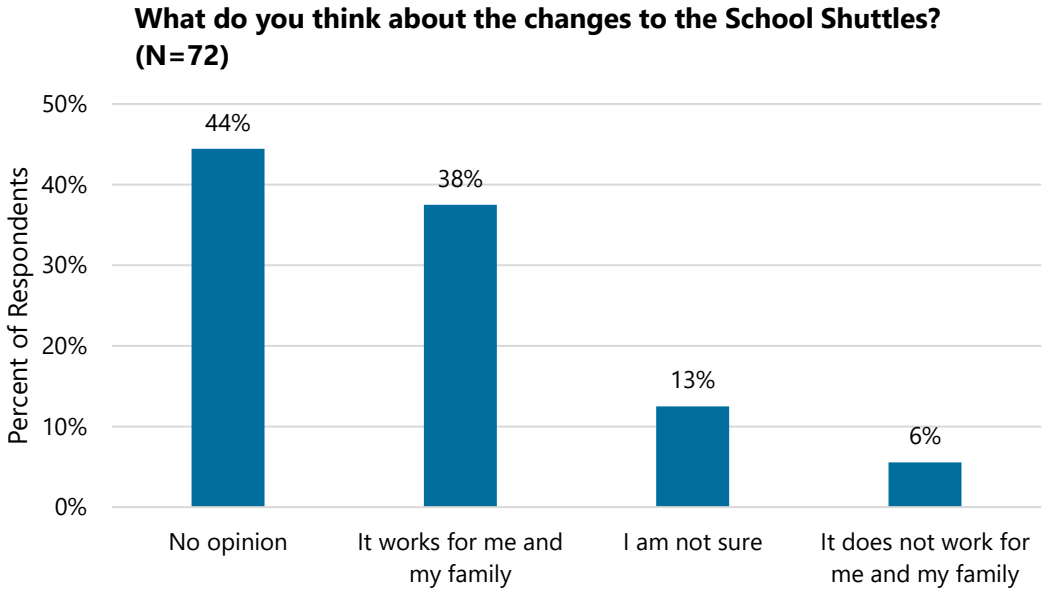


Open-ended comments:

- "Need service near Palm Drive."
- "Don't live near the route."
- "[I am] mobility challenged."
- "I drive now, but I don't know much longer because of my age. The proposed route wouldn't help me [because] I live on Lonehill and Petunia."
- "Not walking distance from where I live."

Proposed School Shuttles

When asked about the proposed changes to the school shuttle routes, 44% did not have an opinion, and 38% stated that the new changes would work for them and their families. About 19% were not sure or stated that the new routes would not work for them and their families. Survey respondents shared why the school shuttles would not work for them because they want transit services in the morning.



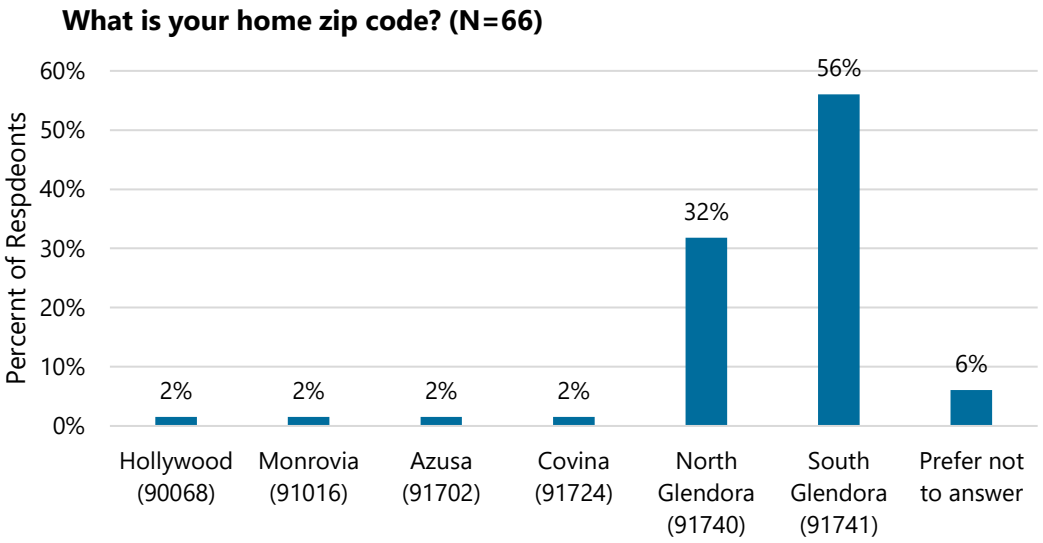
Survey respondents shared why the school shuttles would not work for them because they want transit services in the morning.

Open-ended comments:

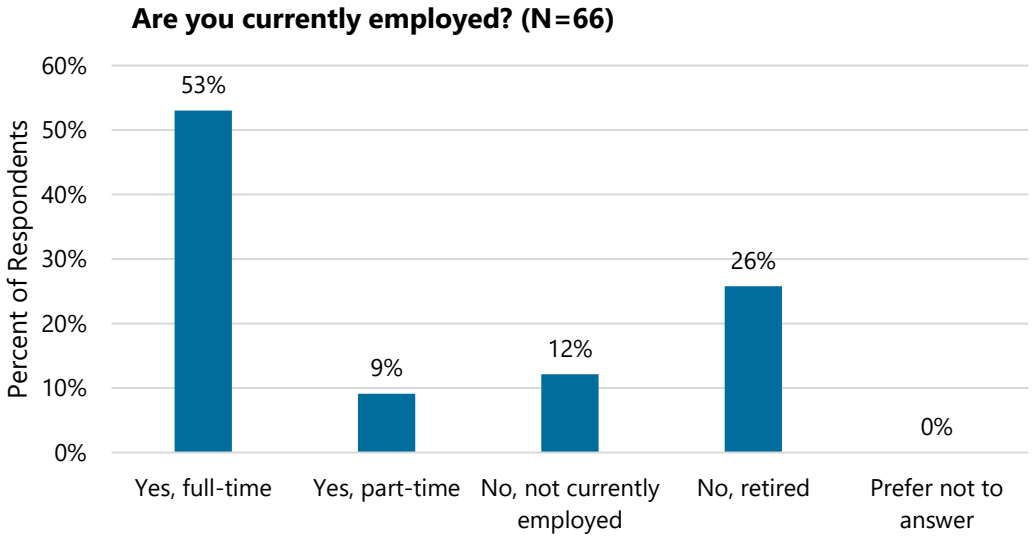
- "It is a great service for school age children to use."
- "It allows my granddaughter [to have] a safe ride to the Teen Center."
- "Might need a bus to school in the morning."
- "We have no children at home. These changes would not impact my wife and me."

Survey Respondent Demographics

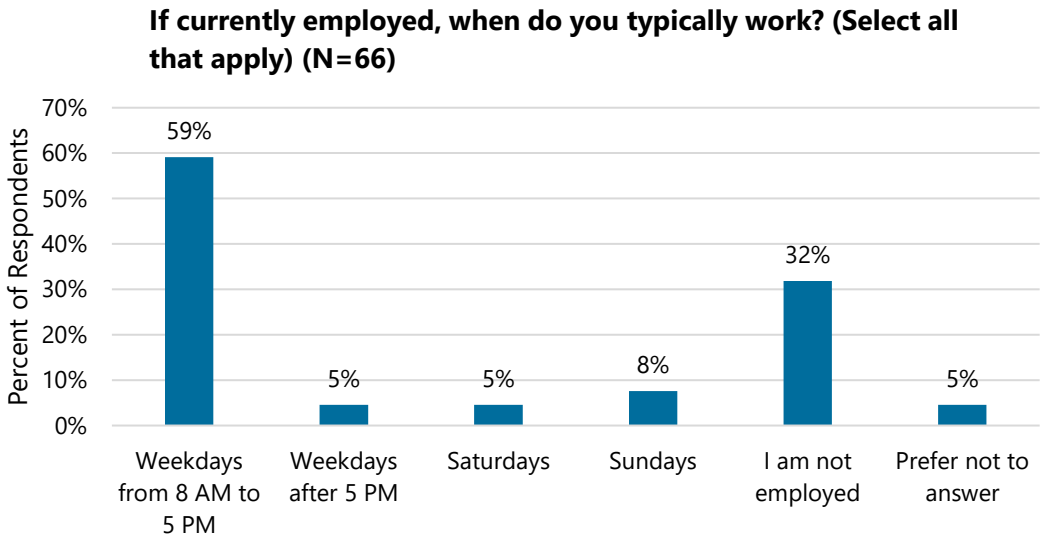
Most survey respondents live in Glendora. There are slightly more respondents in South Glendora than North Glendora. Very few respondents live in other areas.



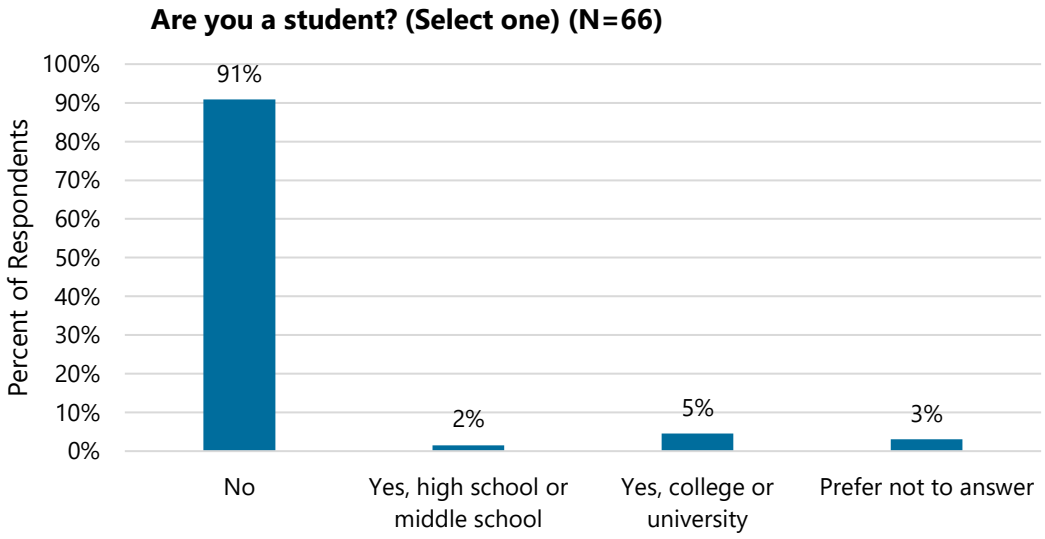
About 61% of survey respondents are working full-time or part-time. 12% are currently not working, and 26% are retired.



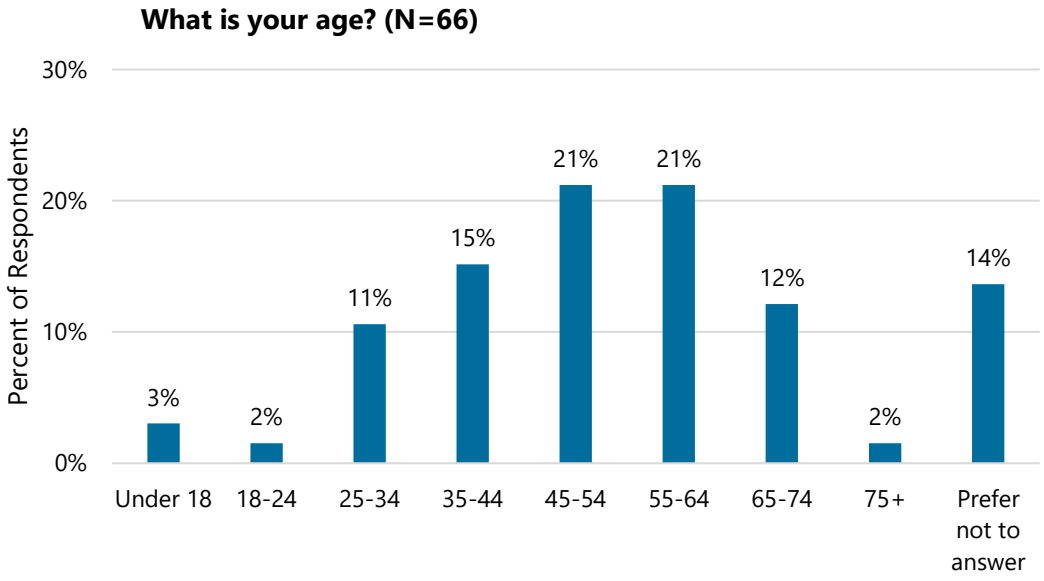
Among those who are employed, weekdays between 8 AM to 5 PM was the most common time period to be working. Very few respondents work on weekdays after 5 PM and on Saturdays and Sundays.



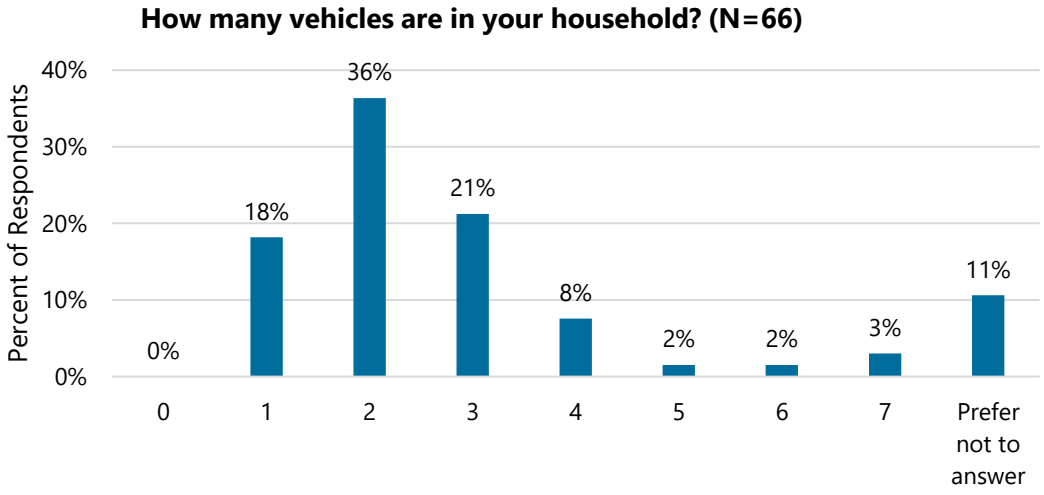
Very few respondents are high school, middle school, and university students.



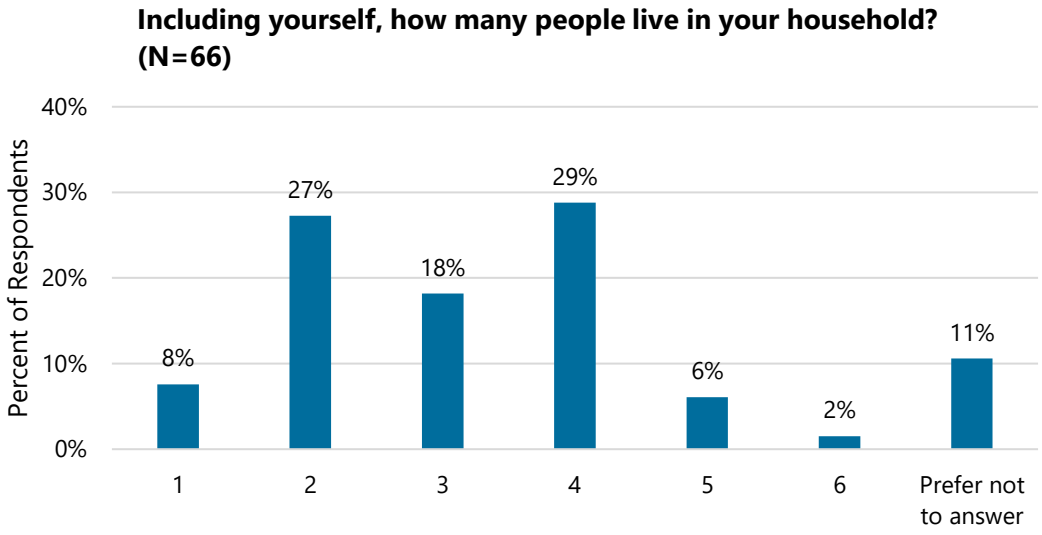
The survey received responses from people ranging in age from under 18 to 75+. The age distribution of respondents is between the ages of 35 to 64.



The majority of survey respondents have one to three vehicles in their households.



Most survey respondents have a household size between two to four people.



GOGLENDORA SHUTTLE MAP



Azusa
San Gabriel Ave
A-Line
APU/Citrus College
Foothill Blvd
Grand Ave
Sierra Madre Ave
Leadora Ave
GODDARD MS
Loraine Ave
SANDBURG MS
GLENDORA VILLAGE
FINKBINER PARK
Bennett Ave
LA FETRA CENTER
CITY HALL
Glendora
GLENDORA HS
Route 66
Glendora Ave
TEEN & FAMILY CENTER
Glendora
Lone Hill Ave
210
Allen Ave
Gladstone St
Sunflower Ave
Valley Center Ave
GLENDORA MARKETPLACE
San Dimas
Juanita Ave
GLENDORA PUBLIC MARKET
Arrow Hwy
57
Cienega Ave
Metrolink
Bonnie Cove Ave
Covina Blvd
CHARTER OAK HS
Cypress St
Badillo St
ROYAL OAK MS
Puente St
Vermont Ave
Ada Ave
0 0.25 0.5 Miles

Shuttles

- **ROUTE 1**: Glendora Community Shuttle
- **ROUTE 2**: Goddard-Sandburg MS Shuttle
- **ROUTE 3**: Glendora HS Shuttle
- **ROUTE 4**: Charter Oak HS Shuttle
- **ROUTE 5**: Royal Oak MS Shuttle
- Timepoint Stop
- Glendora City Boundary

FARES

Adults	$1.00
Students (K-12)	$0.75
Seniors (62+)/ Persons with disabilities	$0.50

Shuttle fares can be paid by cash (exact fare only) or with a TAP card.

REGIONAL CONNECTIONS

Go Glendora connects with regional transit providers Metro Rail and Foothill Transit. For more information about transit services, contact them directly at:

Metro
(323) GO-METRO
(323) 466-3876
metro.net

Foothill Transit
(800) RIDE-INFO
(323) 743-3463
foothilltransit.org

HOLIDAYS

Glendora Transit is not available on the following holidays:

- New Years Day
- Memorial Day
- Independence Day
- Labor Day
- Thanksgiving Day
- Christmas Day



RULES

Rules will be enforced to ensure a safe and enjoyable ride for all passengers. Failure to follow rules and regulations on transit buses or stops may result in denial of service.

Children under 9 must be accompanied by an adult.

Priority seating is reserved for seniors and persons with disabilities.

Service animals are allowed on the bus. Other pets must remain in carriers.

Personal items, such as bags, strollers, and skateboards must fit under the seat or in your lap.

Bikes must be stored on the front rack.

Use headphones with all audio devices.

Eating and drinking are not allowed on the bus.

Smoking and vaping are not allowed on the bus or at bus stops.

Profanity and unruly behavior are not tolerated.

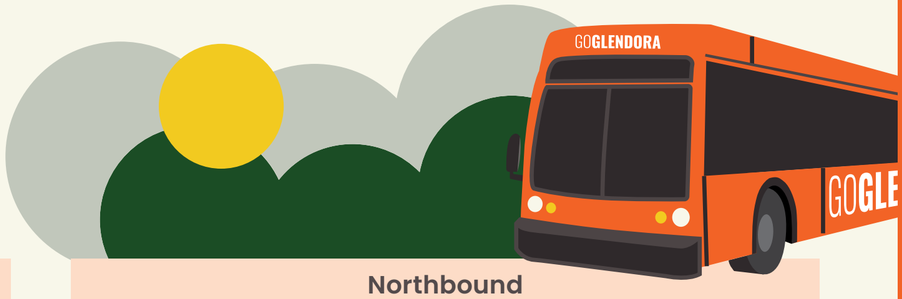
Weapons of any kind are prohibited on the bus.

TITLE VI CIVIL RIGHTS

The City of Glendora is committed to ensuring that no person is excluded from participation in, or denied the benefits of its service on the basis of race, color or national origin under Title VI of the Civil Rights Act of 1964. In addition to Title VI of the Civil Rights Act of 1964, the City of Glendora Transportation Division also prohibits discrimination based on sex, age, disability, religion, medical condition, marital status, or sexual orientation.



SCHEDULES



ROUTE 1 COMMUNITY SHUTTLE

Southbound			
Finkbiner Park	Glendora Station	Grand Ave/ Arrow Hwy	Glendora Marketplace
6:00	6:06	6:15	6:24
6:30	6:36	6:45	6:54
7:00	7:06	7:15	7:24
7:30	7:36	7:45	7:54
8:00	8:06	8:15	8:24
8:30	8:36	8:45	8:54
9:00	9:06	9:15	9:24
9:30	9:36	9:45	9:54
10:00	10:06	10:15	10:24
10:30	10:36	10:45	10:54
11:00	11:06	11:15	11:24
11:30	11:36	11:45	11:54
12:00	**12:06**	**12:15**	**12:24**
12:30	**12:36**	**12:45**	**12:54**
1:00	**1:06**	**1:15**	**1:24**
1:30	**1:36**	**1:45**	**1:54**
2:00	**2:06**	**2:15**	**2:24**
2:30	**2:36**	**2:45**	**2:54**
3:00	**3:06**	**3:15**	**3:24**
3:30	**3:36**	**3:45**	**3:54**
4:00	**4:06**	**4:15**	**4:24**
4:30	**4:36**	**4:45**	**4:54**
5:00	**5:06**	**5:15**	**5:24**
5:30	**5:36**	**5:45**	**5:54**
6:00	**6:06**	**6:15**	**6:24**
6:30	**6:36**	**6:45**	**6:54**
7:00	**7:06**	**7:15**	**7:24**
7:30	**7:36**	**7:45**	**7:54**
8:00	**8:06**	**8:15**	**8:24**

Northbound				
Glendora Marketplace	Grand Ave/ Arrow Hwy	Glendora Station	Glendora Village	Finkbiner Park
6:30	6:39	6:48	6:51	6:53
7:00	7:09	7:18	7:21	7:23
7:30	7:39	7:48	7:51	7:53
8:00	8:09	8:18	8:21	8:23
8:30	8:39	8:48	8:51	5:53
9:00	9:09	9:18	9:21	9:23
9:30	9:39	9:48	9:51	9:53
10:00	10:09	10:18	10:21	10:23
10:30	10:39	10:48	10:51	10:53
11:00	11:09	11:18	11:21	11:23
11:30	11:39	11:48	11:51	11:53
12:00	**12:09**	**12:18**	**12:21**	**12:23**
12:30	**12:39**	**12:48**	**12:51**	**12:53**
1:00	**1:09**	**1:18**	**1:21**	**1:23**
1:30	**1:39**	**1:48**	**1:51**	**1:53**
2:00	**2:09**	**2:18**	**2:21**	**2:23**
2:30	**2:39**	**2:48**	**2:51**	**2:53**
3:00	**3:09**	**3:18**	**3:21**	**3:23**
3:30	**3:39**	**3:48**	**3:51**	**3:53**
4:00	**4:09**	**4:18**	**4:21**	**4:23**
4:30	**4:39**	**4:48**	**4:51**	**4:53**
5:00	**5:09**	**5:18**	**5:21**	**5:23**
5:30	**5:39**	**5:48**	**5:51**	**5:53**
6:00	**6:09**	**6:18**	**6:21**	**6:23**
6:30	**6:39**	**6:48**	**6:51**	**6:53**
7:00	**7:09**	**7:18**	**7:21**	**7:23**
7:30	**7:39**	**7:48**	**7:51**	**7:53**
8:00	**8:09**	**8:18**	**8:21**	**8:23**
8:30	**8:39**	**8:48**	**8:51**	**8:53**

ROUTE 2 GODDARD-SANDBURG MIDDLE SCHOOL

Weekdays except Thursday			
Goddard MS	Sandburg MS	Glendora Village	Teen Center
2:45	**2:54**	**3:00**	**3:07**
3:19	**3:28**	**3:34**	**3:41**

Thursday			
Goddard MS	Sandburg MS	Glendora Village	Teen Center
12:40	**12:49**	**12:55**	**1:02**
1:14	**1:23**	**1:29**	**1:36**

ROUTE 3 GLENDORA HIGH SCHOOL

Weekdays		
Glendora HS	Glendora Village	Teen Center
2:48	**2:56**	**3:03**
3:53	**4:01**	**4:08**

ROUTE 4 CHARTER OAK HIGH SCHOOL

Weekdays		
Charter Oak HS	Teen Center	Glendora Village
3:18	**3:25**	**3:36**
4:18	**4:25**	**4:36**

ROUTE 5 ROYAL OAK MIDDLE SCHOOL

Weekdays except Wednesday		
Royal Oak MS	Teen Center	Glendora Village
2:48	**3:00**	**3:11**
3:27	**3:39**	**3:50**

Wednesday		
Royal Oak MS	Teen Center	Glendora Village
1:48	**2:00**	**2:11**
2:27	**2:39**	**2:50**

PM Times are shown in ***bold*** *(all routes)*

Glendora

ABOUT GOGLENDORA

Go Glendora is the City of Glendora's public transportation system. Go Glendora consists of:

GO GLENDORA SHUTTLE
Fixed-route bus service for everyone

GO GLENDORA DIAL-A-RIDE
Demand-response service for eligible riders

If you have questions, suggestions, or any other feedback related to your experience riding Go Glendora, please contact us at:

(626) 852-4814 or
Transportation@cityofglendora.org



Glendora

GOGLENDORA BUS RIDER GUIDE

City of Glendora Transportation Division

Effective August 2024





GO GLENDORA

TRANSIT PLAN

City Council Presentation

Presented by:

Kyle Taniguchi, Nelson\Nygaard Consulting Associates

June 24, 2025

Agenda

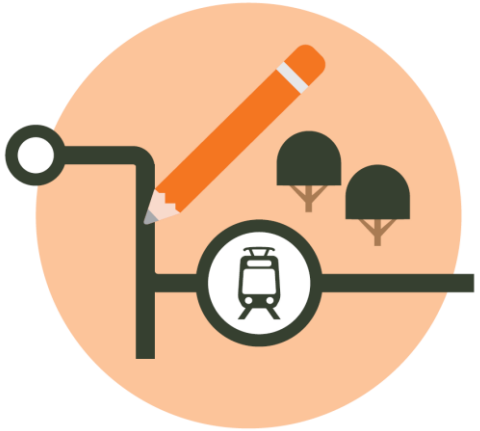
- Project overview
- Existing conditions findings
- Proposed concepts
- Highlights from the final report
- Questions

Project Overview

- The **Go Glendora Transit Plan** is intended to guide future service improvements and capital investments.
- Project kicked off in September 2023.
- Final report and deliverables transmitted in late 2024.



Meeting the needs of current and potential riders



Redesigning routes to serve the future Glendora Station



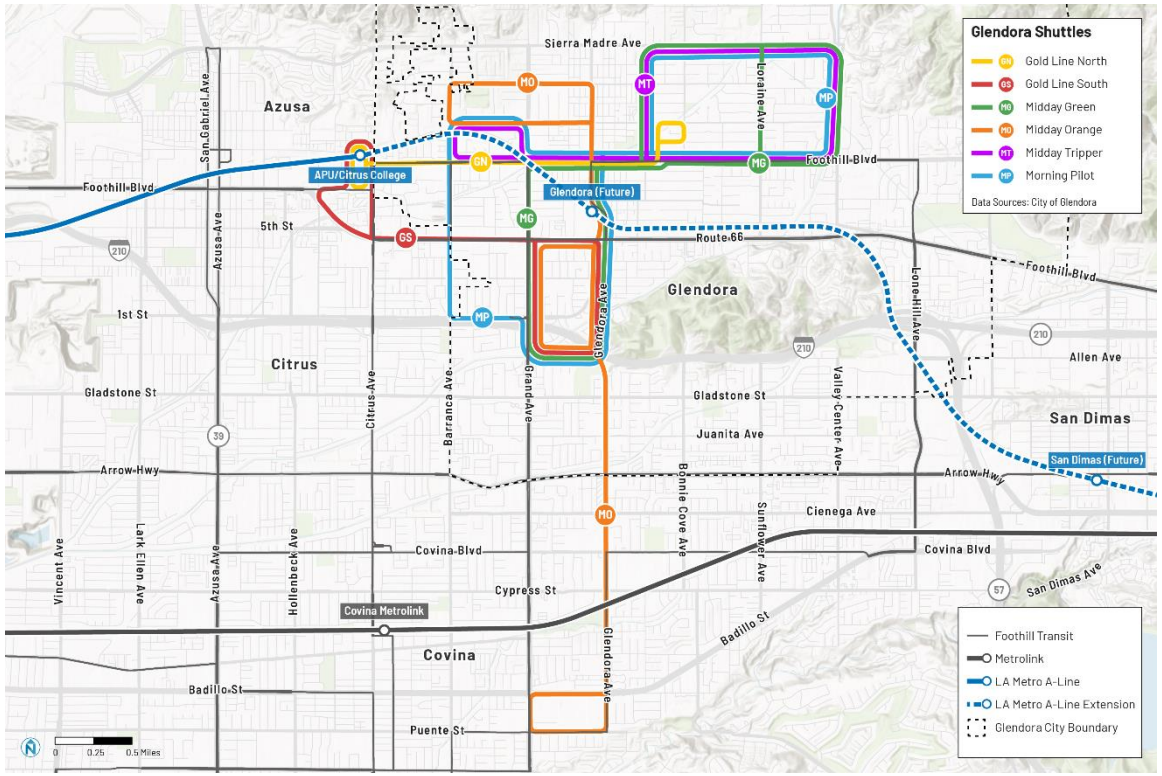
Increasing the viability of transit service in Glendora

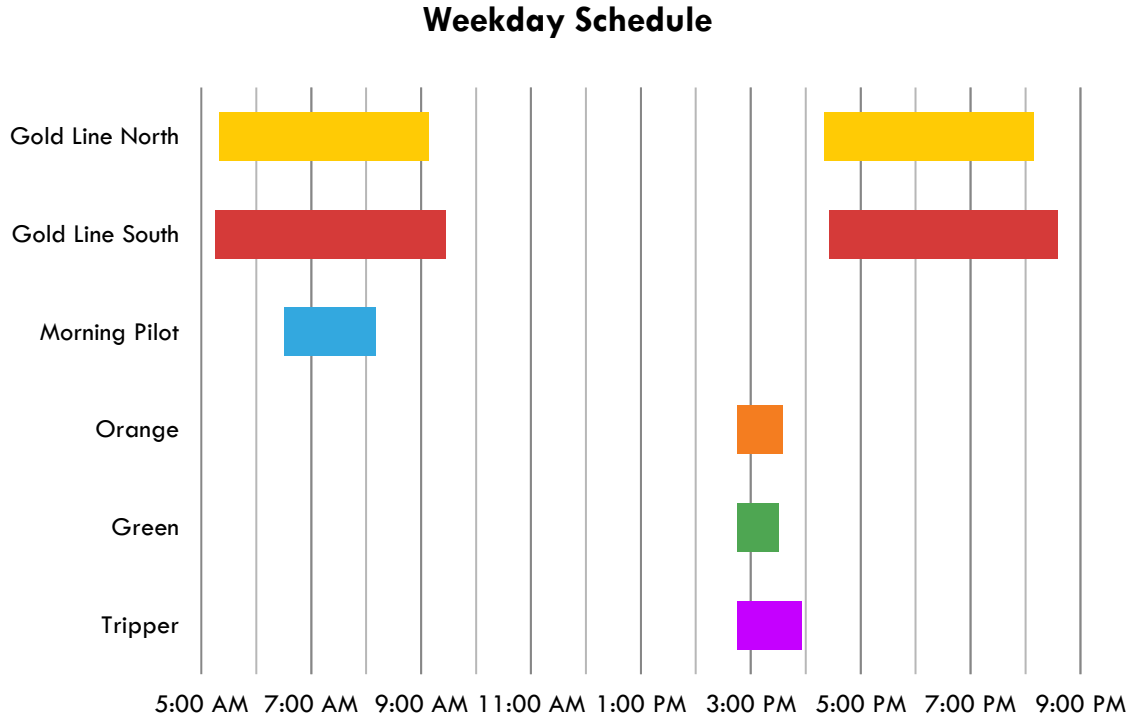
Glendora Transit

The City of Glendora Transportation Division provides several public transportation services.

- Shuttle routes
  - Metro A Line (formerly Gold Line) Commuter Shuttles (2)
  - Morning School Shuttle
  - Midday School Shuttles (3)
  - Fare: Adults-$1.00, Students-$0.75, Seniors-$0.50
- “Dial-A-Ride”
  - On-demand, curb-to-curb transportation
  - Open to residents 62 or older and residents unable to use shuttle routes
  - Fare: $0.50 within the city; $1.50-$4.00 to approved medical facilities outside the city

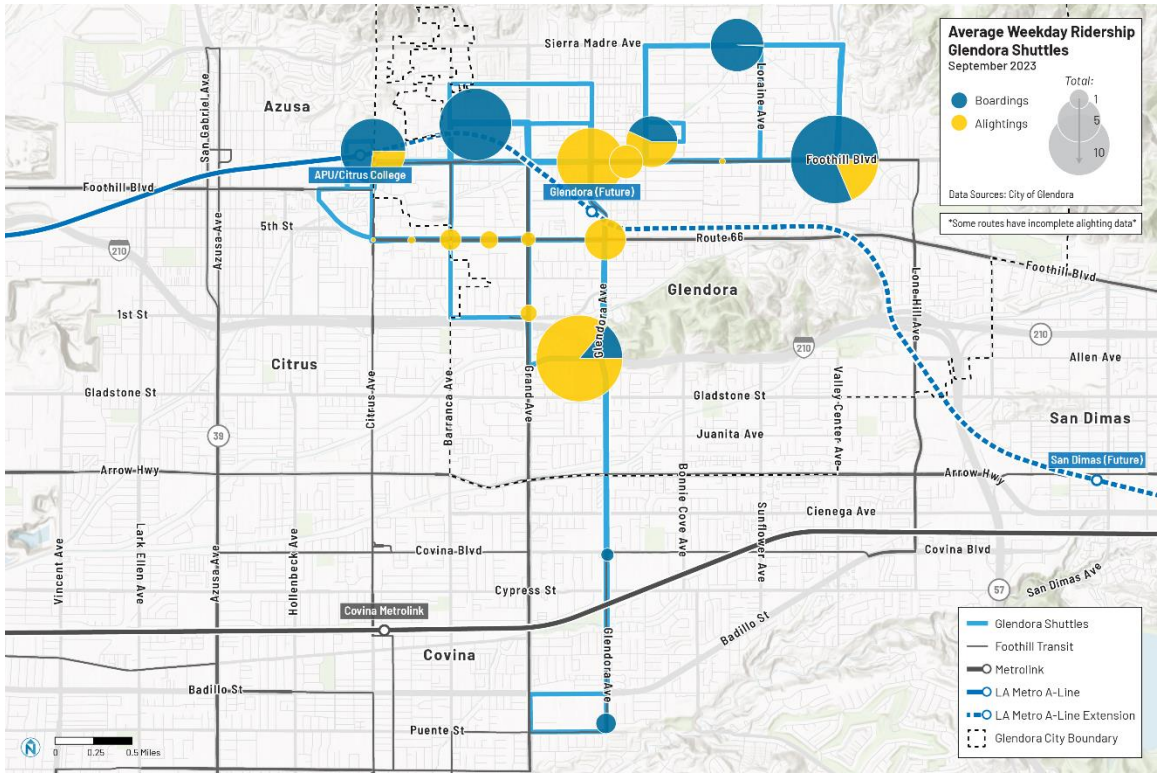
Shuttle Routes and Hours of Operation

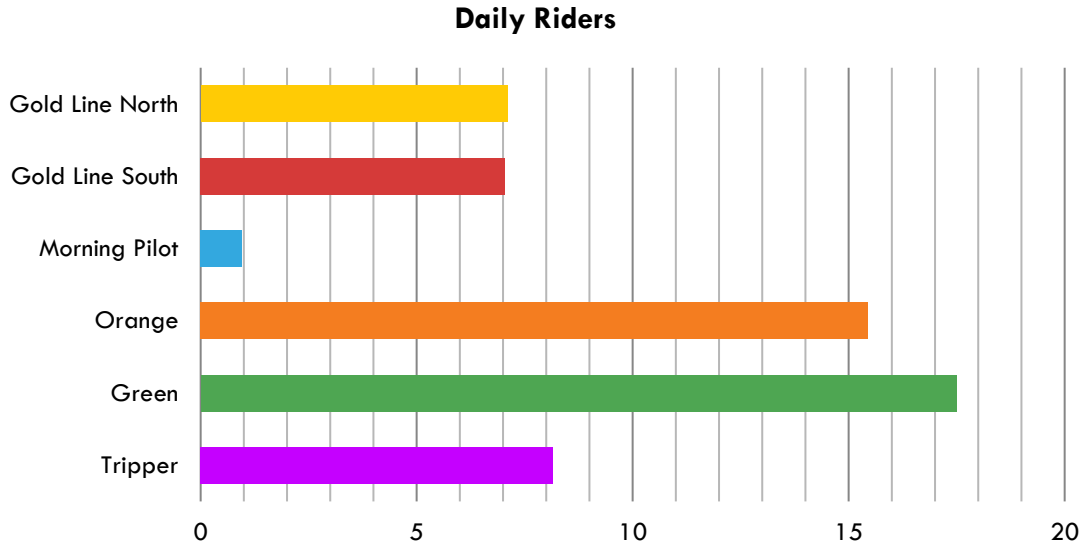


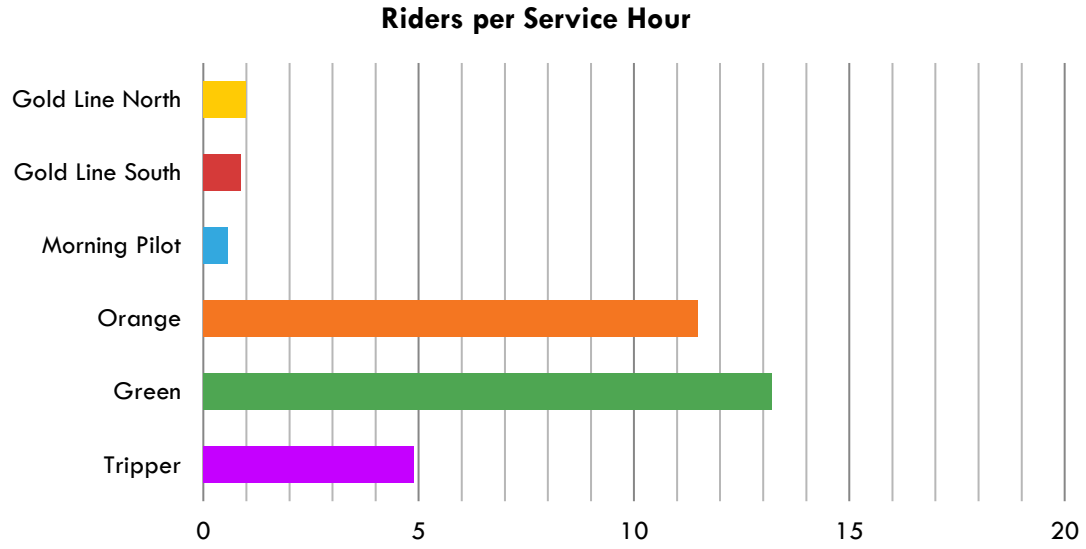


Note: Orange and Green Shuttles start earlier on Thursday.

Shuttle Ridership

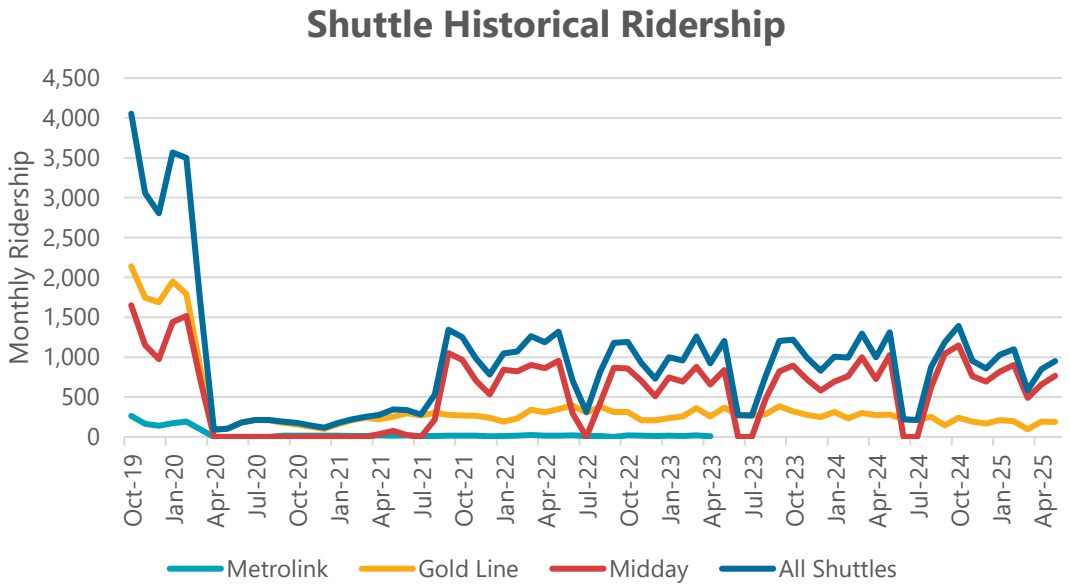






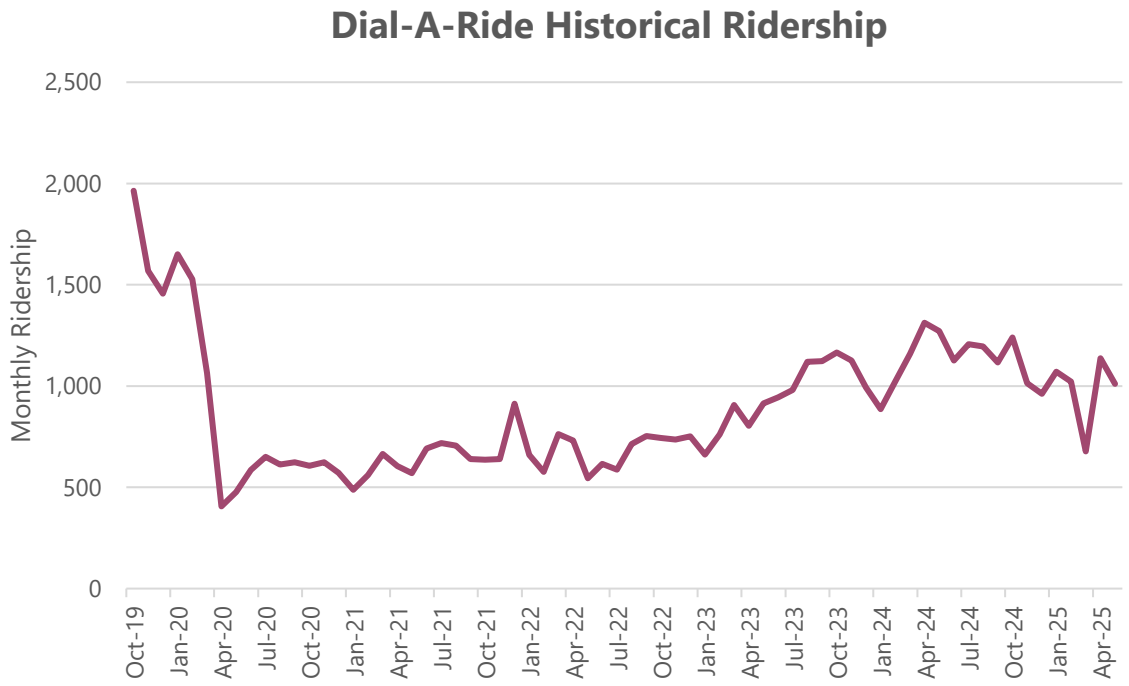
Shuttle Ridership Trends

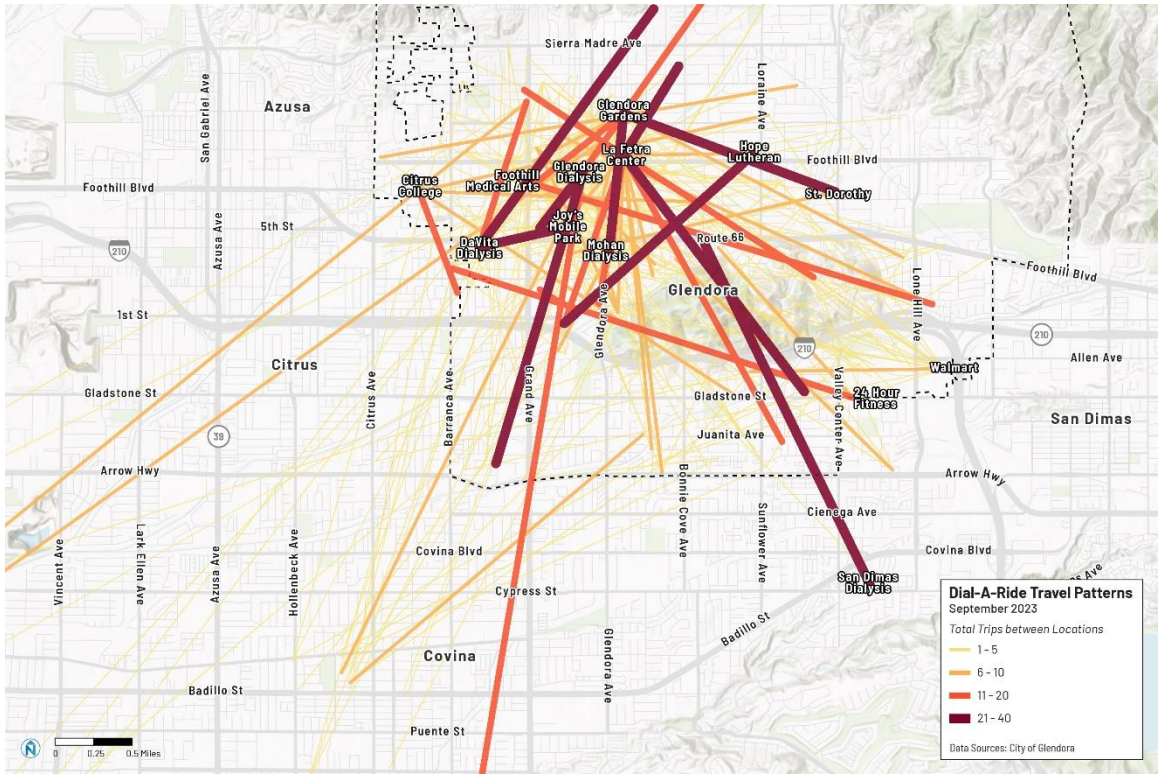
- Like all transit systems in the country, ridership declined significantly during the pandemic.
- Glendora Transit ridership has plateaued and not recovered to pre-pandemic levels.
- Nationally, ridership recovery has been stronger on all-day services and during off-peak times.

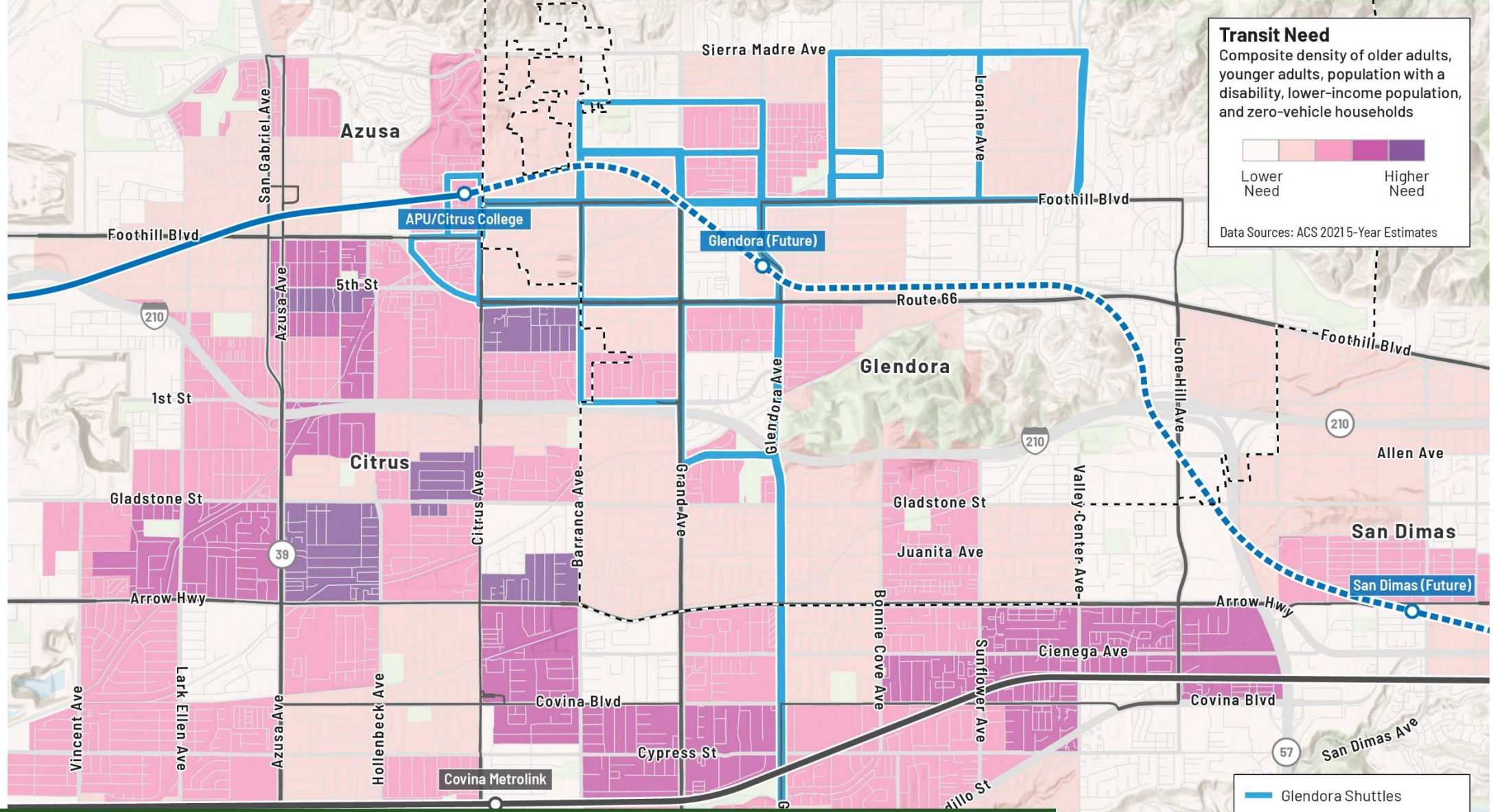


Dial-A-Ride Ridership and Travel Patterns

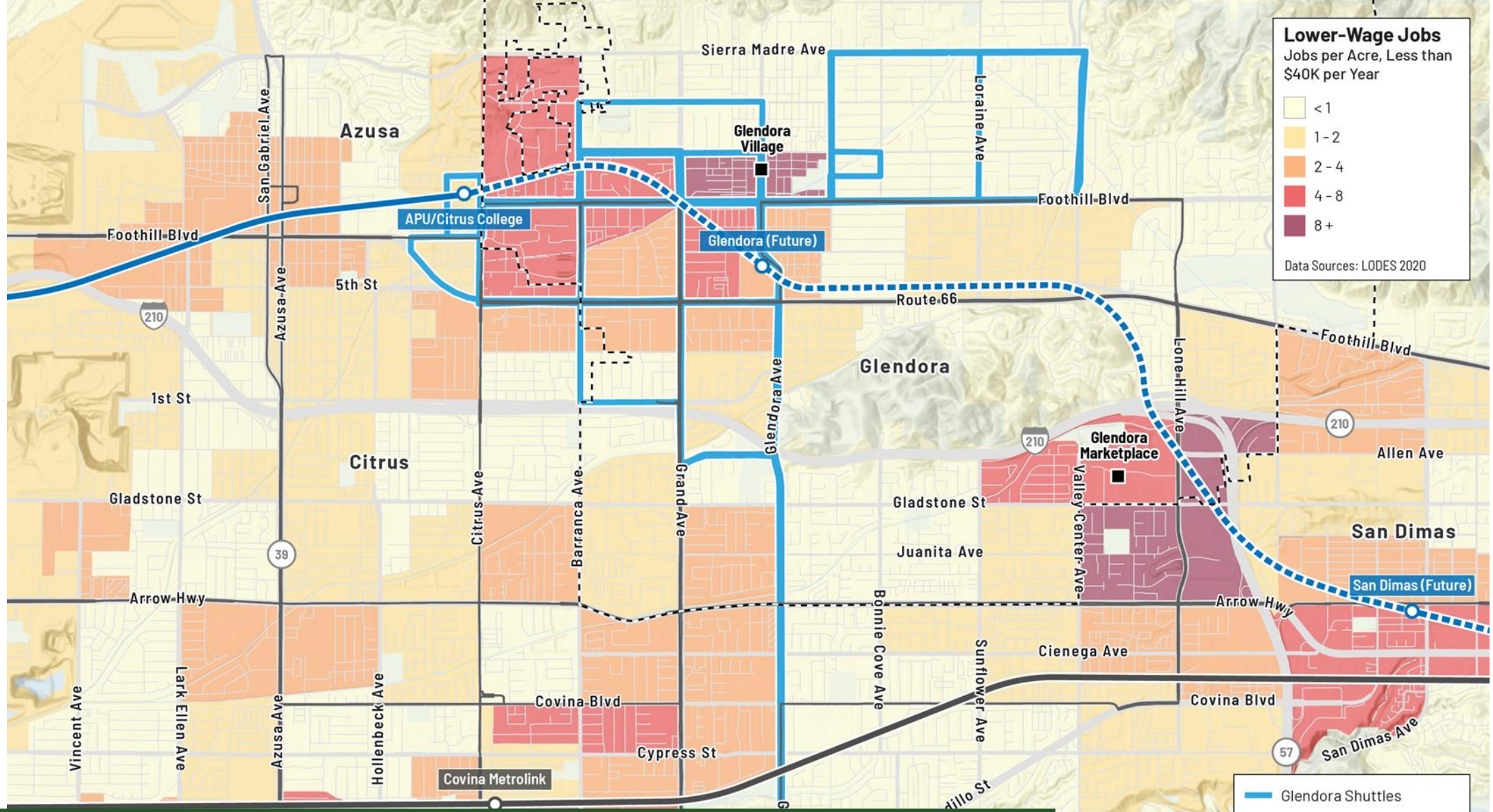
- Dial-A-Ride ridership has recovered better than Shuttle ridership.
- Major Dial-A-Ride destinations include La Fetra Center, Emanate Health Foothill Presbyterian Hospital, dialysis centers, Walmart Supercenter, Citrus College, and places of worship.
- Major origins include Glendora Gardens, Jay's Mobile Home Park, and areas of higher density.







Transit need within Glendora is low relative to adjacent communities

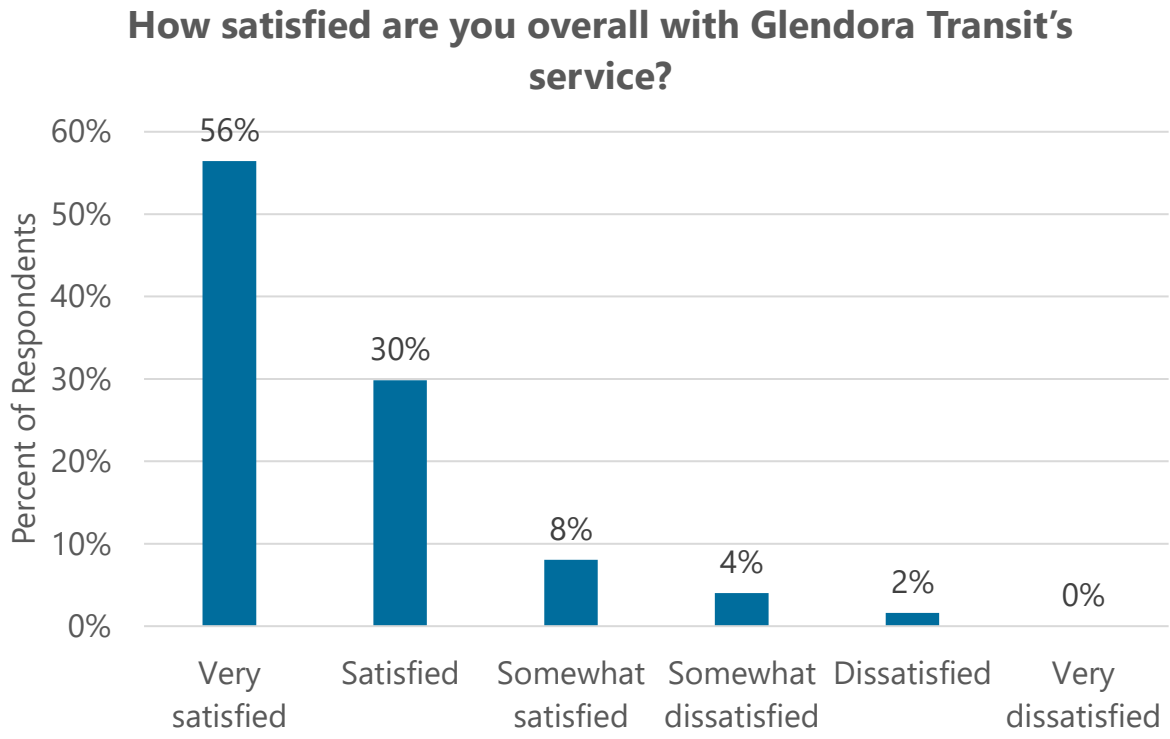


Low-wage jobs are concentrated around Glendora Village, Citrus College, and Glendora Marketplace.

Community Engagement

- Shuttle rider on-board survey
- Community online survey
- Dial-A-Ride rider phone survey
- Pop-up events in the community

- **Riders are appreciative and satisfied with Glendora Transit.**
  - 86% of survey respondents said they are very satisfied or satisfied



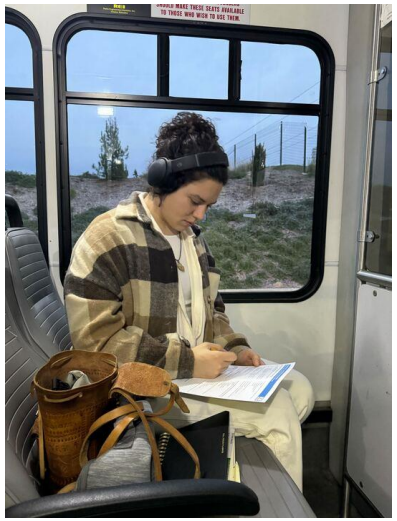
"I really appreciate the shuttle service and driver, Ernie!"

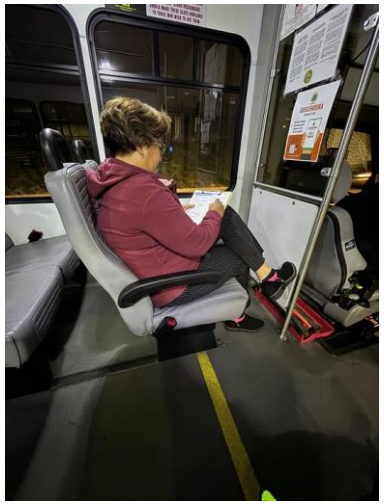
"*Rose is spectacular.*"

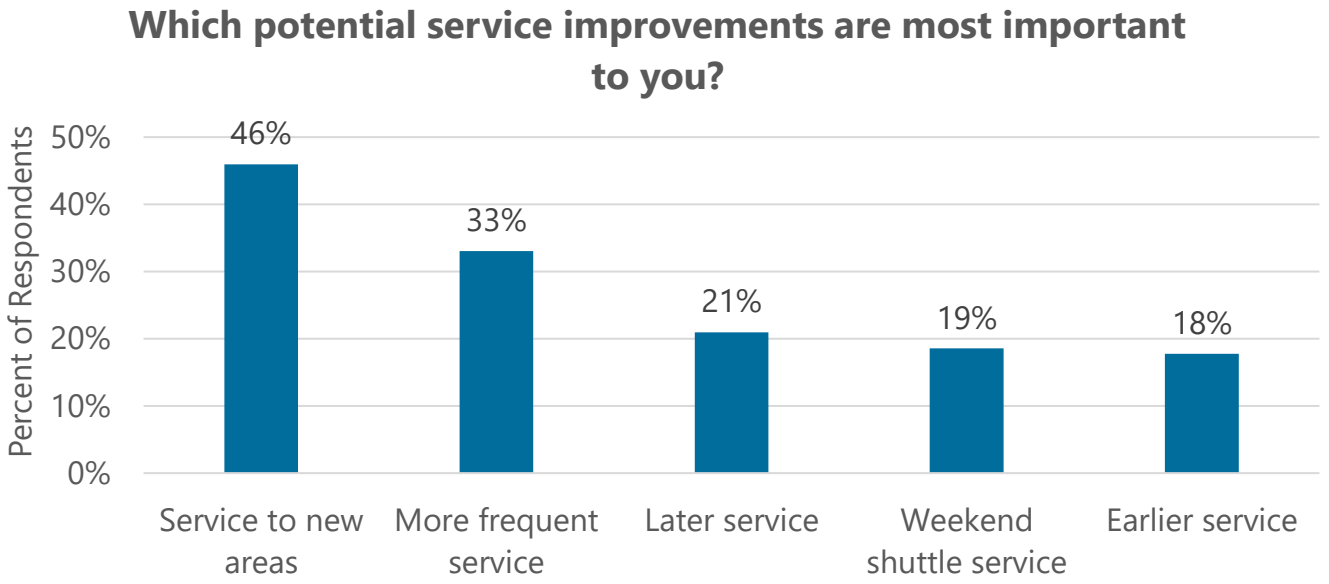
"Luis, the driver - excellent person, always on time, very helpful."

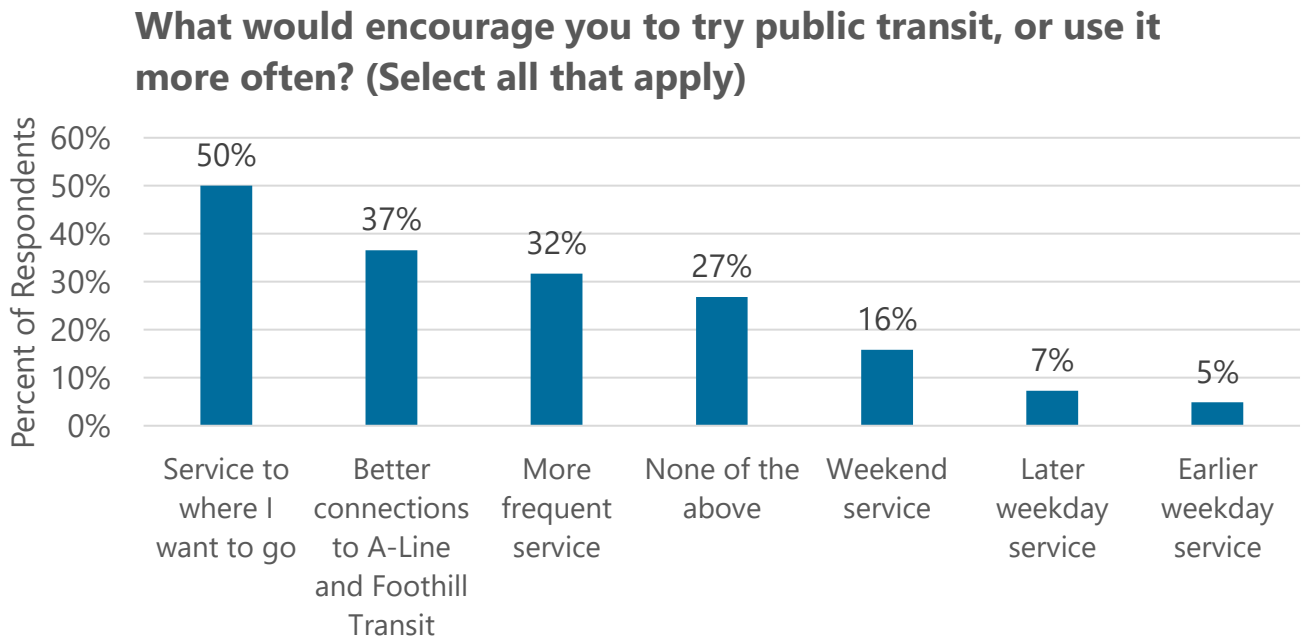
Community Input

- Desire for:
  - Service to more destinations in Glendora
  - Better connections to the A Line
  - More frequent transit service (less waiting!)
  - Longer service hours







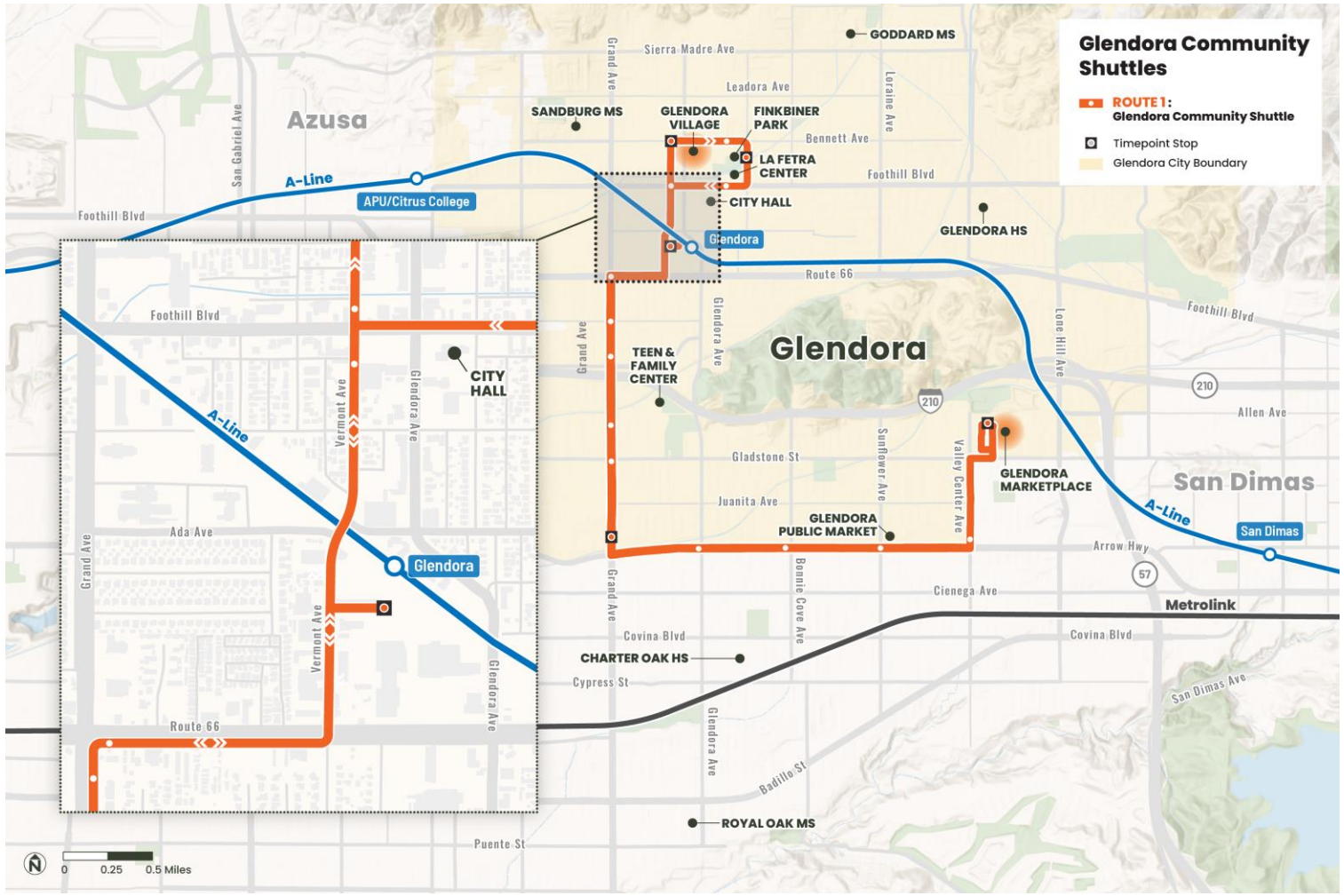


Proposed Concepts

Community Shuttle

- Weekdays only
- Operates from 6 AM to 9 PM
- 30-minute service all-day

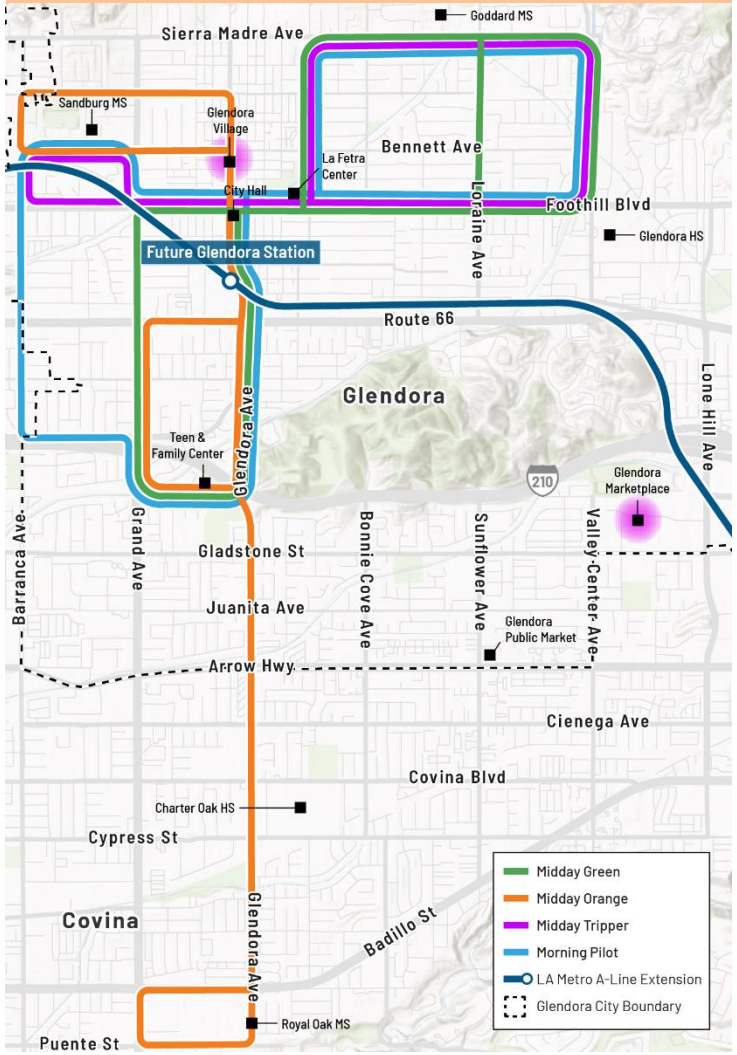
- Branded as “Route 1”



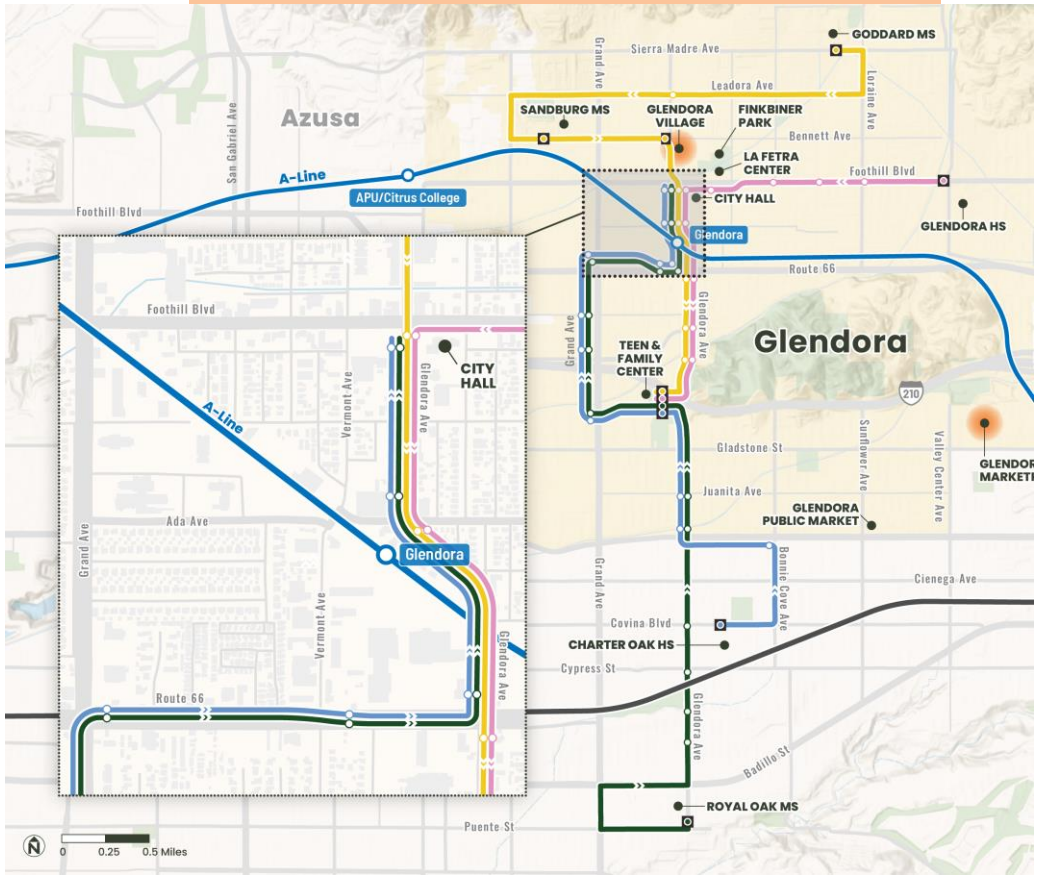
School Shuttles

- More direct and easier-to-understand routes.
- All schools with service will continue to be served in the afternoon (2 trips each).
- All routes will serve Glendora Village and the Teen Center.
- Routes numbered 2 through 5.
- Discontinue Morning Pilot route due to low ridership.

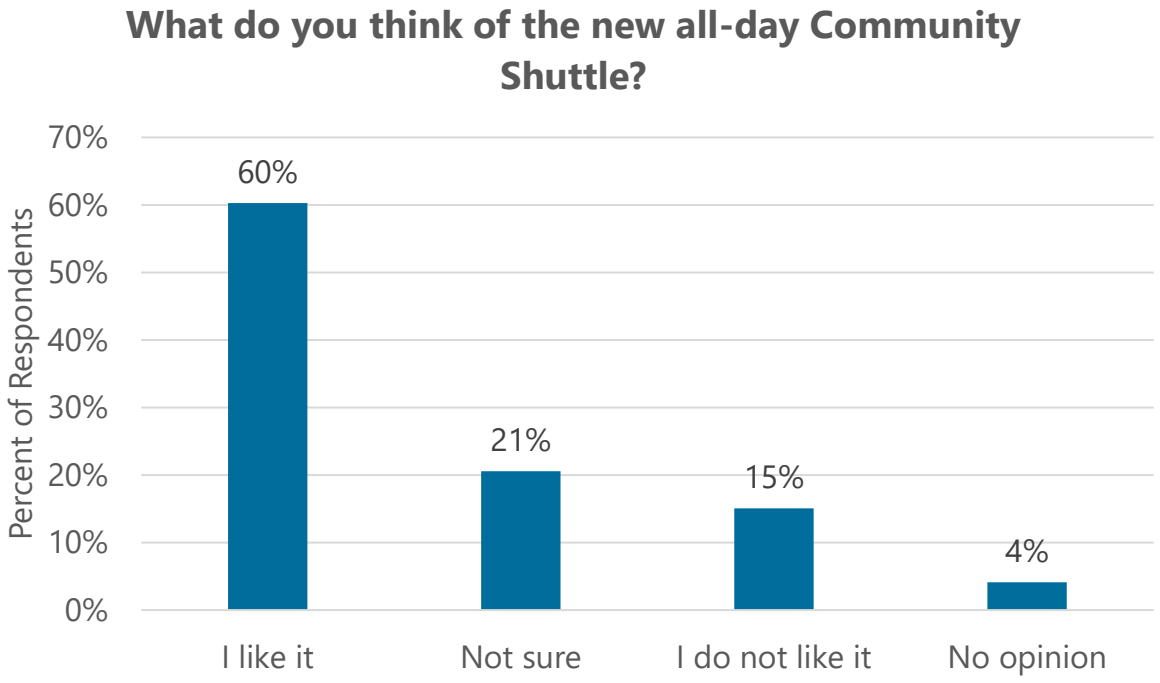
Current Shuttles

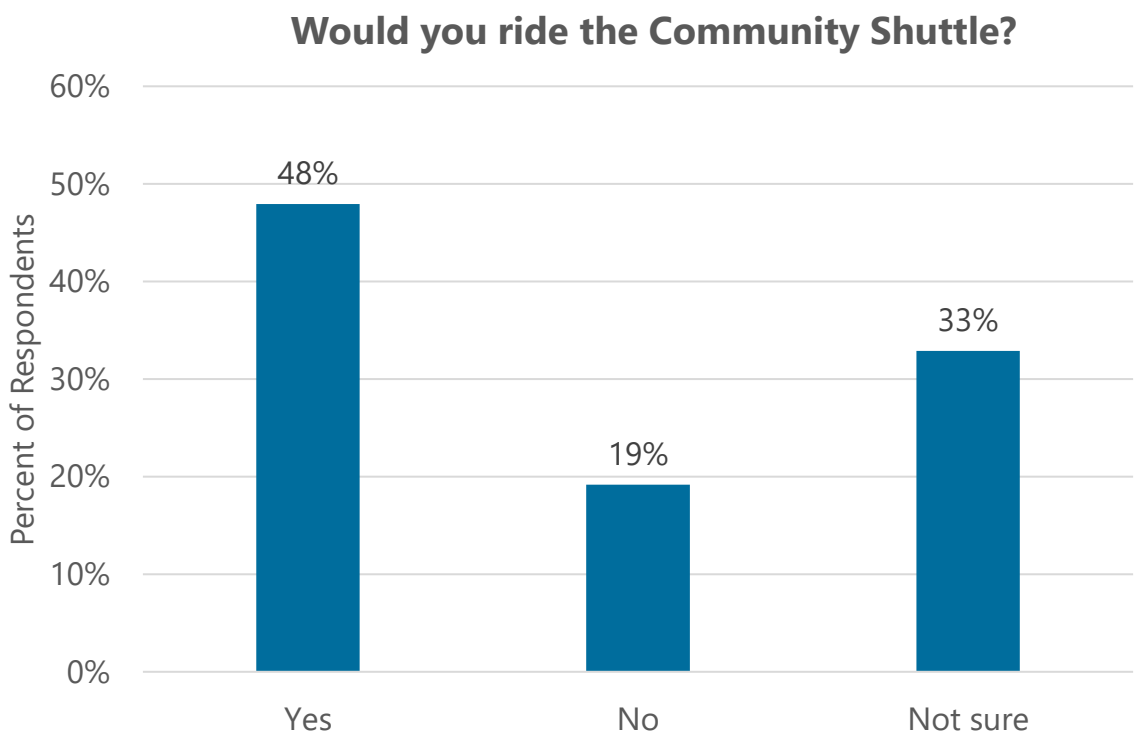


Proposed Shuttles



What did the public think?



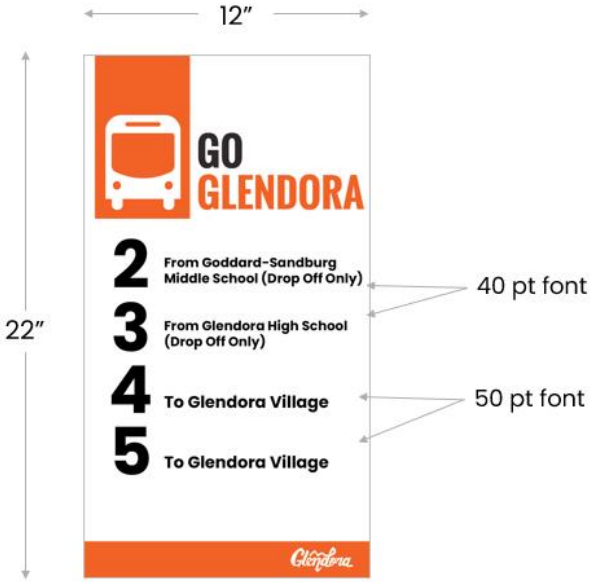


"All day shuttle is perfect. I don't have to wait at the Citrus APU Station."

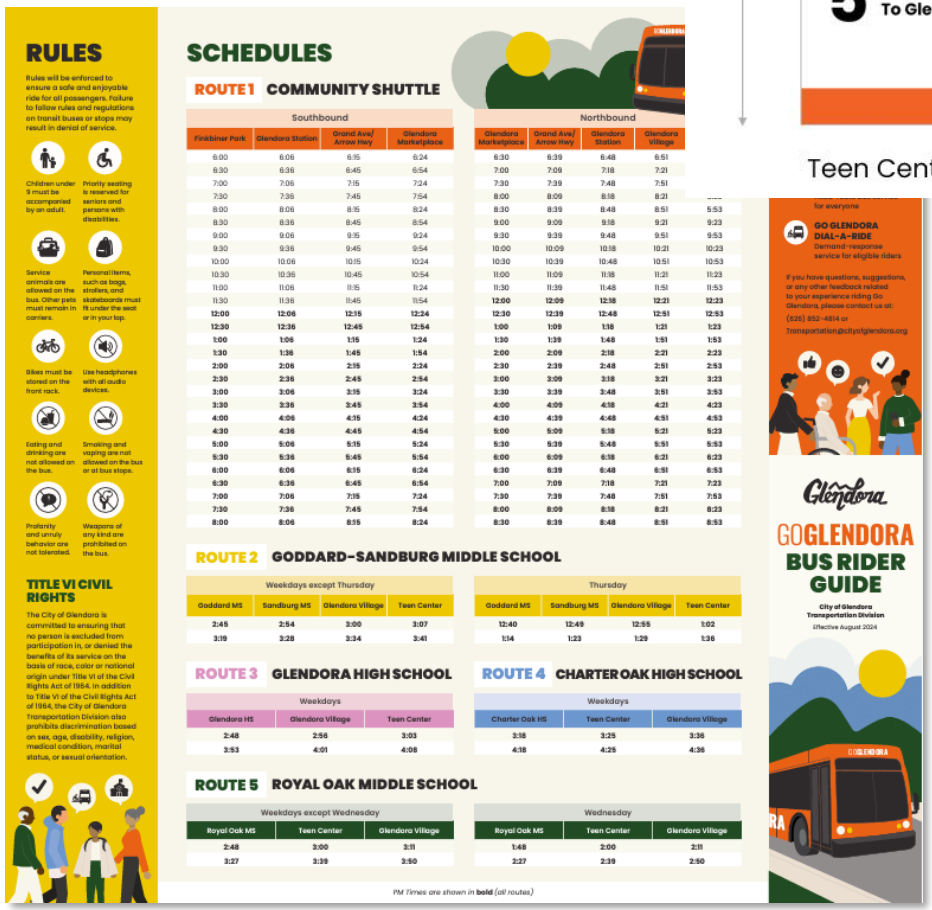
"It's hard to get to Glendora Marketplace by car. The bus may [help] reduce car traffic."

Implementation Details

- The five new routes would require a total of **nine vehicles** to operate, including spare vehicles.
  - 4 vehicles for community shuttle
  - 3 vehicles for four school routes
  - 2 spares
- New bus stops to be established/signage installed
- Rider guide to be printed

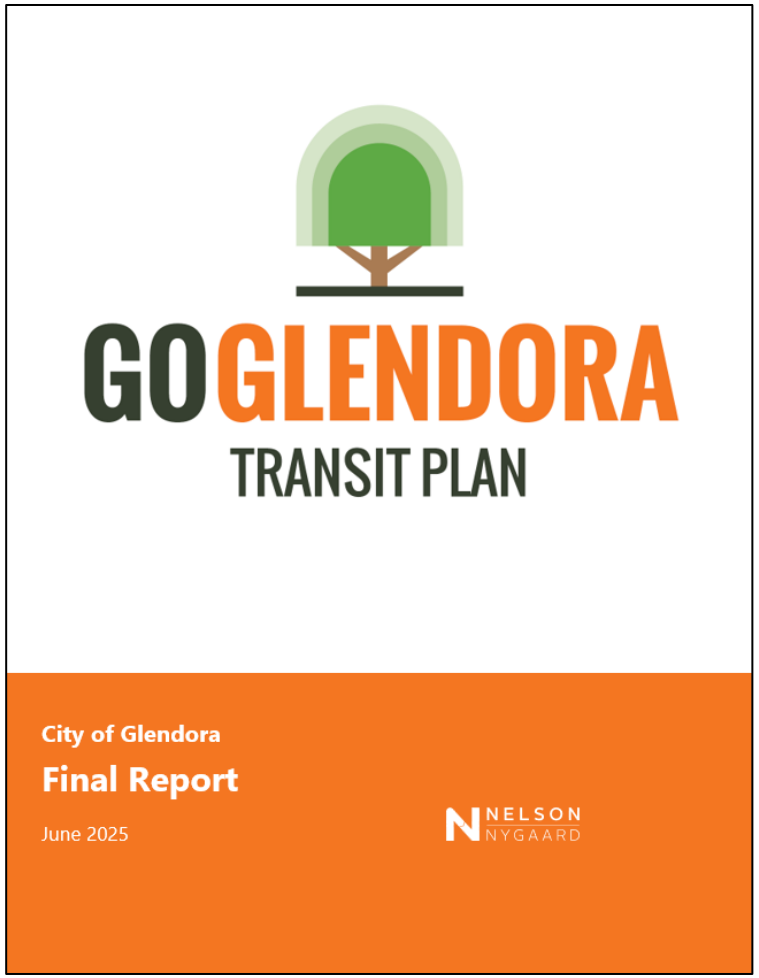


Teen Center Bus Sign



What else is in the final report?

- Executive summary
- Complete survey results
- Recommended performance monitoring metrics
- Bus stop guidelines for future reference
- Additional recommendations related to:
  - Future service expansion (as funding/ridership permit)
  - Fare policy
  - Technology modernization



Questions? Thank You!



Kyle Taniguchi

ktaniguchi@nelsonnygaard.com

STAFF REPORT

TO:	**Mayor and Council Members**	**DATE:**	**June 24, 2025**
FROM:	**Community Development**	**DISTRICT(S):**	**Citywide**

SUBJECT: First Reading and Introduction of an Ordinance Updating the City's Fire Hazard Severity Zone Map

RECOMMENDATION

That the City Council:

1. Introduce for first reading an Ordinance entitled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GLENDORA ADOPTING THE OFFICIAL FIRE HAZARD SEVERITY ZONE MAP PREPARED BY THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION AND THE OFFICE OF THE STATE FIRE MARSHAL FOR LOCAL RESPONSIBILITY AREAS WITHIN THE CITY, PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTIONS 51175-51189."

STRATEGIC FOCUS AREAS

Not Applicable

EXECUTIVE SUMMARY

In February 2025, the California Department of Forestry and Fire Protection (CAL FIRE) began releasing updated maps identifying Fire Hazard Severity Zones (FHSZ) throughout the State. On March 24, 2025, CAL FIRE released updated maps for FHSZ covering Los Angeles County including the City of Glendora. Government Code Sections 51175 through 51189 mandate that the City adopt the updated FHSZ maps within 120 days of their release.

LEGISLATIVE HISTORY / PREVIOUS ACTIONS

Due to an increase in severe and destructive fires, the State of California began identifying and adopting FHSZ maps in 1985. The maps are updated periodically. State law requires that local agencies adopt the current FHSZ maps by ordinance. The local agency may adopt additional areas but cannot exclude areas identified in the current FHSZ.

On March 25, 2025, to satisfy the requirements of Government Code 51178.5, the City posted the updated FHSZ maps and presented a report to the City Council on the same day at their regular meeting.

DISCUSSION

CAL FIRE regularly reviews and updates the FHSZ maps in accordance with Government Code Sections 51178 and 51179. A Fire Hazard Severity Zone (FHSZ) is a geographic area classified by the State as having a moderate, high, or very high wildfire hazard.

CAL FIRE uses available science and data to create a model that serves as the basis of zone assignments. The model evaluates the probability of the area burning and potential fire behavior in the area. Modeling factors include fire history, vegetation, flame length, blowing embers, proximity to wildland, terrain, and weather patterns. The updated FHSZ maps for the local responsibility areas (released in March 2025) are inclusive of burn probabilities for wildland areas from 2020 fire data. The City of Glendora FHSZ map is provided as an attachment to the ordinance.

It is important to note that these maps measure hazard and not risk.

Fire “hazard” is based on physical conditions that create a likelihood and expected fire behavior over a 30 to 50-year period without considering mitigation measures such as home hardening, recent wildfires, or fuel reduction.
Fire “risk” is the potential damage a fire can cause to the area under existing conditions, accounting for any modifications such as fuel reduction projects, defensible space, and ignition-resistant building construction.

The purpose of these designations is to increase life safety and reduce the potential for structure ignitability by reducing fuels (defensible space) and improving construction features that would prevent ignition and ember intrusion, thereby reducing the threat of life or structure loss during a wildfire event. The FHSZ is used to identify high hazard areas in the City’s General Plan Safety Element, Local Hazard Mitigation Plan, and the application of the Building Codes for new development and construction. Staff is nearing completion of updates to both the Safety Element and Local Hazard Mitigation Plan. Both will be updated with the current FHSZ map.

The updated FHSZ map adds over 1,000 acres designated as “very high” fire hazard, with the greatest acreage added by designating the South Hills part of the FHSZ. More specifically, the March 2025 update reflected;

5,149 acres designated very high
578 acres designated high
555 acres designated moderate
27.3% in very high designations
55% increase overall

For more information, please visit the City’s website at https://www.cityofglendora.gov/News-Articles/Fire-Hazard-Severity-Zones

Government Code section 51179 requires a local agency to adopt, by ordinance, the Fire Hazard Severity Zone maps within 120 days of receiving them from CAL FIRE. Staff recommends the second reading of the Ordinance at the July 8, 2025, City Council meeting. The Ordinance would become effective on August 8, 2025, 30 days after adoption.

FISCAL IMPACT

There is no fiscal impact associated with the Ordinance.

ENVIRONMENTAL DETERMINATION

This Ordinance is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. The Ordinance is associated with a requirement of State law and is limited to the adoption of FHSZ maps.

Prepared By	Jeff Kugel, Community Development Director
Concurs With	Not Applicable
Reviewed By	Jeff Kugel, Community Development Director
Certified to Availability of Funds	Kyle Johnson, Finance Director/City Treasurer
Approved By	Adam Raymond, City Manager
Legal Review	Danny Aleshire, City Attorney
CEQA Review	Not Applicable

ATTACHMENTS:

A. Ordinance
B. FHSZ Presentation Slides

Attachments

A. Oridnance.pdf

B. FHSZ Presentation Slides.pdf

ORDINANCE NO._____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GLENDORA ADOPTING THE OFFICIAL FIRE HAZARD SEVERITY ZONE MAP PREPARED BY THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION AND THE OFFICE OF THE STATE FIRE MARSHAL FOR LOCAL RESPONSIBILITY AREAS WITHIN THE CITY, PURSUANT TO GOVERNMENT CODE SECTIONS 51175-51189

THE CITY COUNCIL
City of Glendora, California

WHEREAS, the California Department of Forestry and Fire Protection has, pursuant to Government Code §§ 51175 through 51189 and Public Resources Code § 4201 through § 4204, conducted a review and update of the Fire Hazard Severity Zone maps for jurisdictions throughout the State of California; and,

WHEREAS, these updated maps are intended to reflect current scientific data, fire behavior modeling, vegetation conditions, and topography; and,

WHEREAS, Government Code §51179 requires each city to post the map on its website, answer questions on the map, and to adopt, by ordinance, the updated Fire Hazard Severity Zone map for their jurisdiction within 120 days of receiving the proposed map; and

WHEREAS, the updated Fire Hazard Severity Zone map was made available to the public for review and comment as required Government Code §51178.5. The map was posted on the City of Glendora website on March 25, 2025, and the City Council of Glendora received a presentation on the subject during the Council meeting held on March 25, 2025; and

WHEREAS, adoption of the updated Fire Hazard Severity Zone map attached hereto as Exhibit "A" will support the enhanced fire planning, building code application, public awareness, and emergency preparedness within areas of elevated fire risk.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The City Council hereby adopts the Fire Hazard Severity Zone map as recommended by the California Department of Forestry and Fire Protection pursuant to Government Code section 51178 as shown on Exhibit "A".

SECTION 2. This Ordinance is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment.

SECTION 3. Severability Clause: If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unenforceable by a court of competent jurisdiction, the remaining portions of this Ordinance shall nonetheless remain in full force and effect. The City Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof.

SECTION 4. Repealer Clause: If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unenforceable by a court of competent jurisdiction, the remaining portions of this Ordinance shall nonetheless remain in full force and effect.

SECTION 5. Effective Date: The Mayor shall sign this Ordinance and the City Clerk shall attest and certify to the passage and adoption thereof and cause same to be published at least once in the San Gabriel Valley Examiner, a weekly newspaper of general circulation, published in the City of Glendora, which newspaper is hereby designated for that purpose (per Govt. Code § 40806). This Ordinance shall be effective on the thirtieth (30th) day after its adoption by the City Council.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Glendora this ___ day of ____, 2025.

BY: _____
David Fredendall
Mayor

APPROVED AS TO FORM:
Aleshire & Wynder, LLP

_____
DANNY ALESHIRE
City Attorney

CERTIFICATION

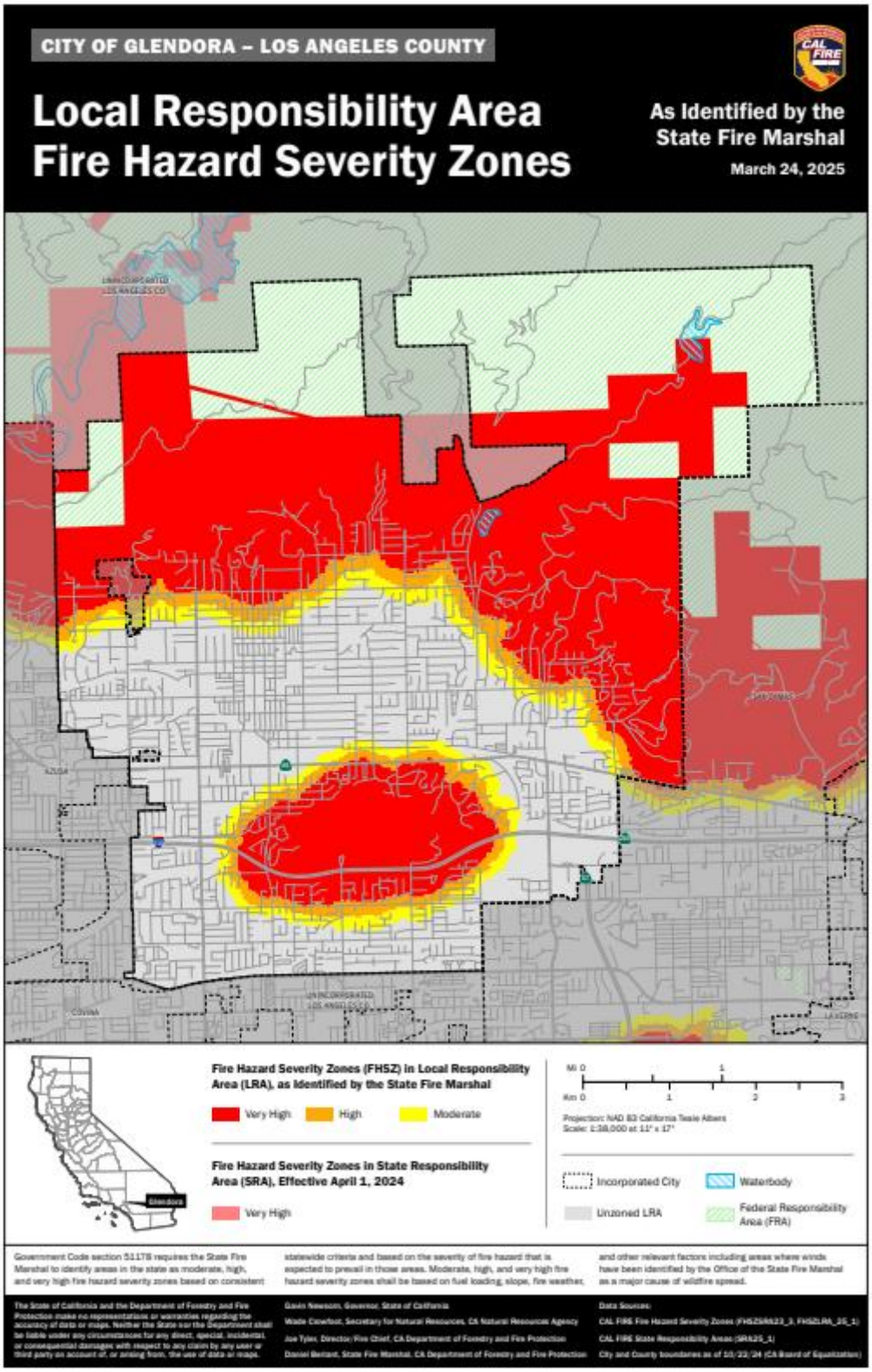
I, do hereby certify that the foregoing Ordinance was introduced for first reading on the _____ day of _____, 20__. Thereafter, said Ordinance was duly approved and adopted at a regular meeting of the City Council on the _____ day of _____, 20__, by the following roll call vote:

AYES: MEMBERS:
NOES: MEMBERS:
ABSENT: MEMBERS:
ABSTAIN: MEMBERS:

I further certify that said Ordinance was published as required by law in a newspaper of general circulation in the City of Glendora, California on the _____.

Dated:

_____
KATHLEEN R. SESSMAN
City Clerk/Communications Director


CITY OF GLENDORA – LOS ANGELES COUNTY
Local Responsibility Area
Fire Hazard Severity Zones
As Identified by the
State Fire Marshal
March 24, 2025
Fire Hazard Severity Zones (FHSZ) in Local Responsibility Area (LRA), as identified by the State Fire Marshal
Very High
High
Moderate
Fire Hazard Severity Zones in State Responsibility Area (SRA), Effective April 1, 2024
Very High
Glendora
Mi 0 1
Km 0 1 2 3
Projection: NAD 83 California Teale Albers
Scale: 1:38,000 at 11" x 17"
Incorporated City
Waterbody
Unzoned LRA
Federal Responsibility Area (FRA)
Government Code section 51178 requires the State Fire Marshal to identify areas in the state as moderate, high, and very high fire hazard severity zones based on consistent statewide criteria and based on the severity of fire hazard that is expected to prevail in those areas. Moderate, high, and very high fire hazard severity zones shall be based on fuel loading, slope, fire weather, and other relevant factors including areas where winds have been identified by the Office of the State Fire Marshal as a major cause of wildfire spread.
The State of California and the Department of Forestry and Fire Protection make no representations or warranties regarding the accuracy of data or maps. Neither the State nor the Department shall be liable under any circumstances for any direct, special, incidental, or consequential damages with respect to any claim by any user or third party on account of, or arising from, the use of data or maps.
Gavin Newsom, Governor, State of California
Wade Crowfoot, Secretary for Natural Resources, CA Natural Resources Agency
Joe Tyler, Director/Fire Chief, CA Department of Forestry and Fire Protection
Daniel Berlant, State Fire Marshal, CA Department of Forestry and Fire Protection
Data Sources:
CAL FIRE Fire Hazard Severity Zones (FHSZSRA23_3, FHSZLRA_25_1)
CAL FIRE State Responsibility Areas (SRA25_1)
City and County boundaries as of 10/22/24 (CA Board of Equalization)

FIRST READING AND INTRODUCTION OF AN ORDINANCE UPDATING THE CITY'S FIRE HAZARD SEVERITY ZONE MAPS

COMMUNITY DEVELOPMENT

CITY COUNCIL

JUNE 24, 2025

JEFF KUGEL, COMMUNITY DEVELOPMENT DIRECTOR

REQUEST

- On March 24, 2025, CAL FIRE released updated maps for Fire Hazard Severity Zones (FHSZ) covering LA County including Glendora
- Government Code Sections 51175 through 51189 mandate that the City adopt updated maps within 120 days of release.
- Ordinance to adopt FHSZ map for Glendora.

BACKGROUND

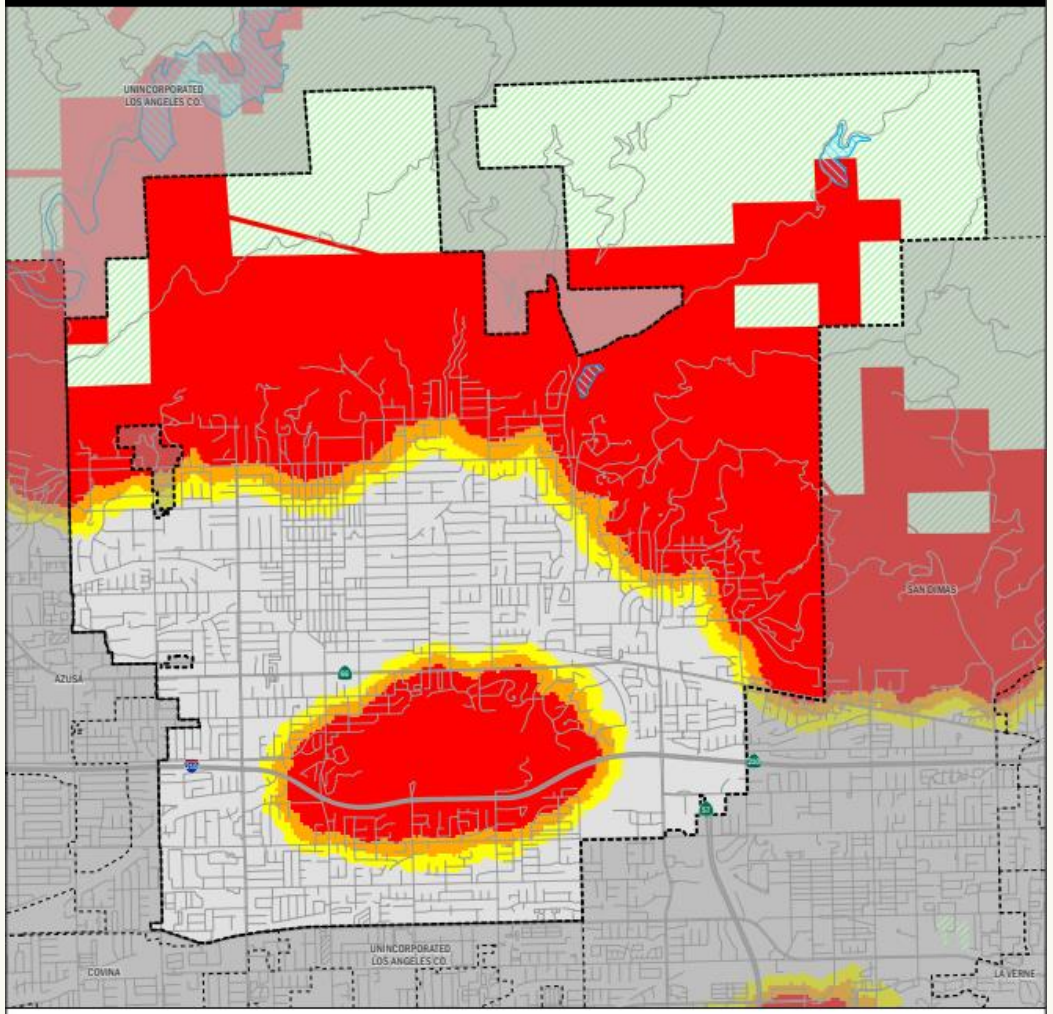
- Due to severe fires, State began identifying and adopting FHSZ maps in 1985.
- An FHSZ is an area identified based on the potential for wildfires, considering factors like vegetation, terrain, and fire behavior models.
- Purpose is to increase safety and reduce potential for fire though construction measures, create defensible space, reduce threat to loss of life and property.

CITY OF GLENDORA – LOS ANGELES COUNTY

Local Responsibility Area Fire Hazard Severity Zones

As Identified by the State Fire Marshal

March 24, 2025





Fire Hazard Severity Zones (FHSZ) in Local Responsibility Area (LRA), as Identified by the State Fire Marshal

Very High High Moderate

Fire Hazard Severity Zones in State Responsibility Area (SRA), Effective April 1, 2024

Mi 0 1

Km 0 1 2 3

Projection: NAD 83 California Teale Albers
Scale: 1:38,000 at 11" x 17"

Incorporated City Waterbody

RECOMMENDATION

That the City Council:

1. Introduce for first reading an Ordinance entitled, “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GLENDORA ADOPTING THE OFFICIAL FIRES HAZARD SEVERITY ZONE MAP PREPARED BY THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION AND THE OFFICE OF THE STATE FIRE MARSHAL FOR LOCAL RESPONSIBILITY AREAS WITHIN THE CITY, PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTIONS 51175-51189.”